



# SEDGEFIELD

**LOCAL SPATIAL DEVELOPMENT FRAMEWORK**

**2025**

# Preamble

"The Local Spatial Development Framework (LSDF) for Sedgefield serves as a pivotal tool in aligning with the overarching aim of the Knysna Municipality Integrated Development Plan (IDP). Designed to embrace the vision of an **Inclusive, Innovative, and Inspired Municipality**, this framework stands as a guiding light towards sustainable growth and development.

Acknowledging the town's rich tapestry of tourism, culture, and artistry, Sedgefield emerges as a slow town adorned with many public mosaic artworks, creating a vibrant and eclectic ambiance unique to the area. Nestled amid picturesque landscapes of lakes, sand dunes, and fynbos, this seaside village boasts a haven for water sports enthusiasts and beach lovers alike.

Hosting a myriad of recreational activities ranging from fishing in Swartvlei to bass fishing in Groenvlei, the town is a treasure trove for nature lovers and adventure seekers. The Goukamma Nature Reserve, stretching from Groenvlei to the Goukamma River estuary at Buffalo Bay, encapsulates the essence of biodiversity and scenic beauty.

Embracing its water-centric geography, Sedgefield presents abundant opportunities for swimming, canoeing, windsurfing, and fishing, catering to the diverse interests of tourists and residents. Furthermore, the town's bustling business landscape, offering a

plethora of amenities, underscores its significance as a thriving community hub.

In a bid to navigate the challenges posed by its predominantly landlocked setting, Sedgefield's LSDF underscores the imperative to recalibrate land usage strategies, capitalise on opportunities, mitigate constraints, and ensure the sustainability of future developments. By fostering a strategic approach, the framework seeks to pave the way for a harmonious coexistence of growth, preservation, and progress within the town."

This preamble sets the stage for the spatial framework to encompass the multifaceted needs and aspirations of Sedgefield, in accordance with its unique characteristics and developmental imperatives.

## Legal Status

This Local Spatial Development Framework (LSDF) for Sedgefield has been formally adopted by the Knysna Municipal Council in terms of Section 10(2) of the Knysna Municipal By-law on Spatial Planning and Land Use Management (2021).

The Sedgefield Local Spatial Development Framework (2025) was approved by Council at a meeting held on **11 December 2025**, by way of **Council Resolution Number M01/12/2025** and was subsequently promulgated in the Western Cape Provincial Gazette No. 9181, dated 23 January 2026.

As an adopted Council policy, the LSDF constitutes an approved spatial planning instrument of the Knysna Local Municipality and must be considered in all land use management decisions, development applications, municipal programmes, and sectoral planning processes affecting the Sedgefield area. The framework provides binding spatial guidance to ensure that future development is spatially coordinated, environmentally responsible, socially inclusive, and aligned with the strategic objectives of the Knysna Municipality Integrated Development Plan and the broader municipal spatial development framework.



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## Acronyms

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| <b>AADD</b>       | Annual Average Daily Demand                                              |
| <b>CBA Map</b>    | Critical Biodiversity Area Map                                           |
| <b>CBAs</b>       | Critical Biodiversity Areas                                              |
| <b>CEF</b>        | Capital Expenditure Framework (also called Capital Investment Framework) |
| <b>CML</b>        | Coastal Management Line                                                  |
| <b>CPZ</b>        | Coastal Protection Zone                                                  |
| <b>DEA&amp;DP</b> | Department of Environmental Affairs and Development Planning             |

|                      |                                                  |
|----------------------|--------------------------------------------------|
| <b>Du/ha</b>         | Dwelling Units per Hectare                       |
| <b>DZ</b>            | Densification Zone                               |
| <b>EIA</b>           | Environmental Impact Assessment                  |
| <b>ESAs</b>          | Ecological Support Areas                         |
| <b>GIS</b>           | Geographic Information System                    |
| <b>HD / HDZ</b>      | High-Density (Zone) / Human Development Area     |
| <b>HDA</b>           | Housing Development Agency                       |
| <b>IDP</b>           | Integrated Development Plan                      |
| <b>KWTS</b>          | Knysna Waste Transfer Station                    |
| <b>LED</b>           | Local Economic Development                       |
| <b>LSDF</b>          | Local Spatial Development Framework              |
| <b>MZ</b>            | Mixed Use Zone                                   |
| <b>MU</b>            | Mixed Use (Corridor or Zone)                     |
| <b>NDP</b>           | National Development Plan                        |
| <b>NEMA</b>          | National Environmental Management Act            |
| <b>NEMA EIA Regs</b> | NEMA Environmental Impact Assessment Regulations |
| <b>NMT</b>           | Non-Motorised Transport                          |
| <b>OP</b>            | Open Space Precinct (e.g., OP1–OP9)              |
| <b>PGDS</b>          | Provincial Growth and Development Strategy       |
| <b>PRASA</b>         | Passenger Rail Agency of South Africa            |
| <b>SDF</b>           | Spatial Development Framework                    |
| <b>SEA</b>           | Strategic Environmental Assessment               |
| <b>SMME</b>          | Small, Medium and Micro Enterprises              |
| <b>Stats SA</b>      | Statistics South Africa                          |
| <b>TAADD</b>         | Total Annual Average Daily Demand                |

|             |                                             |
|-------------|---------------------------------------------|
| <b>TIA</b>  | Traffic Impact Assessment                   |
| <b>TPHD</b> | Total Peak Hour Demand                      |
| <b>UISP</b> | Upgrading of Informal Settlements Programme |

## Definitions

|                                        |                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Active Open Space</b>               | Land reserved for recreational and sport activities (e.g. parks, fields, playgrounds). These spaces support health, youth engagement, and social inclusion.                                                                                                                                                                                                                             |
| <b>Brownfield Development</b>          | Brownfield development involves the redevelopment or densification of already urbanised or degraded land within the existing town footprint. It is preferred in Sedgfield as it supports compact growth, enables in-situ upgrading of informal areas, and optimizes use of existing infrastructure. Projects must align with resilience, inclusion, and environmental protection goals. |
| <b>Climate Adaptation Zones</b>        | Areas identified as vulnerable to climate impacts (flooding, sea-level rise, erosion) where adaptation strategies—such as permeable surfaces, raised structures, and green buffers—must be applied. Mapped through <b>Climate Adaptation Overlay Zones</b> in GIS.                                                                                                                      |
| <b>Climate Adaptation Overlay Zone</b> | A spatial tool applied over vulnerable areas to enforce development restrictions and resilience measures.                                                                                                                                                                                                                                                                               |

|                                             |                                                                                                                                                                                                         |                                        |                                                                                                                                                                                                                                                   |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | Used to implement <b>Climate Adaptation Zones</b> in practice.                                                                                                                                          |                                        |                                                                                                                                                                                                                                                   |
| <b>Climate Resilience</b>                   | The capacity of Sedgefield's systems and communities to withstand and recover from climate-related disturbances (e.g. water shortages, extreme weather).                                                | <b>Densification Zones</b>             | Areas within the Urban Edge formally identified for compact residential growth (typically 20–80 du/ha), subject to service availability, topography, and social facility proximity. (Also referred to as <b>Designated Densification Zones</b> .) |
| <b>Coastal Hazard Overlay</b>               | A mapped risk layer identifying areas exposed to erosion, sea-level rise, and flooding. Used to enforce buffer distances and design controls in coastal areas.                                          | <b>Density Exclusion Zones</b>         | Spatial areas where increased residential density is prohibited due to environmental sensitivity or infrastructure constraints (e.g., wetlands, dune fields).                                                                                     |
| <b>Coastal Management</b>                   | Integrated planning and regulation of activities along the coast, guided by national legislation (ICMA) and local overlays such as the <b>Coastal Protection Zone</b> and <b>Setback Zones</b> .        | <b>Ecological Support Areas (ESAs)</b> | Buffer areas adjacent to CBAs that maintain ecological functioning, including corridors and transition zones. Development is controlled and may be permitted under strict conditions.                                                             |
| <b>Coastal Protection Zone (CPZ)</b>        | A statutory buffer inland from the high-water mark where development is limited or prohibited to preserve coastal ecosystems and mitigate risk. Often overlaps with the <b>Coastal Hazard Overlay</b> . | <b>Estuarine Functional Zone</b>       | The area is influenced by estuarine processes such as tidal flows and sedimentation. Development in these zones must be low-impact and require environmental review.                                                                              |
| <b>Coastal Protection and Setback Zones</b> | Includes statutory CPZs and additional local buffers (e.g., 5m sea level contour, estuarine edges). Development is restricted and must comply with setback policies.                                    | <b>Fire Buffer Zones</b>               | Strategically managed green belts or open areas between built and natural environments to reduce wildfire risks to settlements.                                                                                                                   |
| <b>Critical Biodiversity Areas (CBAs)</b>   | Mapped ecological zones are vital for species and habitat conservation. Development is highly restricted and subject to environmental screening.                                                        | <b>Gateway</b>                         | A visually and functionally significant entry point into the town (e.g., N2 traffic circle), enhanced through signage, landscaping, and public art reflecting Sedgefield's identity.                                                              |
|                                             |                                                                                                                                                                                                         | <b>Greenfield Development</b>          | Greenfield development refers to new urban expansion on previously undeveloped land, typically at the edge of existing settlements. In Sedgefield, it is                                                                                          |

|                                       |                                                                                                                                                                                                                                                                                  |                                    |                                                                                                                                                                   |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | only supported within designated growth areas and must avoid sensitive zones such as CBAs, wetlands, and groundwater recharge areas. Such development must promote a low-impact, climate-adaptive design and integrate with existing infrastructure and public service networks. |                                    |                                                                                                                                                                   |
| <b>Grey Economy</b>                   | Informal, often home-based economic activity such as street trading, food vending, or artisanal work. Crucial in areas like Smutsville and market nodes.                                                                                                                         | <b>Informal Settlements</b>        | Areas with unregulated residential development lacking tenure, services, or formal layout. Smutsville includes such areas and is prioritised for upgrading.       |
| <b>Groundwater Recharge Zones</b>     | Hydrologically sensitive areas where rainfall infiltrates to replenish aquifers. These must be protected from impermeable surfaces and pollution.                                                                                                                                | <b>Light Services Node</b>         | Zones for low-impact industrial and service-related uses (e.g. auto repair, warehousing) that support local employment without environmental intrusion.           |
| <b>Growth Scenario</b>                | A population and land demand projection model based on the 2022 Census totals adjusted using Sedgefield's 2011 proportion of the Knysna municipal population. Used for infrastructure and housing planning.                                                                      | <b>Low-Impact-Use Zones</b>        | Land use category where only minimal-impact development (eco-tourism, trails, boardwalks) is permitted. Often overlaps with buffer areas to CBAs or wetlands.     |
| <b>High-Density Zones (HDZ)</b>       | Targeted areas for infill development of 35–80 du/ha, typically in well-located parts of Smutsville and along collector roads.                                                                                                                                                   | <b>Managed Retreat Zones</b>       | High-risk zones (e.g., estuarine edges, dune fronts) where no future development is allowed, and long-term withdrawal or restoration is encouraged.               |
| <b>Infill Residential Development</b> | Development of vacant or underutilised land within the built-up urban fabric to promote compact growth and infrastructure efficiency. Often overlaps with HDZs.                                                                                                                  | <b>Mixed-Use Corridor</b>          | Linear zones promoting integrated residential, commercial, and institutional land uses, subject to design and traffic capacity controls. E.g., Main Service Road. |
|                                       |                                                                                                                                                                                                                                                                                  | <b>Mixed Use Zone (MZ)</b>         | Specific land parcels supporting more than one land use (e.g. MZ1–MZ5 for tourism, culture, commerce). Building height and footprint are tightly controlled.      |
|                                       |                                                                                                                                                                                                                                                                                  | <b>Multifunctional Open Spaces</b> | Public or communal spaces that serve multiple functions including stormwater management, passive recreation, biodiversity corridors, and cultural expression.     |

|                                           |                                                                                                                                                                          |                                             |                                                                                                                                                                   |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Mosaic Zone</b>                | A spatial overlay that links various open space types—dunes, wetlands, walkways—into a green network promoting biodiversity and climate resilience.                      | <b>Recreation Zone</b>                      | Spatial areas designated for sport, festivals, and community gatherings, often co-located with schools or tourism nodes. Includes built and natural features.     |
| <b>Neighbourhood Node</b>                 | A small-scale urban hub offering daily amenities (e.g. shops, schools, clinics), particularly within underserved areas like Smutsville.                                  | <b>Sensitive Environmental Areas</b>        | Land identified as high ecological risk or value—CBAs, wetlands, estuarine edges, dunes. Development is subject to environmental screening or exclusion.          |
| <b>Non-Motorised Transport (NMT) Node</b> | Pedestrian and cycling-friendly zones where walkability is prioritised in layout and infrastructure design. Typically, near schools, CBDs, and transport links.          | <b>Setback Zone</b>                         | Mandatory buffer area from ecological features or infrastructure (e.g., roads, rivers, coastlines) where development is limited or subject to stricter controls.  |
| <b>Off-Grid Development</b>               | Development is not reliant on municipal services, using systems like solar PV, septic tanks, and rainwater harvesting. Often supported in remote or sensitive locations. | <b>Settlement Upgrading Zone</b>            | Zones identified for systematic upgrading of informal settlements (e.g. Smutsville), integrating tenure, services, and housing improvements.                      |
| <b>Open Space Precinct (OP)</b>           | A codified area in the LSDF (e.g., OP1–OP9) assigned for open space functions—active, passive, or multifunctional—based on environmental and community needs.            | <b>Slow Town Policy</b>                     | Reflects Sedgefield’s Cittaslow designation—promoting low-impact, locally rooted development that enhances quality of life and environmental stewardship.         |
| <b>Passive Open Space</b>                 | Areas preserved primarily for conservation, scenic value, and light recreation (e.g., wetlands, forest trails). No built structures or active recreation allowed.        | <b>Smutsville Settlement Upgrading Zone</b> | A localised application of the broader upgrading strategy, targeting incremental development, social facility integration, and resilience planning in Smutsville. |
| <b>Population Figure(s)</b>               | Calculated by applying Sedgefield’s 2011 proportional share to the Knysna Municipality’s 2022 Census total, serving as the baseline for planning scenarios.              | <b>Social Equity</b>                        | Fair and inclusive access to services, housing, infrastructure, and public amenities, particularly addressing spatial and historic inequalities.                  |
|                                           |                                                                                                                                                                          | <b>Stormwater Retention Zones</b>           | Designed areas—natural or constructed—to manage runoff, reduce flood risk, and support aquifer                                                                    |

|                                             |                                                                                                                                                                                            |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | recharge. Often integrated with open space or road systems.                                                                                                                                |
| <b>Tourism Node</b>                         | Spatial node (e.g., Myoli, Engen intersection) where land uses support eco- or cultural tourism through accommodations, trails, and informal markets.                                      |
| <b>Urban Edge</b>                           | A policy boundary that distinguishes urban expansion areas from rural or ecological zones. Sedgefield applies a <b>Primary (0–10 years)</b> and <b>Secondary (10–20 years)</b> urban edge. |
| <b>Urban Greenery</b>                       | Trees, shrubs, vertical greening, and landscaped elements in urban design, supporting biodiversity, aesthetics, and heat reduction.                                                        |
| <b>Vulnerable Coastal and Wetland Zones</b> | High-risk areas adjacent to estuaries, wetlands, and coastlines. Require cautious planning and are often subject to exclusion or adaptive development.                                     |

# Report Structure

## Introduction

- Vertical and Horizontal Alignment
- Conceptual Vision and Framework

## Development Assessment

- Development Scenarios
- Growth Projections

## Development Proposals

- Key Concepts
- Spatial Development Strategies
- Sector Analysis
- Spatial Planning Guidelines
- Spatial Proposals
- Land Use Management Guidelines.

## Implementation and monitoring framework

- Action Plans and Projects through a Capital Investment Framework

## Conclusion



# 1 Introduction

The Knysna Planning Policy Ecosystem is a comprehensive framework of policies, legislation, and guidelines designed to promote coherent and sustainable development in the Knysna region. This ecosystem includes:

## 1.1 Horizontal Alignment

### 1.1.1 National Level

The Spatial Planning and Land Use Management Act (SPLUMA) establishes a legal framework for spatial planning and land use management nationwide. Complementing this, the Local Government: Municipal Systems Act, known as the Systems Act, outlines the roles and responsibilities of municipalities. The National Spatial Development Framework (NSDF) provides overarching principles and guidelines for spatial planning and development across South Africa, ensuring coordinated and sustainable growth. Additionally, various sector plans and strategies, such as the Biodiversity Strategy, National Transport Master Plan (NATMAP), and Industrial Policy Action Plan (IPAP), contribute to national development objectives by addressing specific areas of concern and promoting integrated development efforts.

### 1.1.2 Provincial Level

The Provincial Spatial Development Framework (PSDF) defines spatial objectives and priorities for development within the

Western Cape. Governing land use planning and management in the province is the Western Cape Land Use Planning Act, 2014 (LUPA). Additionally, the province's development is guided by various sector plans and policies, including **OneCape 2040**, the Western Cape Government Regional Socio-Economic Programme (RSEP), the Human Settlements Framework, and the Provincial Economic Review and Outlook (PERO). These frameworks and policies collectively support coordinated and sustainable development in the Western Cape.

### 1.1.3 District Level

The Garden Route District Integrated Development Plan (IDP) and Spatial Development Framework (SDF) guide development priorities and spatial planning at the district level. These are supported by sector plans addressing specific areas such as transportation, environmental management, and economic development, ensuring comprehensive and coordinated regional development.

### 1.1.4 Local Level:

Municipal IDP and Currently Reviewed SDF: Municipalities develop Integrated Development Plans and Spatial Development Frameworks to address local development needs and spatial challenges. **The Status Quo Report of the Knysna Amendment of the MSDF Report underscores several critical considerations, particularly concerning Sedgefield:**

- **High Unemployment Levels:** Areas like Sedgefield face significant unemployment challenges, emphasising the need for targeted economic development strategies.
- **Seasonal Congestion:** Sedgefield experiences severe congestion during peak holiday seasons, necessitating infrastructure and planning solutions to manage traffic flow effectively.
- **Dual-Purpose Schooling:** The primary school in Sedgefield also serves secondary educational needs, highlighting unique educational infrastructure demands in the area.
- **Importance of the Sedgefield Mosaic Route:** The Sedgefield Mosaic Route plays a crucial role in local tourism and cultural preservation efforts, requiring integrated planning to leverage its potential fully.
- **Rail Revitalisation:** Recent efforts to revitalise the rail system between Sedgefield and Knysna focus primarily on niche tourism rather than addressing broader public transport or freight needs.
- **Small Urban Centres:** Sedgefield serves as a small urban centre with specific functions such as tourism, recreation, and retirement, necessitating balanced development strategies to support local economies.
- **Mixed-Use Character:** Sedgefield is predominantly residential but includes a central business district catering to essential services. The area also supports tourism-related activities, reflecting its mixed-use zoning and economic diversity.
- **Housing Demand and Development Challenges:** Sedgefield faces housing demand exceeding its capacity for expansion,

leading to a trend in subdivision developments. Managing these subdivisions requires careful planning to maintain community cohesion and infrastructure adequacy.

- **Urban Growth Strategies:** Sedgefield's urban growth plan emphasises internal densification to manage growth sustainably, focusing on enhancing community resilience and urban functionality along the N2 corridor.
- **Regulatory and Development Issues:** Challenges include handling subdivision applications due to limited space for residential expansion and no capacity for industrial development, necessitating strategic planning and regulatory adjustments.
- **Local Sector Plans:** Focus on sectors such as Local Economic Development (LED), Human Settlements Development, and disaster management.

## *1.2 2.2 Vertical Alignment:*

To ensure alignment with neighbouring municipal spatial development frameworks, vertical coordination mechanisms are essential. These mechanisms facilitate communication and collaboration between different levels of government to harmonise development priorities, address cross-boundary issues, and promote integrated planning and implementation. Vertical alignment helps neighbouring municipalities synchronize their spatial development efforts, optimise resource allocation, and achieve shared goals more effectively.

### 1.2.1 Effective Functioning of the Planning Ecosystem

Understanding and ensuring the effective functioning of the planning ecosystem is crucial for planning and coordination within Knysna. Recognizing the essential services ecosystems provide, such as clean air, water purification, and climate regulation, allows planners to incorporate sustainable measures in development activities. This approach enhances environmental sustainability, strengthens community resilience to natural disasters and climate change impacts, and fosters economic opportunities, social well-being, and biodiversity conservation. Integrating ecosystem considerations into planning processes ensures holistic development that balances economic, social, and environmental priorities while safeguarding the region's ecological integrity.

## 2 Conceptual Vision and Framework

### 2.1 Vision Statement

*"Sedgefield Town envisions itself as a tranquil coastal haven that harmoniously integrates environmental sensitivity with sustainable development. By preserving our unique coastal character and fostering low-impact growth, we aim to enhance tourism and cultural heritage while promoting the artistic nature and social upliftment of our community."*

**SLOGAN:**

**"Artfully Sustainable, Naturally Inspired."**

#### Key Elements of Our Vision:

- ➔ **Tranquil Coastal Character:** Maintain and enhance the serene and peaceful nature of Sedgefield, ensuring that development respects and preserves the town's unique coastal charm.
- ➔ **Environmental Sensitivity:** Implement and enforce development practices that protect and sustain the natural environment, prioritising the conservation of biodiversity, wetlands, and coastal ecosystems. Promote green infrastructure and environmentally friendly practices to minimise the ecological footprint of development.

- ➔ **Sustainable Development:** Encourage low-density and low-impact development that aligns with the town's character and resources. Support renewable energy initiatives, waste reduction programs, and sustainable building practices.
- ➔ **Low-Impact Development:** Focus on developments that reflect the low-key, understated charm of Sedgefield, ensuring that growth is manageable and enhances the town's character. Limit high-rise buildings and large-scale commercial developments, maintaining a human-scale built environment.
- ➔ **Tourism and Cultural Heritage Development:** Develop and promote Sedgefield as a destination for eco-tourism, cultural tourism, and heritage tourism. Preserve and celebrate the town's cultural heritage, including historical sites, local traditions, and community events.
- ➔ **Artistic Nature of the Community:** Foster and support the local arts scene, providing spaces and opportunities for artists to thrive and contribute to the cultural fabric of Sedgefield. Encourage public art installations, galleries, and cultural festivals that showcase the creativity of the community.
- ➔ **Social Upliftment:** Implement programs and initiatives that promote social inclusion, economic empowerment, and improved quality of life for all residents. Support education, skills development, and community-building activities to enhance social cohesion and resilience.

*By embracing these principles, Sedgefield Town will develop in a way that is environmentally sustainable, culturally rich, and socially inclusive, ensuring a high quality of life for current and future generations while preserving its unique identity and charm.*

## 2.2 Conceptual Framework

The Sedgefield SDF Conceptual Framework proposes a nodal and corridor-based growth model anchored around the Central Business District (CBD), existing transport corridors (N2), and several new development and conservation zones. The map outlines a vision of balanced growth through:

- ➔ Mixed-use nodes and corridors (e.g., MU1, MZ1) to stimulate economic diversification.
- ➔ Tourism and recreation nodes to reinforce Sedgefield's "Slow Town" character and eco-tourism economy.
- ➔ Neighbourhood and coastal nodes to meet residential and community needs in areas like Smutsville and Myoli Beach.
- ➔ Light service industrial node to support local employment.
- ➔ A proposed N2 realignment to reroute heavy traffic and ease local congestion.
- ➔ Low-intensity mixed-use corridors, especially in areas with environmental or heritage significance.

### 2.2.1 Key Public Issues & Spatial Conflict Areas

Despite its strategic intentions, the SDF proposals raised significant community concerns. These can be grouped by spatial tension and planning themes:

#### Paul Kruger Street

- Widespread opposition to mixed use development due to fears of traffic, noise, and degradation of the Island Conservancy.
- The area already supports light home enterprises under existing rights, so rezoning is seen as unnecessary and threatening.

#### Recommendation:

- To introduce traffic calming and reaffirm conservancy status.
- Priority should be given to supporting **consent uses** along this route, while the rezoning of properties is not recommended.

#### Truck Stop & Industrial Nodes

- Strong objections due to proximity to tourism and residential zones, environmental risks, and pollution concerns.
- Seen as incompatible with the town's identity and environmental sensitivities.

#### Recommendation:

Relocate or scrap truck stops; reinforce tourism identity and protect estuarine systems.

#### Flood-Prone and CBA Areas

- Several proposals lie within Critical Biodiversity Areas or flood-prone zones.

#### Recommendation:

- Exclude these from urban edge or subject them to rigorous environmental screening.

#### Urban Edge Conflicts

- Supported by multiple stakeholders for partial re-inclusion into the urban edge based on environmental studies.

#### Recommendation:

Reinstate with split zoning: mixed-use for degraded land, conservation for wetland buffers.

### 2.2.2 Thematic and Policy Alignment

#### The conceptual framework must be better integrated:

- **Environmental Safeguards:** Overlay CBAs, CPZs, 5m sea-level contours, flood lines, and buffer zones.
- **Climate Resilience:** Incorporate climate adaptation zones; follow SANParks and DEA&DP guidance.
- **Urban Edge Management:** Shift from rigid to tiered urban edge classifications (e.g., phased/conditional).
- **Infrastructure Readiness:** Link proposals to real-time infrastructure audits; introduce a capital expenditure plan.
- **Densification & Housing Policy:** Allow context-sensitive densities; avoid one-size-fits-all.

- **Local Economic Development:** Formalise markets (e.g., Filling Station node), SMME zones, artisan/remote work hubs.
- **Transport and Mobility:** Promote NMT, define alternate bypasses, and upgrade Myoli Beach access.

### 2.2.3 Spatial Prospects and Development Opportunities

Despite the contested proposals, the SDF does identify valid growth opportunities:

| Node/Zone                          | Opportunity                                                                                       |
|------------------------------------|---------------------------------------------------------------------------------------------------|
| Coastal Tourism Node (Myoli)       | Eco-tourism, low-impact development, managed beach access                                         |
| Smutsville Neighbourhood Node      | Infill housing, youth facilities, and economic integration                                        |
| Central CBD Node                   | Reinforcement of the main economic core, walkable mixed-use precinct                              |
| Light Services Node (North of CBD) | Employment generation is well-buffered and environmentally screened                               |
| Proposed Recreation Zone (East)    | Protects the estuarine system, supports slow tourism, aligns with the green infrastructure vision |

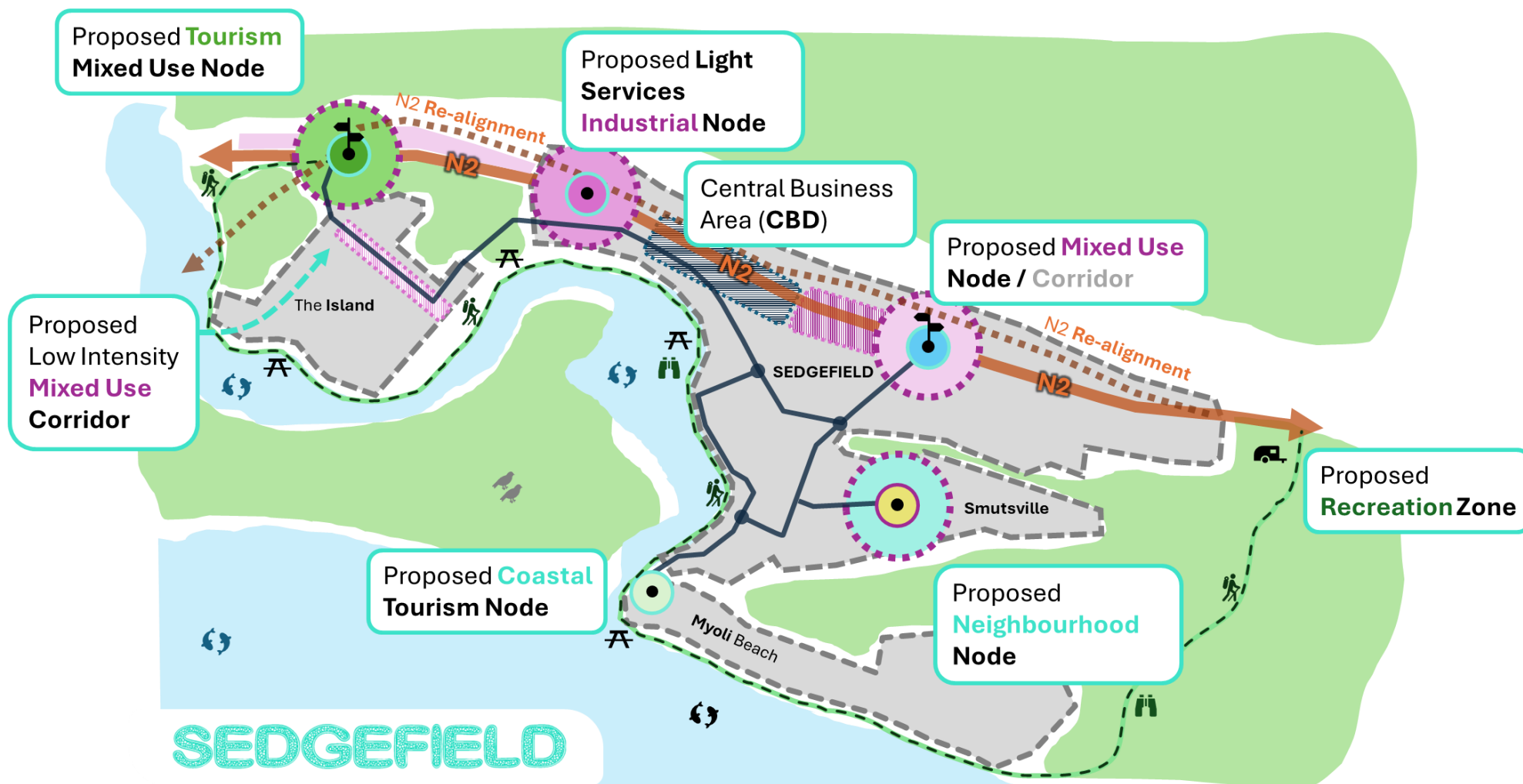


Figure 1: Proposed Spatial Vision

## 3 Development Assessment

The assessment of the Sedgefield Local Spatial Development Framework (LSDF) is pivotal in guiding the future growth and development of the area. This evaluation encompasses a detailed analysis of future land use patterns and socio-economic needs, ensuring that development aligns with the community's aspirations and sustainable growth principles. By forecasting socio-economic trends and land use demands, the LSDF aims to create a balanced and inclusive blueprint for the town's future.

Central to this assessment are growth projections and development scenarios, which provide critical insights into the potential trajectories of Sedgefield's development. These scenarios are instrumental in shaping the spatial proposals section of the LSDF, offering a range of possibilities that accommodate different growth rates and development intensities. By considering various scenarios, the framework ensures that spatial proposals are adaptable and resilient, capable of meeting the evolving needs of the community while promoting sustainable land use and economic vitality.

The strategic integration of growth projections and development scenarios into the LSDF not only informs land use planning but also addresses key socio-economic factors such as housing, infrastructure, and employment opportunities. This holistic approach ensures that Sedgefield can thrive as a dynamic and

sustainable community, prepared to face future challenges and leverage opportunities for growth and development.

### 3.1 Development Scenarios

The future development of Sedgefield faces significant challenges due to its unique geographical constraints and socio-economic pressures. Two distinct scenarios outline possible trajectories for the town:

#### 3.1.1 Business as Usual Scenario

Under the business-as-usual scenario, Sedgefield would continue along its current developmental path with minimal intervention. This approach risks perpetuating unsustainable spatial and social patterns, potentially compromising the town's distinctive character and environmental integrity. Key potential outcomes include:

- **Impact of Infrastructure Projects:** Without intervention, developments like the N2 alignment could disrupt the central business area, limit access to planned mixed-use corridors, and alter the town's urban fabric irreversibly.
- **Informal Settlement Growth:** Continuous growth in informal settlements could strain housing resources, exacerbating socio-economic disparities and environmental degradation in sensitive areas.
- **Economic and Social Challenges:** Pressure to accommodate housing needs without sustainable planning could lead to increased unemployment and pockets of poverty, undermining community well-being and economic stability.

- **Environmental Impact:** Development pressures on dune areas could degrade fragile ecosystems, threatening biodiversity and natural landscape aesthetics.

### 3.1.2 Sustainable Development Scenario

Alternatively, proactive municipal intervention guided by national and provincial legislation can steer Sedgefield towards a sustainable development path. This scenario involves:

- **Strategic Spatial Planning:** Implementing a comprehensive local spatial development framework that prioritises growth, equity, integration, and sustainability principles. This framework would guide future land use, infrastructure development, and community enhancements.
- **Mitigating Informal Settlements:** Addressing informal settlement growth through sustainable housing solutions, fostering inclusive development while preserving environmental and social integrity.
- **Promoting Economic Opportunities:** Focusing on job creation initiatives and supporting local businesses to alleviate unemployment pressures and enhance economic resilience.
- **Preserving Environmental Assets:** Strict conservation measures to protect sensitive coastal, river, and dune areas, ensuring sustainable development practices that safeguard biodiversity and natural landscapes.

This strategic approach requires a concerted effort from municipal authorities, community stakeholders, and development partners to

ensure long-term prosperity while preserving Sedgefield's unique charm and environmental heritage.

## 3.2 Growth Projections and Services Needs

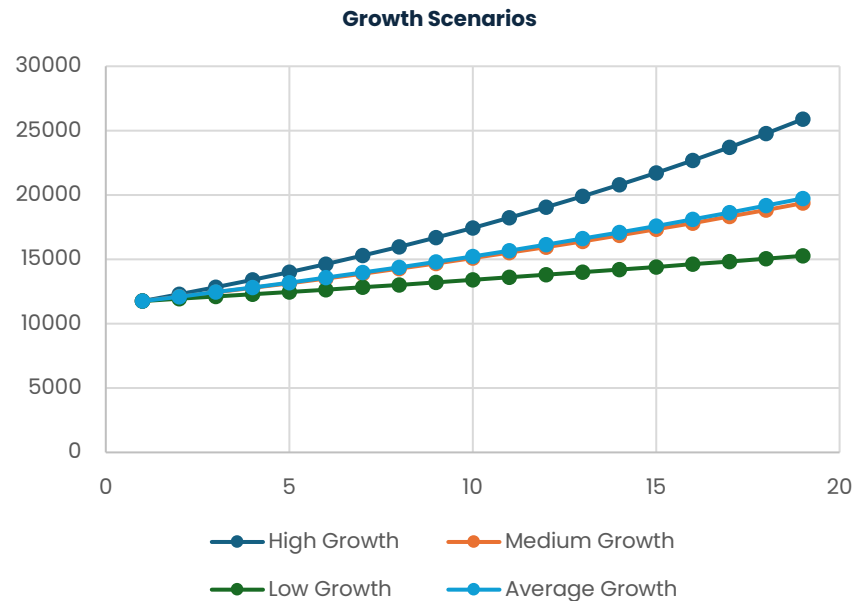
To estimate the population growth for Sedgefield from 2011 to 2030, based on the provided growth rates and demographic information, we can proceed as follows:

### 3.2.1 Population Growth Projection for Sedgefield (2011 – 2030)

Population trends in the broader Knysna Municipality have shown varying growth rates over the past two decades, reflecting both economic shifts and urban development patterns. While historical growth has been strong, especially post-2016, the projections for Sedgefield remain the subject of ongoing public debate. The population of Sedgefield was estimated at 11,757 in 2022.

Under a high-growth scenario, this figure could increase to approximately 25,887 by 2040. However, this projection is contested by stakeholders who highlight infrastructure constraints, ecological sensitivities, and a desire to preserve the town's "Slow Town" character. A more moderated or managed-growth scenario may be more appropriate, depending on validated infrastructure

capacity, service delivery improvements, and the outcome of public engagement and updated demographic modelling.



**Figure 2: Possible Population Growth Scenarios for the Knysna Local Municipality**

These trends reflect that the Knysna Municipality has experienced periods of both rapid population growth and relative stability over the past two decades. In Sedgefield, while high-growth scenarios suggest that the population **could potentially** more than double from approximately 11,757 in 2022 to 25,887 by 2040, these projections are contested by the community and **should be treated as indicative rather than prescriptive**.

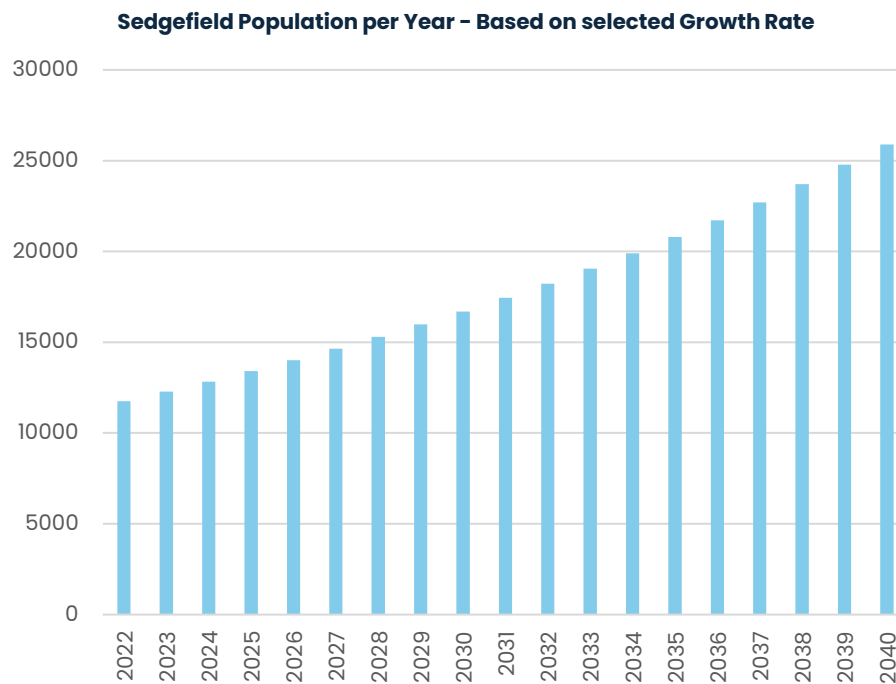
Any future growth will have significant implications for infrastructure, service delivery, and the natural environment.

However, concerns around strained water, sewer, and road infrastructure—as well as environmental sensitivities and the need to preserve Sedgefield’s “Slow Town” character—highlight the importance of managing growth carefully.

Development should be phased, context-sensitive, and aligned with verified infrastructure capacity and ecological safeguards. Strategic planning must therefore balance service expansion (e.g., housing, healthcare, education, and transport) with environmental sustainability, inclusive economic development, and community well-being to maintain a high quality of life for current and future residents.

#### Disclaimer:

The growth projections and service needs outlined in this section are based on available historical data, preliminary demographic forecasts, and indicative development scenarios. These projections are not intended as definitive predictions but serve to inform long-term spatial and infrastructure planning. They are subject to revision based on updated census data, municipal infrastructure audits, environmental assessments, and ongoing public participation. The figures presented must be interpreted with caution, and any future development proposals should be guided by detailed feasibility studies, engineering assessments, and statutory compliance with the Spatial Planning and Land Use Management Act (SPLUMA), as well as relevant environmental legislation. The Municipality and its consultants accept no liability for decisions made solely based on these indicative projections.



**Figure 3: Envisaged population forecast for Sedgefield – As from 2024**

### 3.2.2 Social Facility Needs

**Table 1: Social Facility Needs Assessment**

| SOCIAL FACILITIES NEEDS ASSESSMENT    |          |  |           |           |           |             |
|---------------------------------------|----------|--|-----------|-----------|-----------|-------------|
| Facility                              | Existing |  | Need 2024 | Need 2030 | Need 2040 | Ha Required |
| Education                             |          |  |           |           |           |             |
| Crèche, Nursery- & Pre-primary School | 8        |  | -6        | -5        | -3        | -0,67       |
| Primary School                        | 2        |  | 2         | 4         | 7         | 16,08       |
| Secondary / High School               | 1        |  | 1         | 2         | 3         | 15,64       |

| SOCIAL FACILITIES NEEDS ASSESSMENT |          |  |           |           |           |             |
|------------------------------------|----------|--|-----------|-----------|-----------|-------------|
| Facility                           | Existing |  | Need 2024 | Need 2030 | Need 2040 | Ha Required |
| Health                             |          |  |           |           |           |             |
| Primary Health Clinic              | 1        |  | 1         | 2         | 4         | 0,42        |
| District Hospital                  | 0        |  | 1         | 2         | 3         | 2,6         |
| Community Services                 |          |  |           |           |           |             |
| Religious centres                  | 6        |  | 0         | 2         | 7         | 1,05        |
| Local Library                      | 1        |  | 1         | 2         | 4         | 0,063       |
| Community Hall                     | 1        |  | 0         | 1         | 2         | 0,8         |
| Fire station/emergency services    | 0        |  | 1         | 1         | 2         | 2,64        |
| Police Station                     | 1        |  | -1        | 0         | 0         | 0,025       |
| Post Office                        | 1        |  | 0         | 1         | 1         | 0,07        |
| Thusong Centre                     | 0        |  | 1         | 2         | 3         | 2,6         |
| Municipal offices/pay points       | 1        |  | -1        | -1        | -1        | -0,15       |
| Community Information Centres      | 1        |  | -1        | 0         | 0         | 0,002       |

The social facilities need assessment for Sedgefield highlights a growing demand for educational institutions, health facilities, and community services by 2040. The analysis indicates an increased need for primary and secondary schools, primary health clinics, district hospitals, religious centres, libraries, community halls, fire stations, post offices, Thusong Centres, and municipal offices. The overall land required to accommodate these additional facilities is 41.97 hectares, ensuring the provision of adequate social amenities to meet the community's future needs.

### 3.2.3 Housing Needs

The housing development forecast for Sedgefield is informed by projected population scenarios, but these figures must be interpreted with caution, given ongoing public concerns around growth assumptions, infrastructure capacity, and environmental constraints.

| Housing Development Needs – 2030           |       |                |                                |      |
|--------------------------------------------|-------|----------------|--------------------------------|------|
| Ha Required – @ 10 U/Ha                    |       | 97.31          | ha                             |      |
| Ha Required – @ 20 U/Ha                    |       | 48.65          | ha                             |      |
| Ha Required – @ 40 U/Ha                    |       | 24.32          | ha                             |      |
| Ha Required – @ 50 U/Ha                    |       | 19.46          | ha                             |      |
| TOTAL – Distributed                        |       | 41.84          | ha                             |      |
| Housing Development Needs – 2040           |       |                |                                |      |
| Ha Required – @ 10 U/Ha                    |       | 253.61         | ha                             |      |
| Ha Required – @ 20 U/Ha                    |       | 126.80         | ha                             |      |
| Ha Required – @ 40 U/Ha                    |       | 63.40          | ha                             |      |
| Ha Required – @ 50 U/Ha                    |       | 50.72          | ha                             |      |
| TOTAL – Distributed                        |       | 109            | ha                             |      |
| Total number of Additional Houses Required | 2022  |                | 2030                           | 2040 |
|                                            | 884   |                | 973                            | 2536 |
| Total Area Proposed (Spatial Proposals)    | Ha    | Ruling Density | Possible Housing Opportunities |      |
|                                            | 238,4 | 934m²          | 1220                           |      |

Under a high-growth scenario, an estimated **973 housing units** may be required by **2030**, increasing to approximately **2,536 units** by **2040**. This would imply a land requirement of between **40 and**

**110 hectares**, depending on the applied residential density (ranging from 10 to 50 dwelling units per hectare).

**However, public comments emphasize the need to shift from expansive land consumption to a more compact, phased, and infrastructure-sensitive approach to housing development. Environmental constraints, such as flood-prone land, critical biodiversity areas (CBAs), and coastal protection zones (CPZs), severely limit the availability of developable land. Furthermore, the water and sanitation infrastructure in Sedgefield is currently under pressure, requiring audited capacity reviews before further approvals.**

The spatial proposals identified in the LSDF indicate a total of approximately 238 hectares of land available, based on a ruling average density of 934m<sup>2</sup> per unit, which would yield approximately 1,220 units. This suggests a potential shortfall in meeting future demand, particularly if sprawling, low-density models are applied. **A more sustainable model should prioritize:**

- Infill development and redevelopment within existing serviced areas.
- Medium-density housing (e.g., 30–50 du/ha) in Smutsville and other well-located areas.
- Inclusionary housing near transport and employment nodes.
- Protection of sensitive ecological areas through density exclusion zones.
- Integration of climate adaptation overlays and green infrastructure into new developments.

Considering these factors, housing planning for Sedgefield must be phased, context-responsive, and closely tied to infrastructure investment plans, environmental screening, and community engagement outcomes.

### 3.2.4 Services Needs

#### 3.2.4.1 Water Demand

**Table 2: Water demand analysis to accommodate the future growth of Sedgefield.**

| Water Demand                                                                         |          |                           |                           |                 |
|--------------------------------------------------------------------------------------|----------|---------------------------|---------------------------|-----------------|
| Description                                                                          | Capacity | Measure                   | Unit Factor (No of units) | Total (Kl /day) |
| Low-Cost Housing Development                                                         | 0,5      | per household per day     | 2152                      | 1076            |
| Medium Density development                                                           | 0,5      | per household per day     | 761                       | 380             |
| Low-Density Housing Development                                                      | 0,6      | per household per day     | 507                       | 304             |
| Business and Commercial Usage                                                        | 0,65     | per 100m <sup>2</sup> GLA | 489.15                    | 3               |
| Institutional Usage                                                                  | 0,6      | per 100m <sup>2</sup> GLA | 2553                      | 15              |
| Industrial Usage                                                                     | 0,6      | per 100m <sup>2</sup> GLA | 245                       | 1               |
| <b>TOTAL</b>                                                                         |          |                           |                           | <b>1779</b>     |
| Water Provision Implications                                                         |          |                           |                           |                 |
| The annual average daily demand (AADD) for the proposed population                   |          |                           | 1770 kl /day              |                 |
| The annual average daily water demand (AADD) for the population (litres per second)  |          |                           | 20.58 l /s                |                 |
| The Total Annual Average Daily Demand (TAADD) for the proposed population            |          |                           | 2372.35 kl                |                 |
| The Total Annual Average Daily Demand per Second (TAADD) for the proposed population |          |                           | 27.44 kl                  |                 |
| The total Peak Hour demand (TPHD)                                                    |          |                           | <b>6200 kl /day</b>       |                 |

|                                                                                                   |                   |
|---------------------------------------------------------------------------------------------------|-------------------|
| The total Peak Hour demand (TPHD) – litres per second                                             | <b>72.14 l /s</b> |
| The total Elevated Storage/Towers supply rate from the storage reservoir should be > –            | <b>79.36 kl</b>   |
| The total reservoir storage for the proposed development should be no less than 48 hours of TAADD | <b>8316.38 kl</b> |
| The total elevated storage volume (6 Hours TAADD and assuming no backup power available           | <b>1039.54 kl</b> |

To meet the projected housing demands and population growth in Sedgefield, significant water provision services are required. The annual average daily demand (AADD) for the proposed population is **1,770 kl/day**, translating to 20.58 litres per second. The total annual average daily demand (TAADD) is 2372 kl/day, or 27.44 litres per second. The total peak hour demand (TPHD) is 6,200 kl/day, equating to 72 litres per second. To ensure adequate supply, the elevated storage/towers supply rate from the storage reservoir should exceed 80 kl, and the total reservoir storage for the proposed development should be no less than 8300 kl, sufficient for 48 hours of TAADD. Additionally, the total elevated storage volume required for six hours of TAADD, assuming no backup power is available, is 1,000 kl. These figures underscore the need for comprehensive water infrastructure planning to guarantee a reliable water supply for Sedgefield's expanding population.

Public concerns have highlighted that Sedgefield's water supply system is currently under strain, with reliance on sensitive aquifers and limited redundancy during power outages. The estimated annual average daily demand (AADD) for proposed future developments is 1,770 kl/day, escalating to a total peak hour demand of 6,200 kl/day. However, stakeholders have called for a comprehensive water infrastructure audit, integration of climate-

resilient water supply strategies (e.g., desalination, water reuse, rainwater harvesting), and the protection of groundwater recharge zones. The following calculations provide a projected demand scenario, which must be subject to feasibility verification.

### 3.2.4.2 Sewer Demand

**Table 3: Sedgefield estimated average Daily Sewerage forecast.**

| Sewerage Average Daily Flow          |          |                           |                              |                               |
|--------------------------------------|----------|---------------------------|------------------------------|-------------------------------|
| Description                          | Capacity | Measure                   | Unit Factor<br>(No of units) | Total m <sup>3</sup><br>/ day |
| Low-Cost Housing Development         | 0,43     | kl per house per day      | 2152.1                       | 925.4                         |
| Medium Density development           | 0,43     | kl per house per day      | 760.8                        | 327.2                         |
| Low Density Housing Development      | 0,5      | kl per house per day      | 507.2                        | 253.6                         |
| Business and Commercial Usage        | 0,52     | kl per 100 m <sup>2</sup> | 489.2                        | 2.5                           |
| Institutional Usage                  | 0,48     | kl per 100 m <sup>2</sup> | 2552.8                       | 12.3                          |
| Industrial Usage                     |          | kl per 100 m <sup>2</sup> | 244.6                        | 0.0                           |
| TOTAL                                |          |                           | 1520 kl /day                 |                               |
| Sewer Implications                   |          |                           |                              |                               |
| Sewerage Proposed Average Daily Flow |          |                           | 1520 kl /day                 |                               |
| Sewer: Peak Dry Weather Flow         |          |                           | 3800 kl /day                 |                               |
| Sewer: Peak Wet Weather Flow         |          |                           | 4370 kl /day                 |                               |
| The total sewer effluent peak        |          |                           | 50 l/l                       |                               |

The sewer system in Sedgefield will also be significantly impacted by the projected population growth. The proposed average daily flow of sewerage is expected to be 1520 **kl/day**. During peak dry weather conditions, the flow will increase to 3,800 kl/day, while peak wet weather conditions will see the flow rise to 4,370 kl/day.

The total sewer effluent peak is anticipated to reach 50 litres per litre. This increase in sewer flow highlights the necessity for robust sewer infrastructure improvements to handle both dry and wet weather conditions effectively, ensuring the town's sanitation system can support the future population.

The sewerage infrastructure in Sedgefield is currently operating near capacity according to stakeholder feedback. The projected average daily sewer flow is estimated at 1,520 kl/day, with peak wet weather flows reaching 4,370 kl/day. This raises concerns about potential overflows, system failure under extreme conditions, and the lack of advanced wastewater treatment to accommodate additional load. Future development must be conditional on phased upgrades to bulk sewer infrastructure and the application of nature-based solutions in sensitive areas.

### 3.2.4.3 Electricity Demand

**Table 4: Sedgefield estimated electricity demand forecast.**

| Electricity Demand                         |                    |      |          |           |
|--------------------------------------------|--------------------|------|----------|-----------|
| Maximum Demand Estimation                  |                    |      |          |           |
| Proposed Land Use                          | Measure            | KVA  | Quantity | Total kVA |
| Residential House (min 300m <sup>2</sup> ) |                    | 2,4  | 2152.1   | 5164.9    |
| Residential House (min 400m <sup>2</sup> ) |                    | 3,6  | 760.8    | 2739.0    |
| Residential House (min 450m <sup>2</sup> ) |                    | 3,6  | 507.2    | 1826.0    |
| Business                                   | 70w/m <sup>2</sup> | 0,07 | 44023.5  | 3081.6    |
| Church                                     | 60A, Single Phase  | 5    | 3.7      | 18.5      |
| Creche                                     | 60A, Single Phase  | 15   | -4.2     | -63.0     |

| Electricity Demand         |                  |      |          |           |
|----------------------------|------------------|------|----------|-----------|
| Maximum Demand Estimation  |                  |      |          |           |
| Proposed Land Use          | Measure          | KVA  | Quantity | Total kVA |
| Primary School             |                  | 100  | 4.5      | 450.0     |
| Secondary School           |                  | 120  | 3.3      | 396.0     |
| Sports Field               | 60A, Three Phase | 100  | 2.0      | 200.0     |
| Municipal Use              | 70w/m²           | 0,07 | 12764.1  | 893.5     |
| Parks                      |                  | 0    | 0.0      | 0.0       |
| Clinic/Hospital            | 90w/m²           | 0,09 | 51056.3  | 4595.1    |
| Restaurant/Take away       | 500w/m²          | 0,5  | 48.9     | 24.5      |
| Total Maximum demand (kVA) |                  |      |          | 19326.1   |
| Total Maximum Demand (MVA) |                  |      |          | 19.3      |

The projected housing developments will also lead to increased electricity demands in Sedgefield. The total maximum demand is estimated at 19 000 kVA, which translates to approximately **19 MVA**. This significant increase in electrical demand necessitates enhancements to the town's electrical infrastructure to ensure a reliable power supply for the additional housing developments. Adequate planning and investment in electrical infrastructure will be essential to meet the future energy needs of the expanding population.

Based on the projected land uses, the estimated maximum electricity demand for Sedgefield may rise to approximately 19 MVA. However, residents have reported current service instability, vulnerability to load-shedding, and inadequate provision for renewable energy integration. Infrastructure proposals should

incorporate embedded generation (solar, battery storage), and resilience-based planning to reduce reliance on central grid supply, especially for critical facilities such as clinics and schools.

#### 3.2.4.4 Key Considerations for Future Services Provision

- ➔ Infrastructure-led development: No development should proceed unless infrastructure capacity is verified and aligned to approved capital investment plans.
- ➔ Environmental limits: Water and sewer infrastructure must avoid impacting wetland areas, estuaries, and biodiversity corridors.
- ➔ Climate resilience: Water and power systems should be supported by climate adaptation measures including redundancy, off-grid options, and backup storage.
- ➔ Infrastructure phasing: Services upgrades should follow a prioritized and costed rollout plan integrated into the IDP and Budget.
- ➔ Community feedback: Any future planning must account for community concerns on infrastructure overload and ensure transparent reporting of available capacity.

### **Disclaimer:**

The service demand estimates provided in this section are based on standardized engineering norms and assumptions related to future land use scenarios. They do not reflect a confirmed municipal infrastructure audit and should be interpreted as indicative planning tools only. All proposed developments must be preceded by detailed technical feasibility studies, including verified assessments of existing bulk infrastructure capacity and operational status. The projections assume optimal functionality of systems, yet stakeholder input has indicated current service limitations. These include constrained water supply, limited sewer capacity, and vulnerabilities in electricity and energy reliability. The figures presented must therefore be used in conjunction with environmental screening, risk assessments, and capital investment frameworks aligned to municipal planning instruments.

## *4 Development Proposals*

### *4.1 Spatial Development Strategies*

In support of the long-term spatial vision for Sedgefield, and informed by community input and ecological priorities, the following updated spatial development strategies are proposed to guide sustainable, inclusive, and resilient development:

#### **Protect and Promote Sedgefield's Eco-Identity**

- Reinforce the town's "Slow Town" ethos through low-impact, nature-based development.
- Expand the Mosaic and Natural Route to include biodiversity corridors, coastal boardwalks, and cultural heritage trails.
- Avoid large-scale commercial or industrial encroachment in sensitive areas.

#### **Support Sustainable and Responsible Tourism**

- Develop eco-tourism and adventure tourism opportunities linked to Swartvlei, Myoli, Perdespruit, and the dune systems.
- Encourage low-footprint accommodation and experiential tourism aligned with conservation.

#### **Enable Infrastructure-Led, Phased Development**

- Prioritise water, sewer, electricity, stormwater and road upgrades based on audited capacity.

- Link housing and business approvals verified service availability and implementation readiness.

### **Promote Inclusive and Context-Sensitive Housing**

- Prioritise medium-density housing in Smutsville/Sizamile and other well-serviced areas.
- Avoid densification in flood-prone, steep, or biodiversity-sensitive locations.
- Integrate inclusionary housing and provide for backyard rentals and home-based workspaces.

### **Advance Climate Resilience and Environmental Protection**

- Introduce Climate Adaptation Zones, 5m contour buffers, and managed retreat principles along vulnerable coastal and wetland zones.
- Implement nature-based infrastructure (e.g., green corridors, retention ponds) and promote solar, off-grid, and energy-efficient designs.

### **Empower Local Communities and the Grey Economy**

- Formalize and enhance informal trading and Saturday markets.
- Recognize and support local SMMEs, artisans, and community cooperatives.
- Foster youth inclusion and upskilling for sustainable livelihoods in tourism, conservation, and tech.

### **Strengthening Mobility and Connectivity**

- Promote non-motorised transport (NMT) routes, safe pedestrian crossings, and cycle paths.
- Investigate an alternative northern bypass to relieve pressure on Paul Kruger Street and protect The Island Conservancy.

### **Enhance Education, Social Facilities, and Safety**

- Identify well-located land for new primary and secondary schools, clinics, and public safety facilities.
- Provide accessible public transport to schools and workplaces, especially for Smutsville residents.

### **Establish Collaborative Governance and Monitoring**

- Create structured feedback mechanisms to integrate community comments into LSDF updates.
- Involve local conservancies and ratepayers in implementation and monitoring.
- Review and adjust the LSDF every 5 years or as required by major development pressures or ecological shifts.

### **Align Land Use Management and Enforcement**

- Ensure the zoning scheme and LSDF are aligned and enforceable, particularly in ecological buffer zones.
- Improve by-law enforcement, building control, and regulation of home occupations and tourism uses.

## 4.2 Sector Analysis

### 4.2.1 Human Settlement Development

Sedgefield's housing and human settlement priorities must balance spatial equity, environmental protection, and infrastructure capacity. A place-based approach is critical, where new development is aligned with verified service availability, heritage and environmental constraints, and the town's eco-sensitive identity.

#### 4.2.1.1 Upgrading Informal Settlements and Existing Projects

- Informal settlements in Smutsville require targeted upgrading through the Upgrading of Informal Settlements Programme (UISP), prioritising basic services, tenure security, and incremental improvements.
- Upgrading must be community-led, with inclusive planning forums, addressing needs such as stormwater, sanitation, safe pedestrian access, and green open spaces.
- Ongoing and proposed Human Settlements Development Grant (HSDG) projects must be aligned with the LSDF's spatial proposals, avoid flood-prone areas, and ensure cost-effective infrastructure connections.

#### 4.2.1.2 Preventing Encroachment into Sensitive Areas

- Settlement expansion into sensitive areas—dunes, estuaries, CBAs—has raised alarm among stakeholders.

- Development boundaries must be enforced, and environmental screening must precede rezoning.
- These areas should be formally designated as non-development or low-impact-use zones, managed through zoning overlays and community education.

#### 4.2.1.3 Context-Sensitive Intensification

- Intensification is a strategic response to limited land, but must be location-specific, service-verified, and aligned with community preferences.
- In Smutsville and near the town centre, medium-density formats (20–35 du/ha) such as row housing, courtyard units, and double-storey walk-ups are preferred.
- Vertical development should only occur where infrastructure capacity, transport access, and community support exist.

#### 4.2.1.4 Mixed Housing Typologies

- A diverse housing stock should be promoted, ranging from affordable housing and GAP housing to market-rate dwellings.
- Inclusionary housing policies should apply in new greenfield developments and infill precincts, ensuring economic and social integration.
- Backyard rental and home-based business accommodation should be formalised where appropriate.

#### 4.2.1.5 Redevelopment and Infill of Vacant Stands

- Numerous vacant or underutilised stands offer opportunities for compact infill development.

- These stands, particularly near transport routes and economic nodes, should be prioritised for incremental, medium-density redevelopment, supported by existing infrastructure.
- Infill must also maintain visual coherence and neighbourhood character.

#### 4.2.1.6 Designated Densification Zones

- Densification zones should be carefully delineated based on:
  - Proximity to bulk services
  - Walkability to schools and clinics
  - Low environmental sensitivity
- These zones must be phased and linked to infrastructure investment priorities in the IDP and Human Settlements Sector Plan.

#### 4.2.1.7 Social Amenities Integration

- All housing projects must include adequate provision of social facilities, especially:
  - A secondary school south of the N2
  - Primary healthcare centres
  - Play areas and multi-purpose community centres
- Sites for schools and cemeteries must be identified now to secure long-term availability.

#### 4.2.1.8 Addressing Housing Backlogs

- Sedgefield's estimated housing backlog of ±700 units require innovative, phased responses.
- Solutions include:
  - Infill and redevelopment in existing neighbourhoods

- Incremental housing delivery on serviced sites
- Partnerships with private developers, NGOs, and beneficiary-led initiatives

#### 4.2.1.9 Key Recommendations

- Prioritise participatory informal settlement upgrading in Smutsville, linked to infrastructure and social support.
- Enforce environmental protection through zoning overlays and pre-emptive environmental assessments.
- Promote medium-density development in serviced areas—avoid high-rise or high-density in sensitive or isolated zones.
- Diversify housing delivery mechanisms, supporting affordable rental, gap housing, and owner-builder options.
- Implement infill and redevelopment first, before expanding the urban edge.
- Phase densification according to verified capacity and transport accessibility.
- Secure social facility land early, and integrate schools, clinics, and parks into all new housing precincts.
- Embed housing delivery into intergovernmental coordination, leveraging state land and grants with strong local oversight.

#### 4.2.2 Smutsville Settlement Upgrading Zone: Strategic Actions and Interventions

The Smutsville settlement presents one of the most pressing human settlement challenges in Sedgefield. It faces environmental risk, spatial limitations, infrastructure deficiencies, and growing housing needs. As such, it has been designated a Settlement

Upgrading Priority Zone and must be approached through a layered, participatory, and phased upgrading strategy in alignment with the Upgrading of Informal Settlements Programme (UISP), SPLUMA principles, and the National Housing Code.

#### 4.2.2.1 Key Spatial and Infrastructure Challenges Identified:

- **Encroachment into Sensitive Coastal Dunes:** Unregulated expansion threatens dune ecology and increases erosion risk.
- **Stormwater and Flooding Risks:** Poorly drained layouts result in localised flooding and erosion during heavy rains.
- **Geotechnical Instability:** Several structures are located on unstable or sandy soils, requiring relocation or ground improvement.
- **Severe Land Constraints:** Limited land within the urban edge and adjacent SANParks buffer areas complicate in-situ expansion.
- **Infrastructure Deficits:** Informal areas lack reliable water, sanitation, and electricity infrastructure.
- **Housing Backlogs and Density Need:** Rising demand coupled with little vacant land requires creative higher-density solutions.
- **Lack of Social Services:** There is no secondary school in the settlement, and community facilities are not adequately clustered or equipped.

#### 4.2.2.2 Strategic Action Framework for Smutsville Zone

| Action Area                                        | Required Interventions                                                                                                                                                                                                                     | Lead / Support Entities                   |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| <b>Environmental Safeguarding</b>                  | <ul style="list-style-type: none"> <li>→ Enforce no-go zoning overlays over dune areas</li> <li>→ Relocate households from erosion-prone land</li> <li>→ Partner with SANParks for dune restoration and boundary enforcement</li> </ul>    | SANParks, Spatial Planning, Env Services  |
| <b>Stormwater &amp; Infrastructure Upgrading</b>   | <ul style="list-style-type: none"> <li>→ Design and implement an area-wide stormwater management system</li> <li>→ Use Sustainable Urban Drainage Systems (SUDS) where feasible</li> <li>→ Upgrade bulk water and sewer lines</li> </ul>   | Civil Engineering, Environmental Services |
| <b>Geotechnical &amp; Land Suitability Mapping</b> | <ul style="list-style-type: none"> <li>→ Undertaking a detailed geotechnical study</li> <li>→ Identify relocation clusters for high-risk zones</li> <li>→ Stabilise soil or pursue redevelopment through incremental demolition</li> </ul> | Human Settlements, Housing Support Unit   |
| <b>In-Situ Density</b>                             | <ul style="list-style-type: none"> <li>→ Identify blocks for upgrading through layout rationalization</li> </ul>                                                                                                                           | UISP Planner, Local Beneficiary Committee |

| Action Area                            | Required Interventions                                                                                                                                                                                                                         | Lead / Support Entities                           |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
|                                        | <ul style="list-style-type: none"> <li>→ Apply medium-density designs (e.g. row houses, walk-ups)</li> <li>→ Ensure design allows for tenure upgradeability</li> </ul>                                                                         |                                                   |
| <b>Strategic Relocation Planning</b>   | <ul style="list-style-type: none"> <li>→ Engage community in exploring relocation options where unavoidable</li> <li>→ Use adjacent serviced land where available</li> <li>→ Consider medium-rise units to maximise land efficiency</li> </ul> | DRDLR, Human Settlements, Land Use Management     |
| <b>Social Facility Integration</b>     | <ul style="list-style-type: none"> <li>→ Identify and secure land for a new secondary school and youth centre</li> <li>→ Upgrade existing community node with clinic, library, safe play space</li> </ul>                                      | Dept. of Education, Social Dev., Spatial Planning |
| <b>Community Engagement and Tenure</b> | <ul style="list-style-type: none"> <li>→ Establish a Smutsville Planning Forum</li> <li>→ Support participatory design workshops and tenure regularisation processes</li> <li>→ Promote interim services and transitional shelter</li> </ul>   | NGOs, Human Settlements, Ward Committee           |

#### 4.2.2.3 Outcomes Expected:

- Improved living conditions and services for residents of Smutsville.
- Reduced risk of flooding, environmental degradation, and infrastructure failure.
- Efficient use of limited land through higher-density, serviced development.
- Creation of a safe, walkable, and integrated community supported by schools, clinics, and social facilities.
- Compliance with municipal and national planning frameworks including the Knysna SDF, IDP, and UISP

## Human Settlements Development

- Sedgefield Allotment Boundaries
- Human Settlements Development (HSDG)
- Upgrading of Informal Settlements (UISPG)
- Urban Settlements Development (USDG)
- National Road
- Main Road
- Vacant Land
- Sedgefield Erf
- Sedgefield Urban Edge 2040
- Sedgefield Spatial Proposals Polygons
- Sedgefield Spatial Proposals**
  - Densification Zone
  - Housing Development Area (HD)
  - Settlement Upgrading Area (SU)

**Map 1: Human Settlements Development**

Source: NSDF, Citeplan, Knysna SDF

0 0.2 0.4 0.8 1.2 1.6 Kilometers

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**Strict Development control** and mitigation required to conserve and sustain the estuary eco-system. Consider the National Estuarine Management Protocol (2021), ICMA and Estuarine Functional Zone (EFZ) delineation guidelines

Development subject to the possible alienation and acquisition of state or SOE owned land for the development, the possible re-development of the sites are to be investigated to support a higher density to accommodate the housing needs of Sedgefield.

**Densification** supported to a maximum density of 35 Dwelling Units per ha to support medium income housing close to the Central Business Area

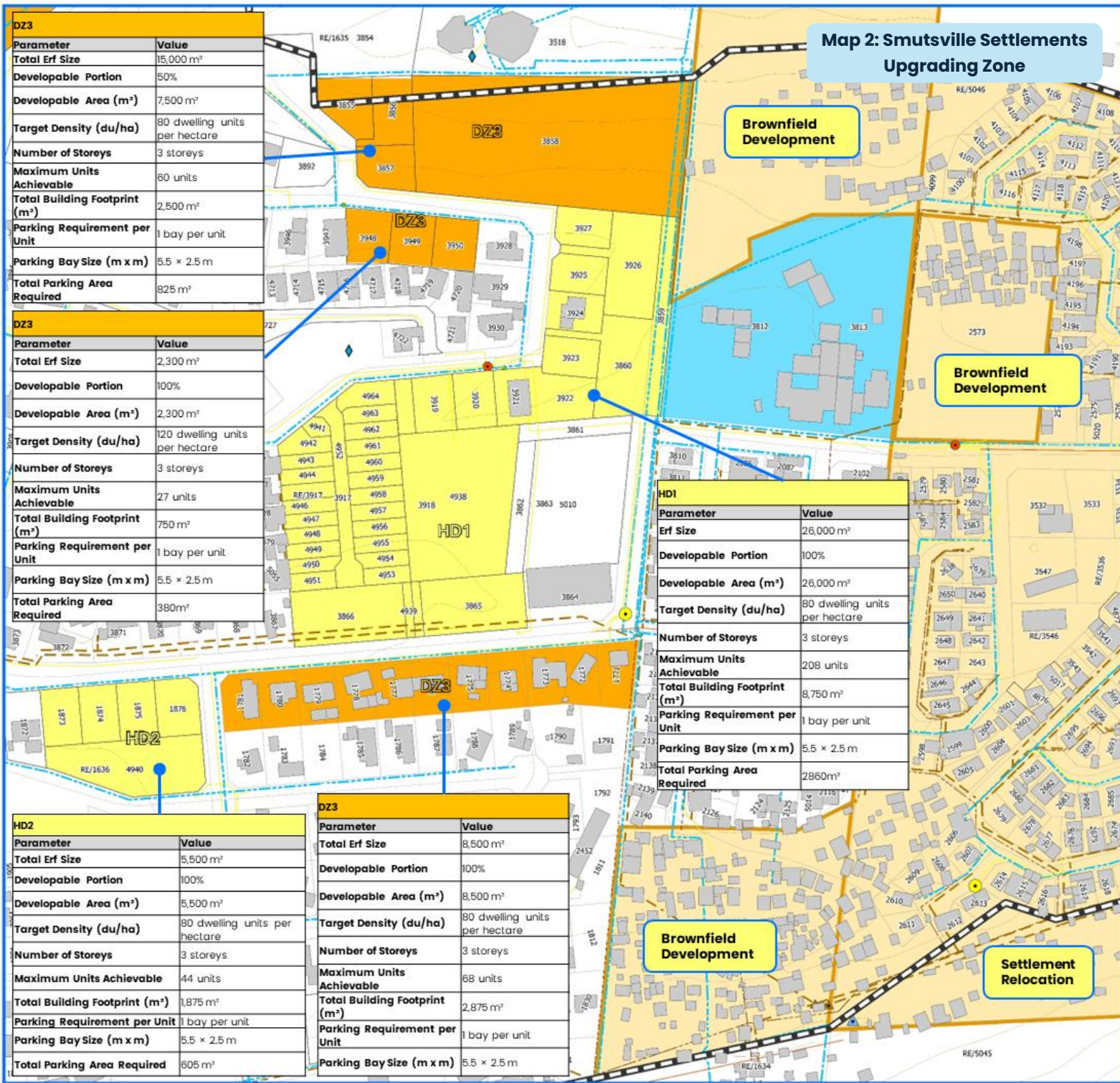
**Densification** supported to a maximum density of 80 Dwelling Units per ha to support low-income housing close to the Smutsville Neighbourhood centre to address the severe housing need.

**Social Housing Zone** – Up to 80 units/ha permitted. Encroaching settlements should be prioritised for relocation.

Development within the mobile dune system shall be **strictly controlled**. Specialist studies (inclusive of a Geomorphological Study) are required to guide, support, and mitigate any proposed development within this sensitive area



INDIAN OCEAN



### Smutsville Housing Development Area

- Sedgefield Building Footprint
- Sedgefield Urban Edge 2040
- Contours (10m)
- Sedgefield Erf
- Vacant Land
- Pumpstations
- Reservoirs
- Valves
- Boreholes
- Water Pipes
- Waste Water Pumpstation
- Waste Water Gravity Pipe
- Sewer Gravity Pipe
- Transformer
- Minisub

#### Knysna Electricity Lines

- HV Lines
- Cable

#### Sedgefield Spatial Proposals

- Densification Zone (DZ)
- Housing Development Zone (HD)
- Institutional Zone (IS)
- Settlement Upgrading Zone (SU)

Source: NSDF, Citeplan, Knysna SDF

0 20 40 80 120 160 Meters

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### 4.2.3 Open Space Development

Sedgefield's open space system must serve multiple purposes: ecological connectivity, recreational access, climate adaptation, heritage protection, and community identity. A well-structured, multifunctional open space network will reinforce the town's ecological integrity, visual character, and social fabric, while enabling resilience to environmental and developmental pressures.

#### 4.2.3.1 Integrated and Connected Natural Mosaic

- The current open space system is fragmented, limiting ecological function and recreational flow.
- A more integrated "Natural Mosaic" is needed—linking dune systems, wetlands, estuaries, forests, and community open spaces through green corridors.
- These corridors should enable species movement, stormwater buffering, and non-motorised mobility, while enhancing access to nature for all residents.

#### 4.2.3.2 Balancing Passive, Active, and Multifunctional Uses

- Sedgefield is dominated by passive open spaces, with limited provision for active recreation, especially for youth.
- A balanced open space strategy should include:
  - Active recreation areas (sports, playgrounds, community gathering spots).
  - Passive areas (wetlands, dunes, boardwalks).

- Hybrid multifunctional spaces that integrate stormwater retention, fire breaks, and biodiversity buffers.

#### 4.2.3.3 Cultural and Artistic Integration

- The Mosaic Route, public art, and local crafts represent a critical part of Sedgefield's identity.
  - Open spaces should be incorporated:
  - Public art installations
  - Community art gardens
  - Outdoor event venues that showcase local heritage and crafts
- These spaces should also support youth expression and cultural inclusion.

#### 4.2.3.4 Open Space Typology and Guidelines

- Open spaces must be categorised with clear functional intent and guidelines:
  - Ecological Reserves (CBAs, wetlands, dunes)
  - Community Parks
  - Recreational Facilities
  - Cultural Spaces
  - Community Food Gardens
- These designations should guide planning, zoning, maintenance, and funding.

#### 4.2.3.5 Temporary and Emergency Uses

- Some open spaces may be designated for temporary adaptive uses, e.g.:
  - Emergency shelter areas

- Outdoor markets and cultural festivals
- Such uses must include site management protocols, ensuring reversibility and no long-term degradation.

#### 4.2.3.6 Protection of Sensitive Environmental Areas

- Development pressure near CBAs, dunes, estuarine edges, and slopes like Cloud 9 poses major threats.
- These must be formally designated as protected areas, using overlays and environmental buffer zones.
- Development near these areas must be:
  - Prohibited or strictly conditional
  - Subject to environmental screening, EIAs, and offsets where unavoidable
  - Aligned with climate adaptation policies (e.g. 5m sea-level setback)

#### 4.2.3.7 Key Recommendations

- Develop an **Integrated Natural Mosaic Plan**. Create a spatially connected open space network that links wetlands, dunes, forested areas, rivers (e.g. Perdespruit), and estuarine systems. This network should support biodiversity corridors, pedestrian mobility, and landscape continuity across the town.
- **Balance Passive, Active, and Multifunctional Open Spaces** Identify areas for active recreation (e.g. sports fields, playgrounds, community centres) while preserving and enhancing passive spaces (e.g. natural walkways, boardwalks, wetlands) and multifunctional areas that serve climate adaptation (e.g. stormwater retention zones, fire buffers).

#### → **Expand Cultural and Artistic Integration**

Extend and formalise the Mosaic Route as a unifying spatial, cultural, and tourism feature. Including public art installations, Amphitheatre-style open areas, mosaic sculptures, and creative hubs within parks and civic spaces to reflect local identity and stimulate eco-tourism.

#### → **Categorise and Zone Open Spaces with Specific Use Guidelines.** Classify open spaces into clear categories such as:

- Ecological Reserves (no development, high protection)
- Recreational Parks (active and passive recreation)
- Cultural and Heritage Spaces (public art, events, storytelling)
- Community Gardens and Food Resilience Areas  
Apply tailored land use management, development controls, and maintenance strategies for each category.

#### → **Designate Open Spaces for Temporary and Adaptive Use**

Identify certain open spaces for flexible temporary use, such as:

- Emergency housing during floods, fire, or service failure
- Outdoor festivals and markets
- Community gatherings or temporary installations  
Ensure these spaces are supported by management plans that include environmental safeguards, event permitting systems, and site restoration protocols.

#### → **Enforce the Protection of Environmentally Sensitive Areas**

Apply environmental zoning overlays to all Critical Biodiversity Areas (CBAs), Coastal Protection Zones (CPZs), estuarine edges, dunes (e.g. Swartvlei), and wetlands. Development near these zones must:

- Be prohibited or limited to low impact uses.
  - Require environmental screening or full EIAs.
  - Follow a no-net-loss principle and incorporate ecological offsets where unavoidable.
- **Promote Community Stewardship and Environmental Education.** Involve residents, schools, conservancies, and NGOs in the planning, maintenance, and monitoring of open spaces.
- **Provide educational signage,** host awareness events, and facilitate youth involvement in conservation and eco-tourism initiatives to foster local pride and responsibility for the open space network.



## Natural Mosaic Zone

- Sedgefield Allotment Boundaries
- Dams
- National Road
- Secondary & Tertiary Roads
- Railway Lines
- Sedgefield Spatial Proposals**
  - Heritage and Tourism Zone
  - Open Space System
  - Protected Area
- Mosaic Trail Route**
  - Mosaic Route
  - Mosaic Route (Buffer 30m)
  - Mosaic Attraction
- Critical Biodiversity Area 1**
  - CBA: Terrestrial
  - CBA: Forest
  - CBA: River
  - CBA: Estuary
  - CBA: Wetland
- Critical Biodiversity Area 2**
  - CBA2: Aquatic
  - CBA2: Terrestrial
- Ecological Support Area 1**
  - ESA: Aquatic
  - ESA: Terrestrial
- Ecological Support Area 2**
  - ESA2: Restore from plantation or high density IAP
  - ESA2: Restore from other land use

**Map 3: Natural Mosaic Zone**

Source: NSDF, Citeplan, Knysna SDF

#### 4.2.4 Infrastructure Development

Sedgefield's infrastructure is under increasing strain from population growth, informal expansion, seasonal demand spikes, and ageing systems. To enable sustainable development and uphold service delivery standards, infrastructure investments must be targeted, phased, and resilience-focused—aligned with verified capacity audits and spatial priorities.

##### 4.2.4.1 Traffic Flow Improvement

###### Current Issues:

- Several intersections (e.g. near Paul Kruger and Dr Malan Streets) are unsafe or inefficient, with confusing signage and limited capacity.
- High season traffic volumes overwhelm narrow residential streets and cause congestion spill-over from the N2.

###### Proposed Solutions:

- Conduct a detailed traffic impact assessment (TIA) focusing on internal collector roads and key junctions.
- Install traffic circles and calming measures at critical intersections.
- Upgrade road signage and implement a coherent wayfinding system that reduces driver confusion and improves safety.
- Explore a northern bypass route to reduce through-traffic in The Island and Old Village.

##### 4.2.4.2 Link and Bulk Infrastructure Capacity

###### Current Issues:

- The cumulative effect of backyard dwellers, informal settlements, and new housing projects is overwhelming existing water, sewer, and electrical systems.
- Many areas operate close to or beyond design capacity, especially during peak periods.

###### Proposed Solutions:

- Implement infrastructure capacity audits to determine current limitations and identify priority upgrade zones.
- Upgrade and expand bulk infrastructure (water, sewer, electricity) aligned to densification zones and new development proposals.
- Integrate informal settlements through service-led upgrading, ensuring compliance with health and safety standards.
- Encourage demand management through energy-efficient systems and low-flow water fixtures.

##### 4.2.4.3 Waste Management and Recycling

###### Current Issues:

- Waste volumes exceed collection and transfer capacity, worsened by mismanagement at the Knysna Waste Transfer Station (KWTS).
- Recycling is limited and participation rates are low.

#### **Proposed Solutions:**

- Improve solid waste collection routes and frequency, particularly in informal and high-density areas.
- Upgrade the local waste recycling station with expanded sorting, signage, and capacity.
- Partner with NGOs and schools to promote waste separation at source and boost recycling awareness.
- Strengthen management protocols at KWTS and explore regional cooperation for waste-to-energy alternatives.

#### **4.2.4.4 Pedestrian and NMT (Non-Motorised Transport) Safety**

##### **Current Issues:**

- Pedestrian safety is compromised by narrow roads, fast-moving traffic, and a lack of safe crossings.
- High-risk areas include school zones, Paul Kruger Street, and the N2 intersections.

##### **Proposed Solutions:**

- Construct safe pedestrian crossings, including raised crosswalks and traffic islands, in high-risk areas.
- Develop a pedestrian bridge over the N2 or other key arterials to improve accessibility and reduce accident risk.
- Integrate NMT routes (sidewalks, cycle lanes) in road upgrades and new developments to support walkability and reduce vehicle dependence.

#### **4.2.4.5 Water Security and Climate Resilience**

##### **Current Issues:**

- Seasonal population spikes and development growth have led to intermittent water shortages.
- Heavy reliance on aquifers creates vulnerability to over-abstraction and climate variability.

##### **Proposed Solutions:**

- Drill additional boreholes and secure hydrogeological assessments to monitor groundwater availability and quality.
- Extending regional pipelines and upgrading internal reticulation where capacity is limited.
- Support the construction of the proposed Kruisvallei dam, in partnership with Garden Route District Municipality and relevant authorities.
- Promote water-saving technologies, greywater recycling, and rainwater harvesting at both the household and municipal levels.
- Develop and adopt a Water Conservation and Demand Management Plan for Sedgefield with enforcement mechanisms and incentives.

#### **4.2.4.6 Infrastructure Development Recommendations**

##### **Traffic and Mobility:**

- Conduct a town-wide traffic impact assessment.
- Install traffic circles, calming devices, and improved signage.
- Explore alternative bypass routes and NMT route integration.

### **Bulk Infrastructure:**

- Upgrade water, sewer, and electricity systems based on capacity studies.
- Formalise informal settlements through service integration and infrastructure connection.

### **Waste Management:**

- Expand the recycling drop-off and sorting station.
- Improve management of the KWTS and support public recycling campaigns.

### **Pedestrian Safety:**

- Install traffic-calmed crossings and NMT infrastructure.
- Construct a pedestrian bridge in high-risk areas near the N2.

### **Water Security:**

- Drill new boreholes and expand pipeline infrastructure.
- Support the Kruisvallei dam project and adopt water conservation programmes.
- Develop a long-term Integrated Water Resource Management Plan.



**SEDGEFIELD**

LOCAL SPATIAL DEVELOPMENT FRAMEWORK | FINAL LSDF | 2025

## Infrastructure Development

### Existing Services

- Seasonal Parking Overflow
- ▬ Sedgefield Allotment Boundaries
- Transformer
- Substation
- HV Lines
- ▲ Pumpstations
- Dam or Weir
- Water Treatment Works
- Reservoirs
- Waste Water Treatment Works
- Waste Water Treatment Works 500m Buffer
- ▲ Waste Water Pumpstation
- Secondary & Tertiary Roads
- Railway Lines
- National Road
- ▬ Sedgefield Erf

### Sedgefield Spatial Proposals

- Density Zone (DZ)
- Housing Development Zone (HD)
- Stormwater and Reticulation Upgrading
- WWTW Upgrading
- Waste Transfer Station
- Main Collector Roads
- Seasonal Parking Overflow
- NMT Node
- Core Business Node
- Sedgefield Urban Edge 2040
- NMT Route

Source: NSDF, Citeplan, Knysna SDF

0 0,225 0,45 0,9 1,35 1,8 Kilometers

**Map 4: Sedgefield Infrastructure Network**

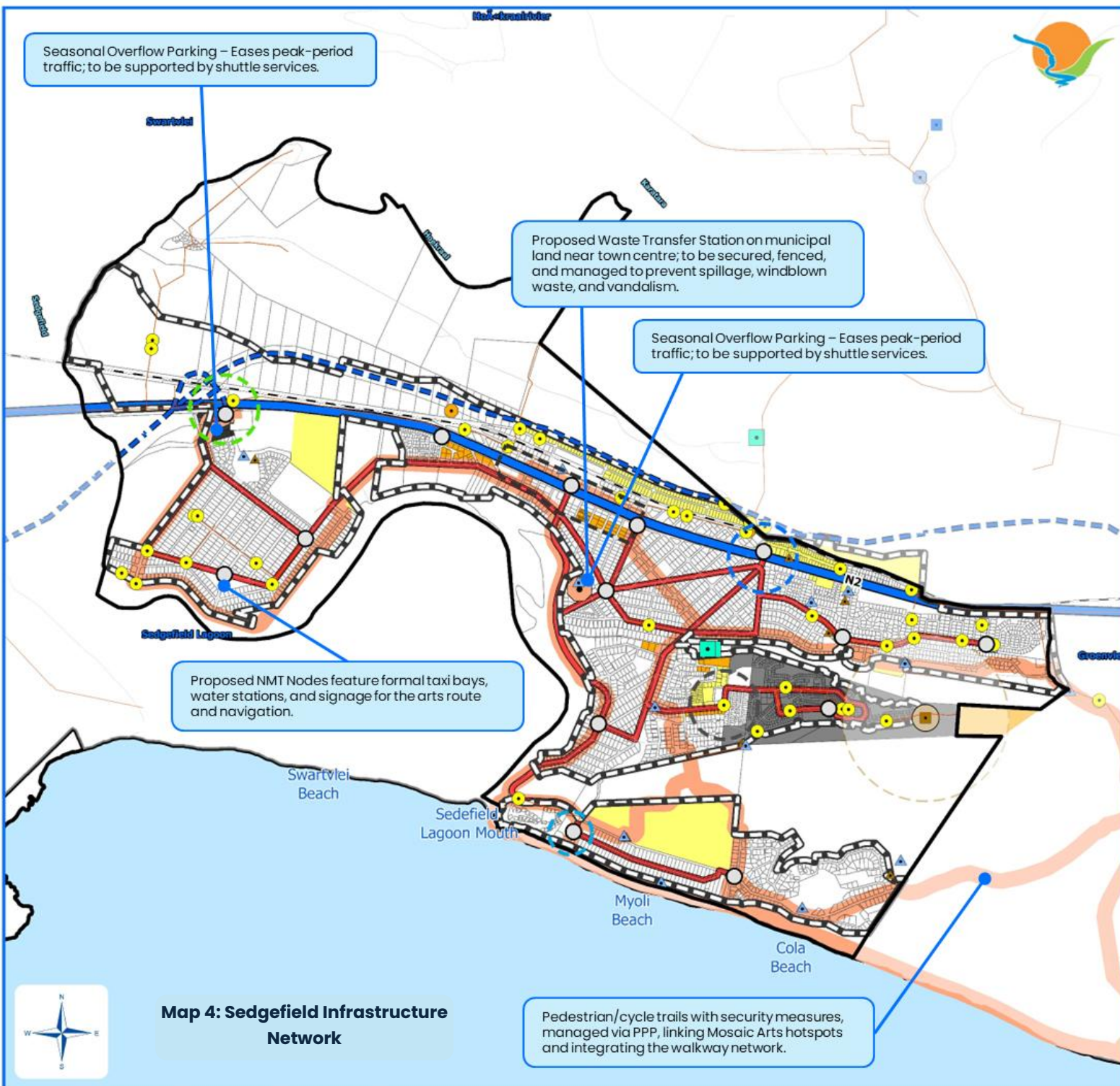
Pedestrian/cycle trails with security measures, managed via PPP, linking Mosaic Arts hotspots and integrating the walkway network.

Proposed NMT Nodes feature formal taxi bays, water stations, and signage for the arts route and navigation.

Seasonal Overflow Parking – Eases peak-period traffic; to be supported by shuttle services.

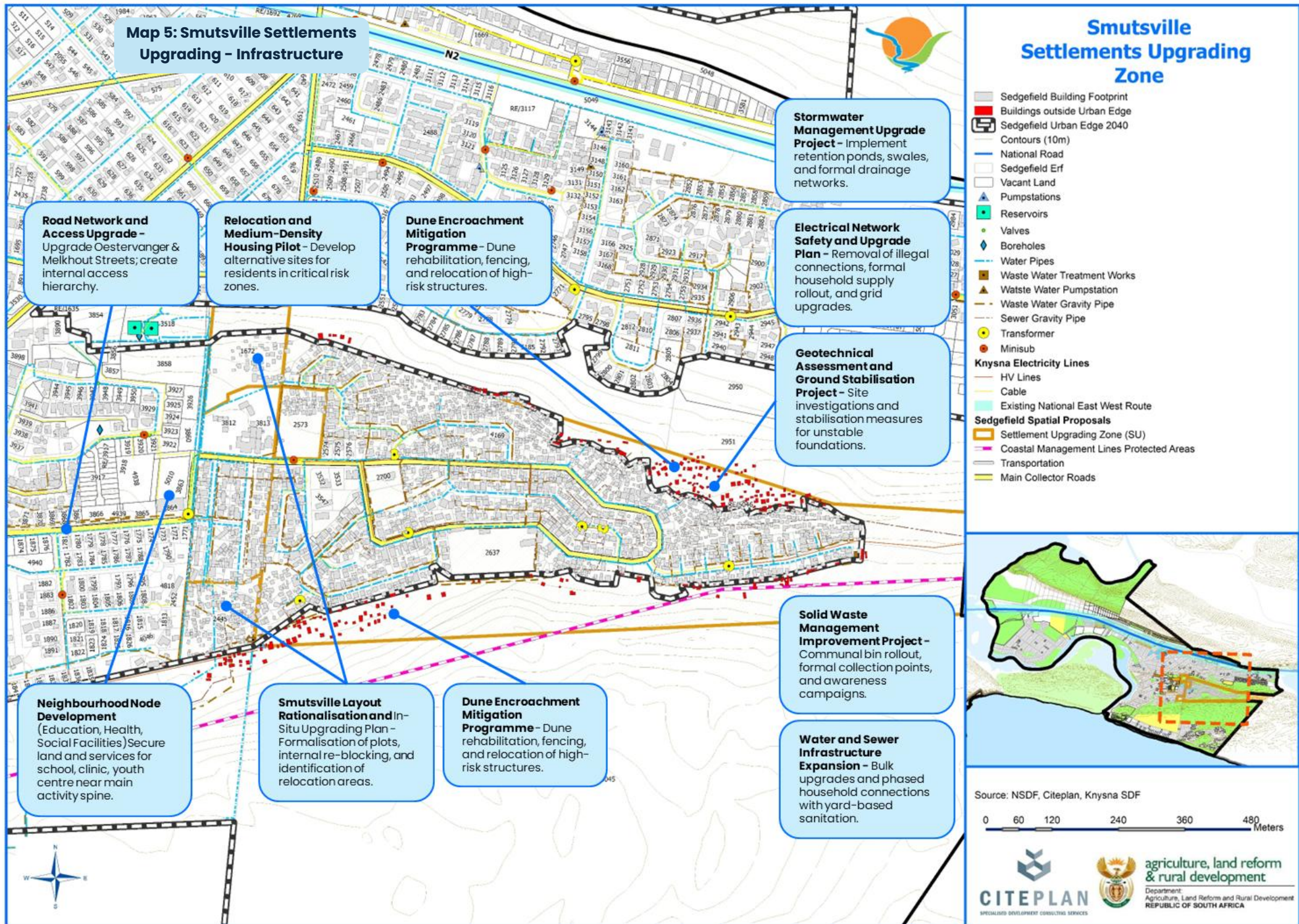
Proposed Waste Transfer Station on municipal land near town centre; to be secured, fenced, and managed to prevent spillage, windblown waste, and vandalism.

Seasonal Overflow Parking – Eases peak-period traffic; to be supported by shuttle services.



**Map 5: Smutsville Settlements Upgrading - Infrastructure**

## **Smutsville Settlements Upgrading Zone**



# 5 Spatial Proposals

## 5.1 Open Space System

### OP1 – Passive Open Spaces

- Preserve ecological integrity by aligning with conservation legislation and safeguarding indigenous vegetation.
- Control alien species, manage stormwater, prevent dumping, and mitigate fire hazards through proactive maintenance.
- Prohibit informal settlement encroachment in sensitive ecological areas.
- Introduce low-impact walking and cycling trails to improve access and encourage environmental appreciation.
- Connect to a broader open space network to enhance ecological corridors and community mobility.

### OP2 – Private Open Spaces

- Maintain biodiversity while supporting flexible, well-designed recreational spaces adaptable to various community uses.
- Provide age-inclusive play zones and multipurpose amenities.
- Apply consistent landscape and urban design standards to unify private open space quality.

### OP3 – Coastal, Wetland and Estuary Management Zones

- Uphold national coastal access requirements and Coastal Management Lines (CMLs).

- Enable temporary, low-impact public facilities such as picnic areas, trails, bird hides and mosaic-themed signage.
- Restrict all permanent infrastructure and enhance waste, lighting, and safety design standards.
- Emphasise Swartvlei estuary's sensitivity by using interpretive signage and managing visitor access.
- Link these natural systems to the surrounding passive and active open space assets.

### OP4 – Recreation Precinct

- Support a multi-use recreation zone through upgraded public facilities and open-air programming.
- Include Mosaic-themed signage, natural materials, and design motifs to reinforce local identity.
- Cater to diverse uses such as picnicking, camping, and cultural gatherings with inclusive infrastructure and amenities.

### OP5 – Sports Precinct

- Accommodate a range of indoor and outdoor sports functions via secure, accessible, and well-lit precincts.
- Integrate with surrounding open spaces and provide shared-use infrastructure such as parking and seating.
- Partner with local sports groups in planning, programming, and maintenance.

### OP6 – Informal Settlement Encroachment Areas

- Identify ecologically vulnerable zones and enforce no-settlement policies in dunes and wetlands.

- Collaborate with HDA and provincial housing bodies to prepare brownfield development strategies.
- Implement rapid response policies for emergency housing needs that protect open spaces.
- Improve site monitoring and patrol systems and engage affected communities in co-managed protection and education programmes.

#### **OP7 – Dune Preservation Areas**

- Enforce no-development zoning and maintain wide buffer areas to limit dune erosion and vegetation loss.
- Support responsible access through boardwalks and designated routes.
- Introduce public education campaigns, interpretive signage, and dune rehabilitation projects.
- Prioritise these zones as key environmental assets in Sedgefield's long-term resilience strategy.

#### **OP8 – Conservation Areas**

- Legally protect key habitats and conduct ecological surveys to guide management.
- Encourage low-impact recreation such as birdwatching and hiking while restricting sensitive zone access.
- Create learning spaces (e.g. trails, info centres) to foster community stewardship.
- Embrace biodiversity restoration efforts to improve climate adaptation and ecosystem services.

#### **OP9 – Active Open Spaces (including Seafront and Boardwalks)**

- Activate coastal and inland open spaces through environmentally integrated infrastructure like pathways, decks, and trails.
- Blend natural design with recreation through seating, restrooms, and soft landscaping.
- Celebrate cultural heritage with mosaic features and interpretive signage.
- Encourage long-term resident involvement in care and custodianship of public open space assets.

#### **General Guidelines for the Open Space System:**

- Reinforce ecological resilience, climate adaptation, and recreational equity throughout the open space network.
- Avoid hard infrastructure solutions in sensitive zones; prefer nature-based solutions.
- Encourage multifunctional landscapes that combine biodiversity, leisure, education, and flood control.
- Incorporate clear signage, lighting, and inclusive amenities to enhance safety and accessibility.
- Promote mosaic and village character design across all public infrastructure and signage.
- Ensure all open space zones remain free of invasive settlement, are legally zoned and demarcated, and are monitored via community partnerships and municipal enforcement.

#### **Alignment with Community Comments:**

- Safeguards for Island Village and dunes have been strengthened (OPI, OP6, OP7).

- Mosaic identity is now embedded in open space signage, paving, and interpretation (OP3, OP4).
- Increased public access and environmental awareness efforts (e.g., trails, signage, education) have been prioritised.
- Informal housing pressures are proactively addressed via policy, planning and land identification strategies (OP6).

**These updates respond to community feedback and position Sedgefield's open space system as a vital tool for biodiversity protection, tourism development, heritage expression, and social equity.**



## Environmental Management Plan

- Sedgefield Urban Edge 2040
- Sedgefield Allotment Boundaries

- National Road
- Contours (10m)

- Sedgefield Erf
- Protected Area

### Critical Biodiversity Area 1

- CBA: Terrestrial
- CBA: River
- CBA: Estuary

### Critical Biodiversity Area 2

- CBA2: Aquatic
- CBA2: Terrestrial

### Ecological Support Area 2

- ESA2: Restore from plantation or high density IAP
- ESA2: Restore from other land use

### Sedgefield Spatial Proposals

- Open Space System (OP)

**Map 6: Environmental Management Plan – Sedgefield West**



Source: NSDF, Citeplan, Knysna SDF

0 90 180 360 540 720 Meters

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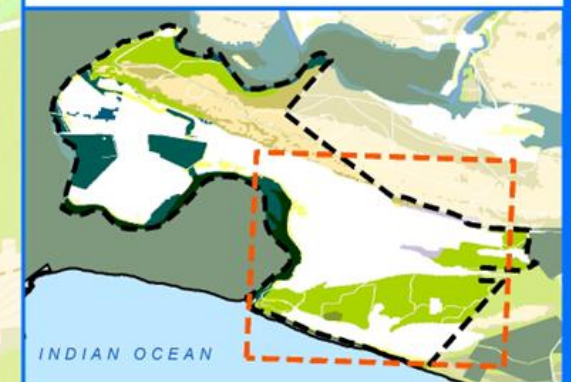
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## Environmental Management Plan

- Sedgefield Urban Edge 2040
- Sedgefield Allotment Boundaries
- National Road
- Contours (10m)
- Sedgefield Erf
- Protected Area
- Critical Biodiversity Area 1**
  - CBA: Terrestrial
  - CBA: Forest
  - CBA: Estuary
  - CBA: Wetland
- Critical Biodiversity Area 2**
  - CBA2: Terrestrial
- Ecological Support Area 1**
  - ESA: Aquatic
  - ESA: Terrestrial
- Ecological Support Area 2**
  - ESA2: Restore from plantation or high density IAP
  - ESA2: Restore from other land use
- Sedgefield Spatial Proposals**
  - Heritage and Tourism Zone (HTZ)
  - Open Space System (OP)

**Map 7: Environmental Management Plan – Sedgefield East**



Source: NSDF, Citeplan, Knysna SDF

0 0.1 0.2 0.4 0.6 0.8 Kilometers

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**Map 8: Tourism and Recreation Development Node**

The map displays a development node centered on a target symbol (bullseye) located near a road intersection. The map is divided into colored zones: green for agricultural or natural areas, purple for residential or commercial areas, and yellow for industrial or commercial areas. A dashed blue line indicates a proposed route or boundary. A dashed green line indicates another proposed route or boundary. The map includes various lot numbers and road names, such as N2. A north arrow is located in the bottom left corner.

## Spatial Structuring Tourism Node

-  Sedgefield Building Footprint
-  Traffic Circle
-  N2 Reroute
-  Sedgefield Allotment Boundaries
-  Coastal Management Line Protected Areas
-  Contours (10m)
-  National Road
-  Sedgefield Erf
-  Vacant Land
-  Existing National East West Route
-  Sedgefield Urban Edge 2040
-  Main Collector Roads
-  NMT Node

### Sedgefield Spatial Proposals

-  Housing Development Zone (HD)
-  Mixed Use Corridor (MU)
-  Mixed Use Zone (MZ)
-  Open Space System (OP)
-  Transport Zone

- 
- The map shows the city of Vercelli, Italy, with the Vercelli River flowing through it. A red dashed box highlights the study area, which is located in the northern part of the city, near the river. The map also shows the city's boundaries and surrounding areas.

A horizontal number line representing distance in meters. The line is marked with numbers 0, 35, 70, 140, 210, and 280. A blue bar is drawn from 0 to 210, and a red bar is drawn from 210 to 280.



## 5.2 Human Settlements Development

### 5.2.1 Densification Areas (DZ)

The designated Densification Zones (DZ1–DZ3) promote compact residential development aligned with infrastructure availability, topography, and access to social facilities. These zones respond to community concerns regarding housing availability, affordability, and appropriate integration with neighbourhood character and environmental features. All proposals must incorporate incremental building height transitions, inclusive public spaces, and integration with the open space system.

#### **DZ1 – Western Densification Zone near Kwartel and Main Service Road**

- Support a maximum of 60 dwelling units per hectare.
- Encourage infill development and second dwellings to meet family housing needs.
- Provide a built form transition of 2 to 3 to 4 storeys to preserve view corridors and avoid abrupt height shifts.
- Incorporate pocket parks, play areas, and footpaths into layouts to support a walkable and child-friendly neighbourhood.
- Align with Mixed-Use Corridor MUI and support Non-Motorised Transport (NMT) integration.

#### **DZ2 – Central Densification Zone along Swallow, Sysie, Mossie and Duiwe Streets**

- Allow for **up to 60 dwelling units per hectare** through infill, extensions, and managed redevelopment.
- Protect mature trees and preserve neighbourhood character while enabling densification.
- Encourage gradual built form change, stepping from 2 to 3 to 4 storeys where appropriate.
- Incorporate measures to mitigate traffic and parking pressure.
- Promote coordinated upgrading of infrastructure to support higher occupancy.

#### **DZ3 – High-Density Zone along Oestervanger Street**

- Permit densities of **80–120 dwelling units per hectare** to support compact growth near the western neighbourhood node.
- Encourage mixed housing typologies (e.g., walk-ups, row housing, micro-apartments) to meet various income needs.
- Enforce a building height hierarchy from 2–3–4 storeys to optimize ocean views and integrate with topography.
- Prioritise walkability, shared courtyards, and integration with parks, sidewalks, and transit stops.
- Align with Smutsville Upgrading Zone and support brownfield development opportunities.

#### **Other Densification Areas**

- Support additional densification along designated Collector Roads and Corridors (e.g., Main Service Road), limited to **20 dwelling units per hectare**, subject to:
  - Service availability and infrastructure capacity

- Consent of surrounding neighbours
- Urban design controls and streetscape compatibility
- Inclusion of public realm enhancements such as street trees, paths, and lighting

**General Guidelines for Densification Zones:**

- ➔ Apply a stepping height approach (e.g., 2–3–4 storeys) to protect views and prevent overshadowing.
- ➔ Integrate green infrastructure and public space within densification layouts.
- ➔ Ensure that densification enhances access to schools, healthcare, and childcare.
- ➔ Avoid development in Sensitive Environmental Areas or Climate Adaptation Overlay Zones.
- ➔ Promote inclusionary housing and mixed-income developments in DZ2 and DZ3.

## 5.2.2 Housing Development Areas (HD)

### **HD1 – High-Density Greenfield Residential Development near Smutsville Neighbourhood Centre**

- Located adjacent to the proposed neighbourhood centre.
- Support a density of up to 120 dwelling units per hectare.
- Primarily for social and subsidized housing typologies.
- Prioritise pedestrian-friendly planning, including sidewalks, public transport links, and community green spaces.
- Encourage three-storey walk-ups and clustered layouts to maximise land use efficiency.
- Integrate climate-adaptive infrastructure and rainwater harvesting.

### **HD2 – Relocation of Informal Settlements**

- Facilitate the relocation of approximately 50 households currently occupying informal sites.
- Restore the impacted land for educational and recreational use, particularly a sports ground for Smutsville Primary School.
- Engage community stakeholders in planning to ensure tenure security and social stability.

### **HD3 – Oostervanger Street High-Density Residential Development**

- Approximately 0.5 hectares.
- Allow for up to 80 dwelling units per hectare.
- Encourage development of flats/apartments close to the neighbourhood centre and transport routes.

- Consolidation and rezoning of affected parcels will be required.
- Include shared courtyards and street-facing units to foster community interaction.

### **HD4 – Medium-Density Development (North-East of N2)**

- Support a density of up to 50 dwelling units per hectare.
- Suitable for medium-income households, retirement villages, or old-age homes.
- Integrate supportive land uses such as clinics, day centres, and green spaces.
- Address topography and environmental constraints through sensitive urban design.

### **HD5 – Low-Density Housing (Steep Slopes, Possible Dune Encroachment)**

- Density capped at 35 dwelling units per hectare.
- Located in geotechnically constrained terrain—development subject to feasibility and environmental screening.
- Possible land acquisition may be necessary if ownership lies with SANRAL or the HDA.
- Layouts must Minimise earthworks and preserve natural vegetation.

### **HD6 – Medium-Density Development in Sensitive Ownership Areas**

- Up to 35 units per hectare.
- Development aligned with HD5 conditions; site ownership to be clarified (potentially SANRAL/HDA).

- Requires coordination with relevant authorities to unlock for residential use.
- Prioritise clustered development and resilient infrastructure.

#### **HD7 – Low-Density Residential Development (Estuarine Interface Zone)**

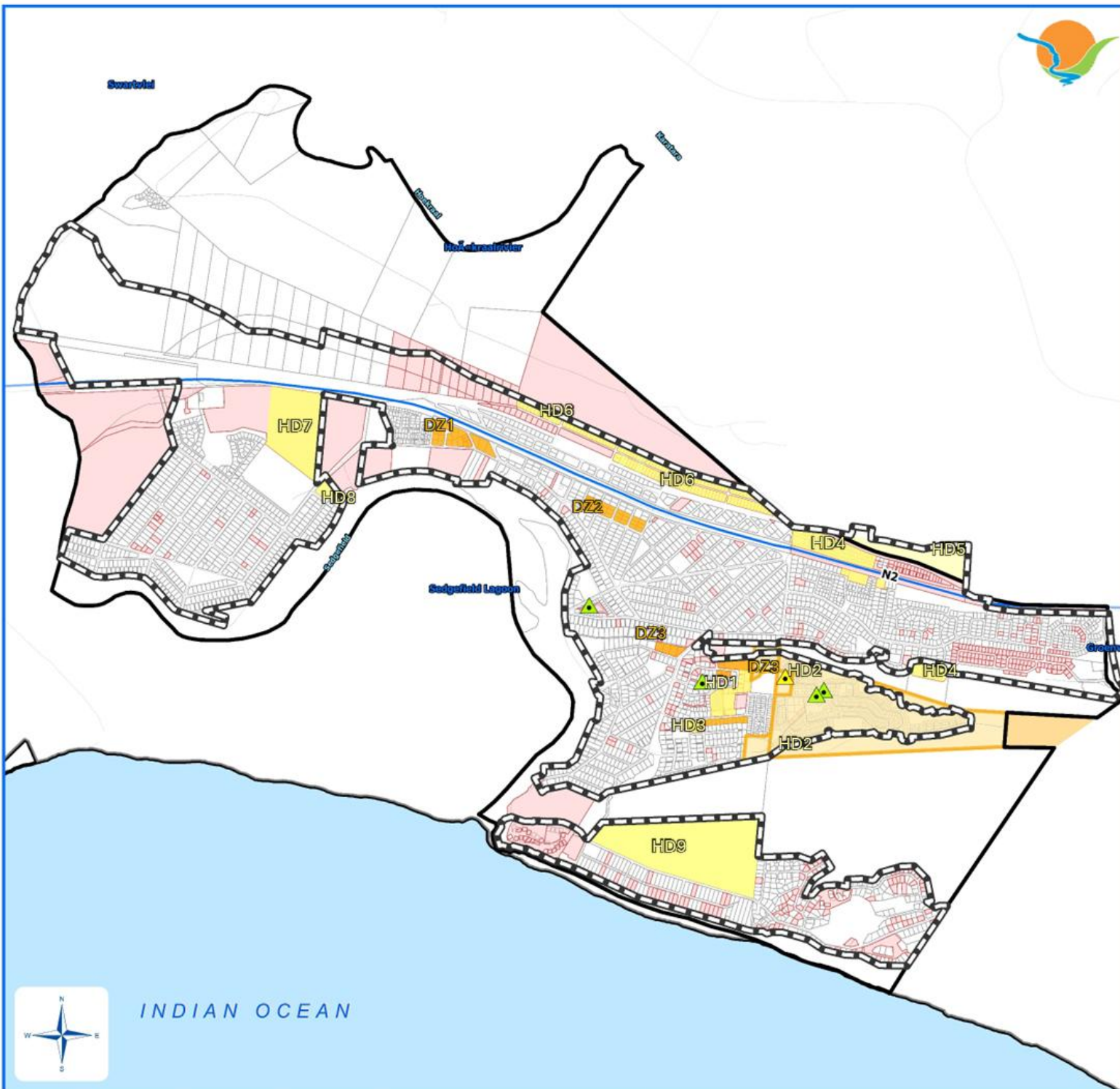
- Maximum of 20 dwelling units per hectare.
- The area overlaps with the Coastal Management Line and may be flood prone.
- All developments are subject to specialist environmental and hydrological studies.
- Development footprint to be limited and clustered; buffer zones and green infrastructure required.
- Architectural character must align with coastal sensitivity and town aesthetic.

#### **HD8 – High-Density, High-Income Residential Development (Coastal Management Zone Overlap)**

- Density up to 50 dwelling units per hectare.
- Intended for high-income residential use, with architectural standards that reflect Sedgefield's character.
- Development must be guided by specialist environmental, coastal hazard, and flood risk studies.
- Design must incorporate climate adaptation principles including elevated structures, permeable surfaces, and coastal setbacks.
- Promote clustered development to protect sensitive environmental areas and maintain open space connectivity.

#### **General Guidelines for Housing Development Areas:**

- Encourage compact and efficient land use while preserving sensitive ecosystems.
- Prioritise brownfield and infill over greenfield expansion unless justified.
- Integrate housing areas with public amenities, transport networks, and the open space system.
- Implement height and density transitions to maintain scenic views and Minimise landscape intrusion.
- Apply inclusive urban design principles that reflect Sedgefield's slow-town, mosaic, and climate-resilient ethos.



## 5.3 Spatial Structuring

### 5.3.1 Mixed-Use Corridor Development

**MU1 – High-Intensity Mixed-Use Corridor** (Central Business Area of Sedgefield)

- Encourage high-intensity mixed-use development along the main business node.
- Limit building height to two storeys to retain the low-rise village aesthetic.
- Apply corridor-specific design standards to support future upgrading and coordinated renewal.
- Ensure adequate parking through integrated on-site and on-street options.
- Supported land uses:
  - Retail, restaurants, and commercial businesses
  - Service stations and convenience shops

**MU2 – Medium-Intensity Mixed-Use Corridor** (North of the N2 abutting CBD)

- Promote mixed-use development with medium intensity to complement the CBD.
- Maintain a balanced integration of residential, office, and commercial uses.
- Reinforce a coherent urban form with pedestrian-friendly infrastructure.
- Encourage applications that respond to local needs and tourism opportunities.

**MU3 – Low-Intensity Mixed-Use Development** (Eastern Entrance along N2 from Knysna)

- Permit low-scale mixed-use activity to enhance the entrance character from Knysna.
- Uses must be contextually appropriate and maintain compatibility with adjacent uses.
- Restrict high-impact activities to preserve the area's scenic and residential value.

**MU4 – Very Low-Intensity Mixed-Use Consent Zone** (Paul Kruger Street)

- Support individual consent-use applications that maintain residential character.
- Focus on low-impact home occupations, guest lodging, and tourism-related activities.
- Reinforce built environment consistency and avoid cumulative impact from intensification.

#### General Guidelines for Mixed-Use Corridors:

- Promote pedestrian-friendly streetscapes with active ground-floor uses.
- Require development proposals to respect existing building scales and rhythms.
- Encourage vertical and horizontal mixed-use forms where appropriate.
- Facilitate public transport access and shared mobility integration.

- Apply environmental and visual impact assessments for significant proposals.
- Integrate green infrastructure and stormwater-sensitive design elements.
- Ensure inclusive access and universal design for all public realm enhancements.

### 5.3.2 Mixed-Use Zones

#### **MZ1 – Temporary Sport and Recreation Development** (Flood Susceptibility Area)

- Allow temporary sport and recreation use in this flood-prone area west of Sedgefield.
- Support installations that enhance tourism and artistic identity aligned with the mosaic gateway theme.
- Avoid permanent structures; focus on low-impact, removable recreational amenities.

#### **MZ2 – Arts, Crafts and Tourism-Oriented Development (Western Gateway)**

- Encourage creative industries, craft markets, artisan studios, and tourism-related activities.
- Emphasize cultural and heritage identity aligned with Sedgefield's village character.
- Include uniform signage and pedestrian-friendly design interventions.

#### **MZ3 – Light Industry, Artisan and Service-Based Zone**

- Facilitate light industrial and artisanal land uses such as micro-brewing, woodworking, crafts, and local manufacturing.
- Support vehicle services (repairs, truck services), fire support, and low-intensity logistics.
- Prohibit noxious or heavy industry; maintain a tourism-aligned, small-scale production focus.

#### **MZ4 – Smutsville Neighbourhood Centre**

- Provide a decentralized hub of retail, medical, health, and basic community services.
- Locate facilities within walking distance of Smutsville residents.
- Ensure integration with local road networks and pedestrian infrastructure.

#### **MZ5 – Coastal Tourism Zone (Myoli Beach Area)**

- Allow restaurants, cafes, entertainment venues, and beach-oriented retail aligned with the tourism economy.
- Ensure alignment with Coastal Management Lines and Climate Adaptation Proposals.
- Consider dune encroachment risks and integrate environmental buffers into planning.

#### **General Guidelines for Mixed-Use Zones:**

- Support mixed-use activities that contribute to local economic development and employment.
- Ensure context-sensitive design that reflects surrounding character and topography.

### 5.3.3 Community Services

#### **IS1 – Education Node**

- Provision of education and related uses.
- Includes schools, crèches, tertiary facilities, and support activities.
- Provision for worship facilities and related uses.
- Includes places of assembly.
- Provision of a wide range of community facilities, including institutions.

#### **IS2 – General Institutional Use**

- Provision for worship facilities and related uses.
- Includes places of assembly.
- Provision of a wide range of community facilities, including institutions.

#### **IS3 – Retirement Home and Old Age Care**

- Utilisation for frail care and special needs facilities.
- Designate areas for special housing to accommodate a retirement village or similar-natured development to cater for vulnerable communities.

### 5.3.4 Municipal and Government

- Government and municipal uses, including magistrates' courts, municipal offices, police stations, and others.
- Ensuring the safety and accessibility of facilities for all individuals.
- Installing clear signage to facilitate access to services.

- Incorporating the town's aloe character into landscaping features.
- Allocating adequate parking areas, including wheelchair-friendly spaces.

### 5.3.5 Heritage and Tourism Zone

The Heritage and Tourism Zone seek to protect and enhance Sedgefield's cultural, environmental, and tourism assets while recognising existing lawful property rights and infrastructure limitations. This zone focuses on promoting sustainable tourism, heritage appreciation, and environmental management consistent with Sedgefield's "slow town" coastal identity.

- Recognise existing lawful residential rights at Lake Pleasant Living; apply heritage and tourism management overlays without restricting established property use.
- Note that previous municipal records (2020) identify limited formal heritage value but retain the area's role as part of Sedgefield's tourism and landscape network.
- Ensure future urban edge adjustments and development proposals consider infrastructure capacity, ecological constraints, and established property boundaries.
- Promote low-intensity, two-storey development forms consistent with the town's scale and visual character.
- Encourage tourism, eco-recreation, and cultural facilities that complement surrounding land uses and enhance local economic activity.

- ➔ Prepare a Lake Pleasant–Swartvlei Tourism Precinct Plan to coordinate environmental rehabilitation, infrastructure upgrades, and recreational improvements.
- ➔ Prioritise infrastructure maintenance and investment to support tourism areas before approving additional development.
- ➔ Support heritage interpretation, public art, and mosaic-themed design consistent with Sedgefield’s visual identity.
- ➔ Link the zone with regional tourism initiatives such as the Outeniqua Train revival and Sedgefield Station Precinct Plan to enhance connectivity and visitor experience.
- ➔ Ensure road and access improvements within tourism areas are integrated with environmental and land use planning frameworks.

This zone should balance community, tourism, and environmental interests—protecting existing investments, promoting sustainable tourism, and strengthening Sedgefield’s distinctive coastal identity while addressing the infrastructure and management concerns raised during public participation.

### 5.3.6 Transportation Development

Transportation development initiatives aim to improve mobility and accessibility within the urban fabric. Efforts are directed towards facilitating pedestrian and non-motorised traffic flow from the Central Business Area along the various mixed-use corridors towards the N2, incorporating wider sidewalks and designated bike lanes to ensure safe passage.

Additionally, plans include the provision of covered transportation infrastructure along the N2, potentially at the Shell filling station area, to offer shelter for commuters waiting for public transport or rideshare services. Moreover, there is a focus on enhancing access to settlements located east and west of the proposed Central Business Area by improving sidewalks and footpaths, fostering community integration and accessibility across the town.

### 5.3.7 Infrastructure Development

To ensure the continued growth and well-being of the town, several critical infrastructure development projects are identified:

- ➔ Implement speed bumps strategically placed within residential areas and near schools to improve road safety and reduce speeding incidents.
- ➔ Deploy Wi-Fi towers in public areas and key locations to ensure residents and tourists have access to dependable internet services.
- ➔ Build sidewalks along major roads and pedestrian routes to encourage walking and cycling as alternative modes of transportation.
- ➔ Upgrade identified key intersections to enhance traffic flow and safety.

## Spatial Structuring

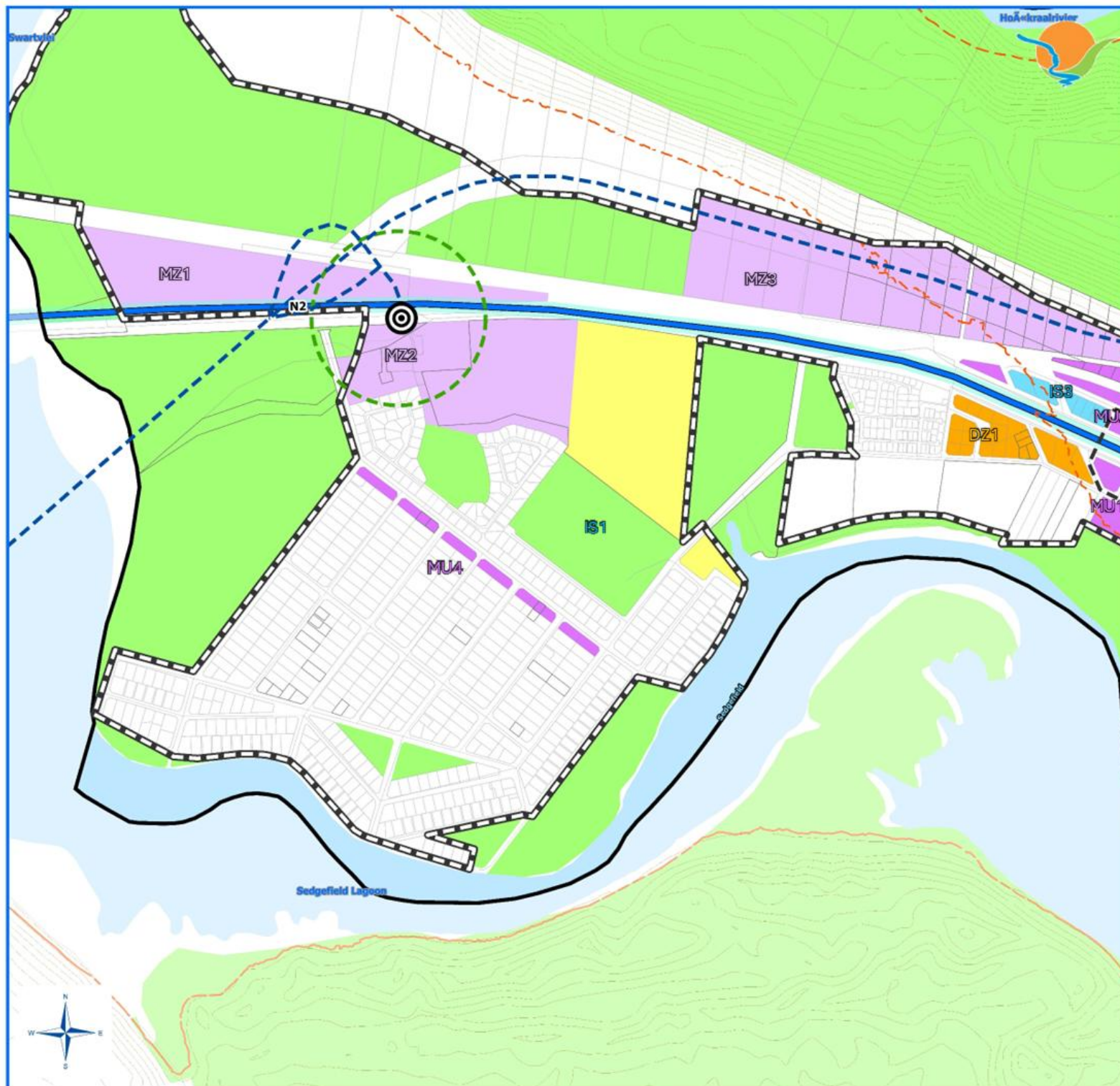
- Sedgefield Urban Edge 2040
- Sedgefield Allotment Boundaries
- Coastal Management Line Protected Areas
- Contours (10m)
- National Road
- Sedgefield Erf
- Vacant Land
- Existing National East West Route
- Sedgefield Spatial Proposals**
  - Central Business Area (CBA)
  - Densification Zone (DZ)
  - Government Zone (GZ)
  - Heritage and Tourism Zone (HTZ)
  - Housing Development Zone (HD)
  - Institutional Zone (IS)
  - Mixed Use Corridor (MU)
  - Mixed Use Zone (MZ)
  - Open Space System (OP)
  - Settlement Upgrading Zone
  - Coastal Service Node
  - Neighbourhood Node
  - Secondary Node
  - Tourism Node
  - N2 Reroute
  - Traffic Circle / Gateway

**Map 10: Sedgefield Spatial Structuring**

Source: NSDF, Citeplan, Knysna SDF

0 0,225 0,45 0,9 1,35 1,8 Kilometers





## Spatial Structuring

- ⊙ Traffic Circle
- - - N2 Reroute
- - - Contours (10m)
- ⬢ Core Business Node
- ⬢ Tourism Node
- ⬢ Sedgefield Urban Edge 2040
- - - Coastal Management Line Protected Areas
- ▬ National Road
- - - Secondary & Tertiary Roads
- ▬ Existing National East West Route
- ▬ Sedgefield Erf
- ▬ Vacant Land
- - - Coastal Management Line Protected Areas
- Sedgefield Spatial Proposals**
  - ▬ Density Zone (DZ)
  - ▬ Housing Development Zone (HD)
  - ▬ Institutional Zone (IS)
  - ▬ Mixed Use Corridor (MU)
  - ▬ Mixed Use Zone (MZ)
  - ▬ Open Space System (OP)

**Map 11: Sedgefield Spatial Structuring (West)**



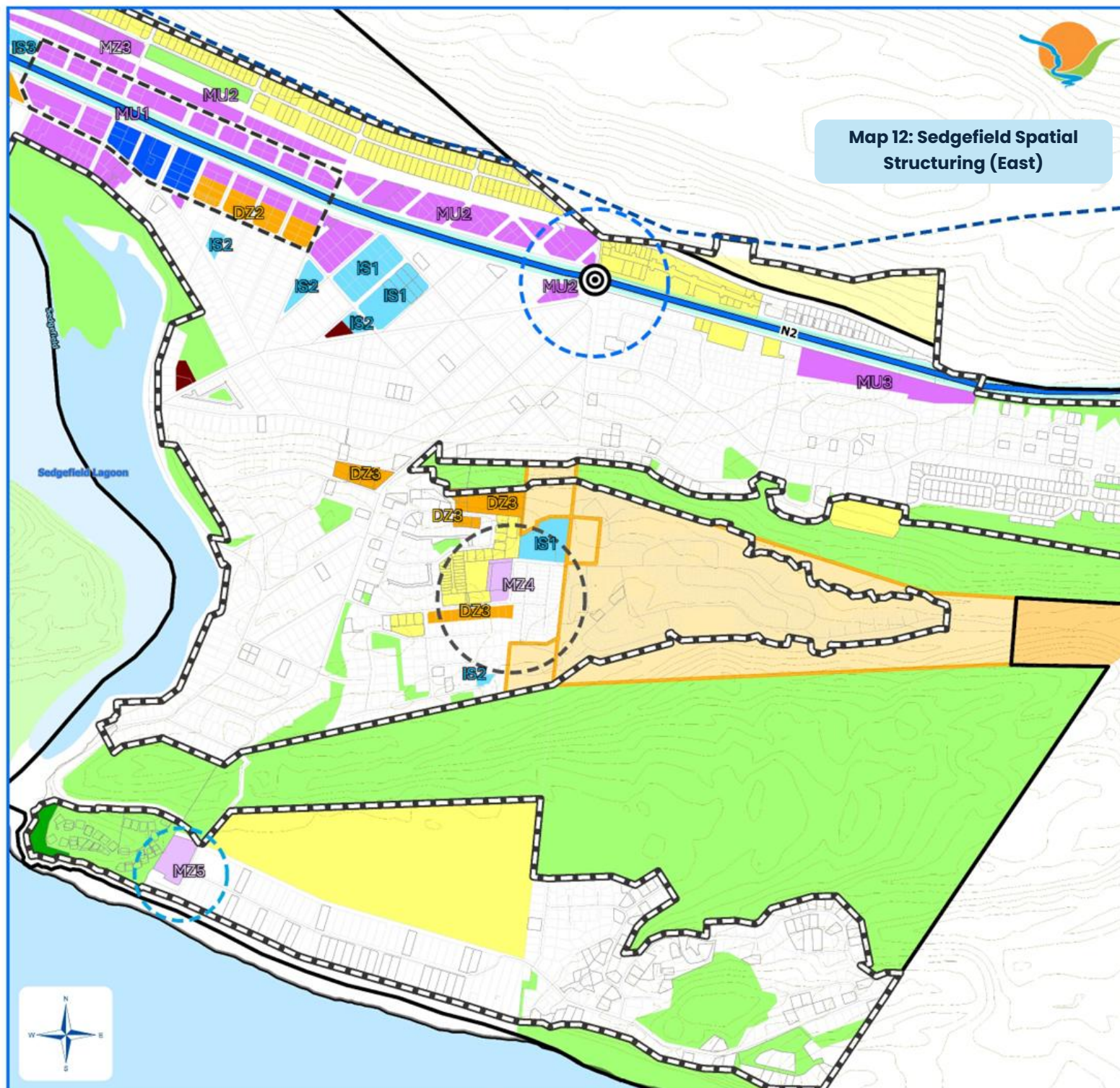
Source: NSDF, Citeplan, Knysna SDF

0 95 190 380 570 760 Meters

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REPUBLIC OF SOUTH AFRICA



**Map 12: Sedgefield Spatial Structuring (East)**

## Spatial Structuring

- ⊙ Traffic Circle
- - - N2 Reroute
- Contours (10m)
- ▬ Core Business Node
- ▬ Coastal Service Node
- ▬ Neighbourhood Node
- ▬ Secondary Node
- ▬ Sedgefield Urban Edge 2040
- ▬ National Road
- ▬ Secondary & Tertiary Roads
- ▬ Existing National East West Route
- ▬ Sedgefield Erf
- ▬ Vacant Land

### Sedgefield Spatial Proposals

- ▬ Central Business Area (CBA)
- ▬ Density Zone (DZ)
- ▬ Government Zone (GZ)
- ▬ Heritage and Tourism Zone (HTZ)
- ▬ Housing Development Zone (HD)
- ▬ Institutional Zone (IS)
- ▬ Mixed Use Corridor (MU)
- ▬ Mixed Use Zone (MZ)
- ▬ Open Space System (OP)
- ▬ Settlement Upgrading Zone



Source: NSDF, Citeplan, Knysna SDF

0 112.5 225 450 675 900 Meters

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## 5.4 Central Business District (CBD)

The central business district (CBD) of Sedgefield lacks a clear definition and would benefit from a hybrid approach that integrates a linear layout along Main Service Road, potentially extending the CBD across the N2. Enhancing the aesthetic design and character of this strip-like CBD requires prioritising streetscape and urban design guidelines, particularly focusing on upgrading and improving Main Service Roads on both sides of the N2. It is envisaged that the building heights of the CBD be limited to two storeys.

### 5.4.1 General guidelines are to be considered:

- Give priority to the renovation and revitalisation of existing structures to promote urban renewal and preserve historical character.
  - Enhance the streetscape with aesthetically pleasing street furniture and greenery to create a welcoming and pedestrian-friendly environment.
  - Designate areas within the CBD for attractive pedestrian spaces that encourage community gatherings and social interactions.
  - Promote a mix of retail, business, and service establishments to diversify economic activities and enhance vibrancy.
  - Encourage efficient land use by prioritising retail spaces on ground floors and offices or residences above to maximise space and functionality.
- Ensure adequate parking facilities are provided and explore traffic flow improvements to accommodate the needs of visitors and residents.
  - Limit building height to three storeys to maintain the scale of the CBD and preserve scenic views of the surrounding area.
  - Incorporate elements of local culture and heritage into building design and public spaces to reinforce the town's identity.



# 6 Supporting Development Policies and Guidelines – Sedgefield

## 6.1 Policies

### 6.1.1 Policy on Minimum Erf Sizes for Sedgefield

This policy sets minimum erf sizes and density parameters across different residential zones to ensure that development is aligned with Sedgefield’s environmental constraints, infrastructure capacity, and community character, while enabling sustainable and inclusive human settlement growth.

#### 6.1.1.1 Zoning Categories and Minimum Erf Sizes

| Zoning                           | Minimum Erf Size | Purpose / Description                                                                                   |
|----------------------------------|------------------|---------------------------------------------------------------------------------------------------------|
| Single Residential Zone 1 (SR1)  | 600 m²           | For low-density, spacious residential areas aligned with the Slow Town character and landscape setting. |
| Single Residential Zone 2 (SR2)  | 200 m²           | Enables incremental formalisation of informal settlements or backyard units with supporting services.   |
| General Residential Zone 1 (GR1) | 400 m²           | Encourages medium-density housing, including duplexes and clusters within densification zones.          |

|                                  |          |                                                                                                              |
|----------------------------------|----------|--------------------------------------------------------------------------------------------------------------|
| General Residential Zone 2 (GR2) | 1,000 m² | Accommodates larger shared accommodation or semi-communal housing with ample space for amenities.            |
| General Residential Zone 3 (GR3) | 800 m²   | For walk-up flats and townhouses near activity corridors or nodes, optimising land use while managing scale. |
| General Residential Zone 4 & 5   | 1,000 m² | For guest lodges and short-term accommodations that require parking and amenity buffers.                     |

### 6.1.1.2 Application Guidelines

#### Subdivision Applications

All subdivision applications must align with the minimum erf sizes of the applicable zoning and demonstrate availability of infrastructure services. Applications in Climate Adaptation or Environmental Overlay Zones must include environmental screening and mitigation proposals.

#### Rezoning Applications

Rezoning must be supported by a spatial justification aligned with the SDF, Densification Zone boundaries, and slow town development principles. Applications proposing smaller erven or increased density must prove service capacity and minimal environmental risk.

#### Development Proposals

Development must be designed to enhance walkability, allow for incremental growth (where applicable), and protect scenic and

ecological assets. Density should occur only in designated zones with sufficient road, sewer, and social infrastructure.

### 6.1.1.3 Policy Intent and Strategic Outcomes

This policy promotes:

- Compact and sustainable settlement patterns within the Urban Edge.
- Responsive densification in strategic areas while protecting environmental buffers and risk-sensitive zones.
- Orderly growth integrates infrastructure capacity with community well-being.
- Support for incremental housing upgrades in existing neighbourhoods.
- Preservation of Sedgefield’s small-town character, sense of place, and biodiversity.

## 6.1.2 Policy on the Sedgefield Open Space System – Mosaic Sculpture Route

This policy establishes a framework for integrating Sedgefield’s Mosaic Sculpture Route into an inclusive, accessible, and environmentally sustainable open space system. It aims to celebrate the town’s artistic identity while promoting community engagement, tourism, and biodiversity conservation in line with the Natural Mosaic Zone, Slow Town values, and ecological networks.

### 6.1.2.1 Strategic Focus Areas and Guidelines

| Focus Area                                 | Key Elements                                                                                                                                                                                                                                                                                                                                                                                                                            | Purpose / Outcome                                                                                                     |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Walking and Cultural Pathways</b>       | <ul style="list-style-type: none"> <li>→ Create accessible pedestrian routes linking mosaic sculptures via trails, sidewalks, and boardwalks.</li> <li>→ Signage must include artistic elements, sculpture descriptions, and cultural context.</li> <li>→ Apply universal design for inclusivity (children, elderly, disabled).</li> <li>→ Use permeable or low-impact materials (e.g., gravel, timber, recycled composite).</li> </ul> | Promote walkability, improve non-motorised connectivity, enhance local cultural awareness, and ensure access for all. |
| <b>Integration into Open Space Network</b> | <ul style="list-style-type: none"> <li>→ Position mosaics within parks, green belts, and ecologically sensitive</li> </ul>                                                                                                                                                                                                                                                                                                              | Encourage interaction between art, people, and                                                                        |

|                                                        |                                                                                                                                                                                                                                                                                     |                                                                                                                          |
|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|                                                        | spaces (without habitat disruption).<br>→ Use indigenous landscaping to frame sculptures.<br>→ Provide rest points, viewing decks, shaded seating, and picnic spots.                                                                                                                | nature; support Slow Town character and natural heritage appreciation.                                                   |
| <b>Community and Cultural Involvement</b>              | → Partner with schools, artists, and local groups to co-create sculptures and maintain trails.<br>→ Include mosaic-themed workshops, festivals, and storytelling events.<br>→ Create a digital and printed Mosaic Route Map.                                                        | Foster community pride, ownership, and cultural continuity; boost local tourism and youth participation.                 |
| <b>Environmental Sustainability and Safety</b>         | → Align sculpture placement with Natural Mosaic Zone principles and biodiversity buffers.<br>→ Manage stormwater through green infrastructure (bioswales, natural drainage).<br>→ Install solar lighting and promote passive surveillance.<br>→ Allocate resources for maintenance. | Protect the ecological integrity of green spaces while ensuring the safety, longevity, and aesthetic appeal of artworks. |
| <b>Tourism, Partnerships, and Economic Development</b> | → Collaborate with tourism boards and regional arts councils.                                                                                                                                                                                                                       | Elevate the sculpture route as a cultural destination;                                                                   |

|                                                                                                                                                                                        |                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| → Secure funding via grants (e.g. National Lotteries, DAC, SANParks partnerships).<br>→ Allow limited local enterprise activity (e.g. crafts markets, guided tours) at sculpture hubs. | stimulate the local economy through creative tourism. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|

### 6.1.2.2 Policy Objectives and Alignment

This policy supports:

- Spatial integration of art into the broader ecological and recreational open space system.
- Promotion of inclusive, pedestrian-oriented environments in line with Slow Town and Cittaslow design principles.
- Enhanced community ownership and cultural pride, particularly among youth and local artists.
- Strengthening of tourism and local economic activity through a distinctive and marketable identity.
- Preservation of ecological character, aligned with Natural Mosaic and Green Corridor planning.

### 6.1.3 Sedgefield CBD Land Use Policy

This policy guides land use and development within the Sedgefield Central Business District (CBD), with a strong emphasis on human-scale design, local economic development, artistic identity, and environmental resilience. It supports the town's Slow Town designation, strengthens local livelihoods, and protects its unique visual and cultural character.

#### 6.1.3.1 Supported Land Uses and Preferred Functions

| Land Use Type                       | Key Elements                                                                | Purpose / Outcome                                            |
|-------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Artisan and Creative Economy</b> | Studios, galleries, craft shops, and maker spaces.                          | Foster a distinct identity and support local livelihoods.    |
| <b>Small-Scale Retail Services</b>  | Locally owned shops, health/wellness services, and community-scale markets. | Retain walkable, mixed-use character and ensure inclusivity. |
| <b>Cafés and Local Eateries</b>     | Outdoor seating, local produce, slow food outlets.                          | Reinforce pedestrian orientation and local food culture.     |
| <b>Community Facilities</b>         | Libraries, halls, shared spaces, early learning centres.                    | Encourage active public life and neighbourhood cohesion.     |
| <b>Tourism Accommodation</b>        | Boutique guesthouses, artist residencies, eco-lodges.                       | Attract tourism aligned with artistic and natural identity.  |
| <b>Live-Work Developments</b>       | Ground-floor workspaces with upper-                                         | Support mixed-use, human-scale urban                         |

|  |                                      |                                |
|--|--------------------------------------|--------------------------------|
|  | level homes (in 1–2 storey formats). | fabric and reduce travel need. |
|--|--------------------------------------|--------------------------------|

#### 6.1.3.2 Restricted or Discouraged Uses

| Restricted Use                         | Key Policy Stance                                             | Rationale                                                   |
|----------------------------------------|---------------------------------------------------------------|-------------------------------------------------------------|
| <b>Large Franchises / Chain Retail</b> | Not supported in the core CBD.                                | Protect local businesses and unique place identity.         |
| <b>Big-Box and Warehouse Retail</b>    | Not permitted within the CBD.                                 | Incompatible with slow town and pedestrian-scale character. |
| <b>Heavy Commercial or Industrial</b>  | Prohibited in the CBD and its visual catchment.               | Incompatible with tourism and cultural functions.           |
| <b>Buildings Over 2 Storeys</b>        | Generally, it is not permitted unless topography warrants it. | Maintain skyline, protect views, and preserve human scale.  |

#### 6.1.3.3 Design and Development Guidelines

| Design Element                | Requirements and Principles                                                            | Purpose / Outcome                                                 |
|-------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Architectural Style</b>    | Use local materials (timber, stone, earth tones), shaded arcades, and artistic detail. | Promote harmony with existing built form and creative expression. |
| <b>Public Art Integration</b> | Encourage murals, sculpture, and mosaics in facades and public spaces.                 | Enhance the sense of place, community pride, and tourism appeal.  |

|                                    |                                                                        |                                                                     |
|------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Signage and Visual Branding</b> | Small-scale, non-illuminated, pedestrian-oriented signage only.        | Reduce visual clutter and support a walkable aesthetic.             |
| <b>Green Building Practices</b>    | Encourage rooftop gardens, rainwater harvesting, passive solar design. | Align development with climate adaptation and sustainability goals. |

#### 6.1.3.4 Land Use Integration and Public Realm

| Land Use & Public Realm              | Strategies                                                                    | Outcome                                                 |
|--------------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Mixed-Use Development</b>         | Prioritise work-live-shop formats in one- to two-storey buildings.            | Increase economic diversity while preserving scale.     |
| <b>Public Spaces and Walkability</b> | Integrate shaded walkways, green courtyards, bicycle parking, and rest areas. | Encourage pedestrian activity and town centre vibrancy. |
| <b>Urban Greenery</b>                | Promote street trees, vegetated buffers, and parklets in infill spaces.       | Improve comfort, biodiversity, and climate resilience.  |

#### 6.1.3.5 Governance, Monitoring and Community Engagement

| Governance Action             | Mechanism                                                               | Intent                                                               |
|-------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>Community Consultation</b> | Mandatory for all rezoning and development applications over 500m² GLA. | Ensure development aligns with local priorities and LSDF principles. |

|                                       |                                                                                  |                                                             |
|---------------------------------------|----------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Design Review Panel (optional)</b> | Establish a local advisory group for assessing CBD design and signage proposals. | Maintain quality and cultural integrity of new development. |
| <b>Policy Review Cycle</b>            | Evaluate policy performance every 5 years or after major projects.               | Keep policy adaptive and responsive to evolving needs.      |

### 6.1.4 Off-Grid Developments Policy

This policy guides all off-grid and edge-of-town developments situated outside the Sedgefield urban edge, including smallholdings, eco-lodges, and agricultural interfaces. It ensures such developments are self-sufficient, ecologically responsible, and function as transitional landscapes between urban and rural areas.

#### 6.1.4.1 Self-Sufficiency and Independence from Municipal Services

| Sustainability Element        | Policy Requirement                                                                   | Purpose / Outcome                                                                   |
|-------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Energy</b>                 | 100% off-grid renewable energy systems (e.g. solar PV with battery storage).         | Eliminate reliance on municipal electricity; promote resilience and sustainability. |
| <b>Water Supply</b>           | Harvest rainwater or pump from legally registered boreholes with on-site filtration. | Ensure secure and responsible water supply without burdening municipal systems.     |
| <b>Wastewater &amp; Sewer</b> | Use sealed septic tanks, composting toilets, or bioreactor systems.                  | Prevent pollution and ensure on-site effluent management.                           |
| <b>Solid Waste</b>            | Compost organics and implement waste separation and recycling.                       | Reduce landfill dependency and environmental impact.                                |

### 6.1.4.2 Environmental Harmony and Ecological Responsibility

| Environmental Principle       | Policy Action                                                      | Intended Outcome                                               |
|-------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Site Sensitivity</b>       | Avoid CBAs, riparian buffers, dunes, wetlands, or steep slopes.    | Conserve sensitive ecological systems and visual corridors.    |
| <b>Low-Impact Landscaping</b> | Use only indigenous plants; prohibit lawn-type irrigation systems. | Enhance biodiversity and reduce water consumption.             |
| <b>Faunal Corridors</b>       | Maintain wildlife movement through setbacks and green linkages.    | Support ecological processes and natural habitat connectivity. |

#### 6.1.4.3 Design and Construction Guidelines

| Design Element                | Policy Requirement                                                             | Rationale                                                        |
|-------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Building Materials</b>     | Prioritise natural, recycled, or locally sourced materials.                    | Reduce transport emissions and align with vernacular aesthetics. |
| <b>Visual Integration</b>     | Design structures to blend with the landscape (e.g. earth tones, green roofs). | Minimise visual intrusion and protect rural scenery.             |
| <b>Footprint Minimisation</b> | Cluster development to reduce land disturbance.                                | Allow surrounding land to remain natural or agricultural.        |

#### 6.1.4.4 Development Transition Zones and Rural Interface

| Transitional Planning                     | Guidelines                                                                             | Purpose / Outcome                                                        |
|-------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>Buffer Function</b>                    | Off-grid sites to serve as buffer between town edge and rural/agricultural land.       | Prevent urban sprawl and reinforce the urban–rural boundary.             |
| <b>Agrarian and Eco-Tourism Interface</b> | Allow land-based economies such as small-scale farming or eco-tourism.                 | Sustain livelihoods while maintaining landscape character.               |
| <b>Controlled Densities</b>               | Maximum of 1 unit per 2 ha unless part of a clustered eco-estate with shared services. | Maintain low-impact development and avoid scattered settlement patterns. |

#### 6.1.4.5 Governance, Monitoring and Responsibilities

| Stakeholder         | Responsibility                                                             | Purpose / Outcome                                     |
|---------------------|----------------------------------------------------------------------------|-------------------------------------------------------|
| <b>Developer</b>    | Fund and install all off-grid infrastructure (energy, water, sewer, waste) | Ensure full self-sufficiency and no municipal burden. |
|                     | Submit environmental impact report or screening tool (as per NEMA)         | Demonstrate compliance with ecological thresholds.    |
|                     | Maintain infrastructure for lifetime of the development                    | Avoid degradation or eventual municipal dependency.   |
| <b>Municipality</b> | Approve only compliant, sustainable off-grid developments                  | Uphold LSDF principles and environmental regulations. |

|  |                                                       |                                                                  |
|--|-------------------------------------------------------|------------------------------------------------------------------|
|  | Conduct periodic compliance inspections               | Ensure long-term performance of self-sufficiency systems.        |
|  | Enforce corrective action or penalties for violations | Maintain integrity of ecological systems and policy enforcement. |

This policy enables Sedgefield to accommodate responsible off-grid development without compromising environmental quality, infrastructure capacity, or the urban-rural balance. It supports climate adaptation, landscape stewardship, and inclusive green economy opportunities.

### 6.1.5 Home Occupation Policy for Sedgefield

This policy enables small-scale home-based economic activities that align with Sedgefield's arts-focused identity, residential character, and Cittaslow values, while ensuring compliance with the Knysna Land Use Scheme, 2020 and municipal planning regulations.

#### 6.1.5.1 Permitted Zones and Land Use Status

| Zoning Category         | Home Occupation Status     |
|-------------------------|----------------------------|
| General Residential I   | Permitted as a consent use |
| General Residential II  | Permitted as a consent use |
| General Residential III | Permitted as a consent use |

#### 6.1.5.2 Development Controls and Design Parameters

| Parameter               | Requirement                                                                    |
|-------------------------|--------------------------------------------------------------------------------|
| <b>Primary Use</b>      | Dwellings must remain primarily residential in use and appearance.             |
| <b>Owner Occupation</b> | The proprietor must reside permanently on the property.                        |
| <b>Floor Area</b>       | Max 25% of dwelling OR 50 m <sup>2</sup> (whichever is smaller).               |
| <b>Employees</b>        | Max of 3 employees allowed on-site.                                            |
| <b>Vehicle Use</b>      | Max 2 vehicles under 3,500 kg GVM per home occupation.                         |
| <b>Signage</b>          | Max 2,000 cm <sup>2</sup> ; no lighting or projecting signs permitted.         |
| <b>Public Display</b>   | No goods may be displayed for sale to the public on the premises.              |
| <b>Operating Hours</b>  | Mon–Fri: 08:00–17:30; Sat: 08:00–13:00; Closed on Sundays and public holidays. |

|                               |                                                                                                                     |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Noise / Waste Nuisance</b> | Activities must be quiet, low-impact, and generate no public nuisance.                                              |
| <b>On-Site Parking</b>        | 1 bay per 25 m <sup>2</sup> used; up to 60 m <sup>2</sup> requires 2 bays; 2 extra bays per 60 m <sup>2</sup> over. |

#### 6.1.5.3 Supported Home-Based Creative Enterprises

Home occupations aligned with **Sedgefield's arts and crafts culture** are encouraged, provided they comply with all development parameters.

| Category                        | Examples                                                             |
|---------------------------------|----------------------------------------------------------------------|
| <b>Artistic Production</b>      | Painting, sculpting, mosaics, jewellery-making, pottery.             |
| <b>Handicrafts</b>              | Woodwork, fabric art, weaving, quilting, leatherwork.                |
| <b>Creative Media</b>           | Graphic design, illustration, writing, animation, and editing.       |
| <b>Performing Arts</b>          | Private music tuition, dance classes, drama coaching.                |
| <b>Artisan Culinary</b>         | Decorative baking, jams, preserves (no on-site sales or cafés).      |
| <b>Workshops &amp; Tutoring</b> | Creative classes (e.g. mosaic, painting), private tutoring.          |
| <b>Therapeutic Services</b>     | Art/music therapy in small group settings.                           |
| <b>Online Craft Retail</b>      | Online sales of handmade products (off-site delivery only).          |
| <b>Antique Restoration</b>      | Repair/restoration of small handmade, artistic, or heritage objects. |

**Prohibited Uses:** No noxious trades, vehicle repairs, alcohol sales, adult entertainment, or large-scale mechanical equipment.

#### **6.1.5.4 Consent Use Application Process**

Applicants must obtain consent use approval from the local municipality. Key steps include:

- Confirm zoning with the local planning office.
- Submit a site development plan.
- Describe business operations in detail.
- Provide a parking layout and access plan.
- Submit HOA or body corporate consent (if applicable).

#### **6.1.5.5 Policy Objectives and Alignment**

- Preserve Residential Character: Ensure activities remain subordinate to and compatible with residential living.
- Support the Local Creative Economy: Encourage local craftsmanship and arts-based income generation.
- Minimise Land Use Conflict: Prevent traffic, noise, or visual impacts on surrounding residents.
- Enable Inclusive Participation: Allow flexible, small-scale business models for income generation, especially for youth, women, and the elderly.
- Reinforce Cittaslow Values: Promote low-impact, local, and culturally rooted economic development.

## 6.2 Spatial Planning Guidelines

This section outlines the spatial planning and land use guidelines for Sedgefield. It integrates feedback from the community and key stakeholders (including SANParks), ensuring alignment with environmental priorities, coastal risk mitigation, cultural protection, infrastructure efficiency, and inclusive land use practices. The aim is to manage growth while safeguarding Sedgefield's biodiversity, heritage, and community identity.

### 6.2.1 Integration of Coastal Management Lines (CMLs)

**Objective:** Guide development away from erosion-prone and ecologically sensitive coastal areas.

- Integrate CMLs into the SDF, LUS, local development plans, and EMFs.
- Enforce restrictions seaward of the CML in compliance with Section 25 of the ICM Act.
- Maintain protective setbacks from dunes, wetlands, and estuarine zones.
- Apply coastal hazard overlays to inform zoning and no-go areas.

### 6.2.2 Coastal Access and Social Equity

**Objective:** Provide safe, inclusive, and ecologically responsible access to the coast.

- Develop boardwalks, trails, and rest points designed for universal access.
- Prioritise improved access from historically marginalised areas such as Smutsville.
- Restrict access to sensitive biodiversity areas with signage and managed pathways.
- Apply overlay zones to balance public access and ecological protection.

### 6.2.3 Coastal Access Principles in Development

- Promote inclusive, barrier-free beach access.
- Link access points with community facilities, transport stops, and schools.
- Density within the existing footprint to protect green belts and limit sprawl.
- Enhance safety and social value through shaded seating, lighting, and public art.

### 6.2.4 Guidelines for Development Applications

Apply to all development changes including rezoning, departures, subdivisions, and building approvals.

- Avoid development impacting wetlands, dunes, view corridors, and heritage assets.
- Prevent rural land fragmentation, support food security and indigenous vegetation.
- Enforce growth boundaries with defined transitions into rural or parkland buffers.

- Limit tourism infrastructure outside identified tourism zones to maintain scale and character.
- Require EIAs for development in or adjacent to CBAs, parks, or estuarine systems.

### 6.2.5 Infrastructure Development Guidelines

- Address congestion via traffic calming, alternate routes, and seasonal management plans.
- Introduce designated parking, loading zones, and shuttle systems for peak periods.
- Expand cycle routes and footpaths connecting schools, town centre, and coast.
- Employ permeable surfaces, bioswales, and off-grid technologies in public projects.

### 6.2.6 Land Use Guidelines by Category

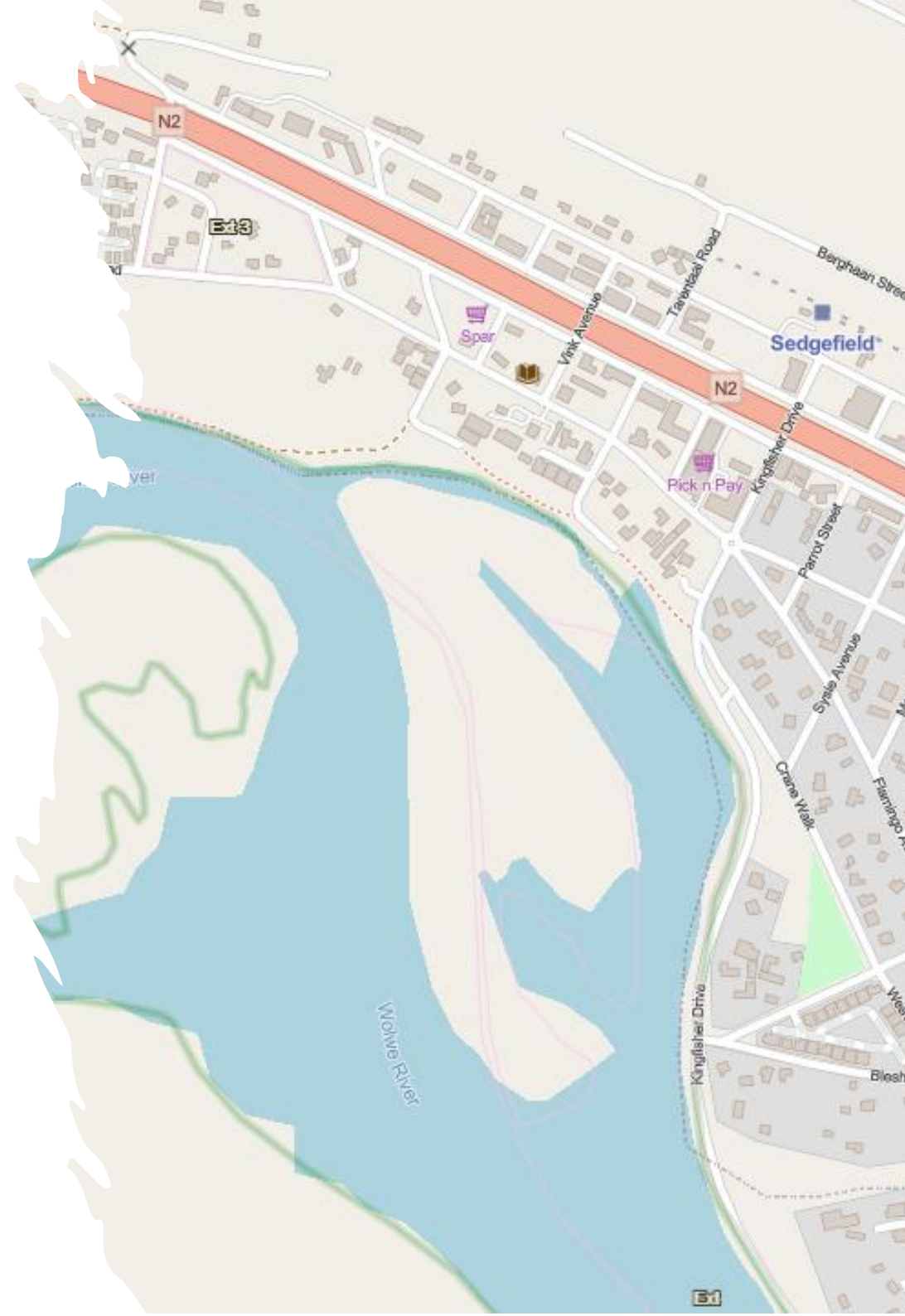
| Category           | Land Use Guidelines                                                                              |
|--------------------|--------------------------------------------------------------------------------------------------|
| <b>Residential</b> | Encourage low- and medium-density housing with second dwelling and inclusionary housing options. |
|                    | Limit height to 2 storeys; apply contextual design standards.                                    |
|                    | Promote walkable proximity to public services and NMT routes.                                    |
| <b>Mixed-Use</b>   | Prioritise 60–80% residential with active ground-floor retail or service uses.                   |
|                    | Cap height at 2 storeys; structured/shared parking required.                                     |

|                                 |                                                                                                                 |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Light Industry / Artisan</b> | Support workshops (woodwork, ceramics, mosaics, textiles), food processing, upcycling, and light auto services. |
|                                 | Require buffers, noise control, and design harmony with surrounding uses.                                       |
| <b>Community Facilities</b>     | Allow flexible, multi-use public buildings and social services.                                                 |
|                                 | Ensure walkable access and equitable distribution across neighbourhoods.                                        |
| <b>Tourism and Recreation</b>   | Limit resort-scale developments to designated areas (e.g. Island, Mosaic Route spine, Smutsville).              |
|                                 | Promote nature- and heritage-based tourism aligned with conservation goals.                                     |
| <b>Sports and Recreation</b>    | Provide for canoe routes, nature trails, outdoor gyms, and interpretive signage.                                |

### 6.2.7 Additional Development Controls

- **Service Infrastructure:** Mandatory provision of screened waste yards and service access in all developments.
- **Property Maintenance:** Enforce upkeep and landscaping standards through LUS enforcement.
- **Fencing and Visual Screening:** Use transparent or vegetated fencing in natural and public interface zones.
- **Parking and Loading:** Apply Knysna Scheme minimums; discourage excessive paving.
- **Home-Based Enterprises:** Align with thresholds for noise, visibility, and scale to maintain residential harmony.
- **Compliance with Schedule 2:** All uses to adhere to Knysna LUS Schedule 2 parameters.

- **Buffer Zones Adjacent to SANParks:** Require 30–50m transitional buffer zones near park boundaries to protect biodiversity corridors.
- **Fire Management:** Apply defensible space principles and promote fire-safe design (e.g., materials, landscaping).
- **Wetland Protection:** Prohibit new development in or adjacent to mapped wetland areas without detailed hydrological studies.
- **Heritage and Cultural Landscape Protection:** Designate heritage overlay zones in Smutsville and along the Mosaic Route.
- **Invasive Alien Management:** Require invasive clearing plans for large developments and in identified hotspots.
- **Climate Adaptation Design:** Support off-grid systems, solar water heating, and rainwater harvesting in new builds.
- **Small-Scale Food Security:** Enable community gardens and smallholder agriculture in peri-urban transition zones.



**SEDFIELD**

LOCAL SPATIAL DEVELOPMENT FRAMEWORK | FINAL LSDF | 2025

# 7 Implementation and monitoring framework

## 7.1 Implementation framework

The Implementation Framework provides the vehicle through which the Sedgefield LSDF is translated into spatial action. It ensures that the proposed vision, land use guidelines, and strategic objectives are advanced through policy, regulatory alignment, infrastructure planning, and institutional collaboration.

### 7.1.1 Package of Plans and Land Use Management System (LUMS)

The Sedgefield LSDF functions as a localised spatial tool nested within the broader Knysna Municipal Spatial Development Framework (MSDF), and forms part of the municipal Package of Plans. As per SPLUMA (Section 20), this LSDF offers a medium- to long-term vision and is supported by the Knysna Land Use Scheme (LUS) (Section 24), which acts as the regulatory mechanism governing land use and development controls.

#### 7.1.2 Key Implementation Links:

- **SPLUMA Compliance:** Ensures strategic consistency with Section 20 (SDFs) and Section 24 (LUS).
- **Knysna MSDF:** Aligns with municipal spatial vision and development priorities.

- **Land Use Scheme:** Supports regulatory enforcement of LSDF guidelines, overlays, and land use categories.

### 7.1.3 Alignment with the Knysna Land Use Scheme

The Sedgefield LSDF operates in tandem with the 2020 Knysna Land Use Scheme. Where development parameters or policy gaps are identified:

- **Annual LSDF and LUS Review Process:** Conflicts between LSDF guidance and LUS zoning, especially in environmentally sensitive areas or for off-grid and home-based uses, should be flagged for overlay zones or LUS amendment.
- **Overlay Zones:** Proposed for heritage precincts, CML areas, SANParks buffers, and estuarine-edge developments.
- **Consent Uses and Departures:** To be guided by LSDF land use tables and development control policies.

### 7.1.4 Sector Plan Integration

The LSDF aligns with and informs sector plans such as:

- Coastal Management Programme (CMP)
- Disaster Management Plan
- Knysna Infrastructure Master Plan
- Heritage Inventory and Conservation Plan
- Integrated Transport Plan (ITP) and NMT Strategy

The LSDF should be used to guide updates to these sector plans, ensuring spatial congruency and coordinated implementation.

### 7.1.5 Policies and Guidelines for Land Use Decision-Making

#### Objectives of Land Use Management

Implementation of the LSDF seeks to:

- Prevent uncontrolled sprawl and protect environmental and agricultural assets.
- Promote appropriate, inclusive development within defined nodes and growth boundaries.
- Enhance infrastructure efficiency by aligning development with service capacity.
- Protect ecosystem services, wetlands, and the estuarine environment.
- Strengthen Sedgefield's tourism and cultural economy, while maintaining residential integrity.

#### Guiding Principles for Development Decisions

- Alignment with LSDF vision and principles.
- Consistency with SPLUMA principles of sustainability, spatial justice, and resilience.
- Environmental integrity – including fire risk, biodiversity, watercourse buffers, and coastal protection.
- Urban-rural transition – including limits to rural fragmentation and support for food security.
- Appropriateness of land use in terms of scale, visibility, infrastructure load, and character.

- Public participation – especially in areas with cultural or heritage significance (e.g. Smutsville, Mosaic Route).
- Economic diversification and innovation – support for artisan, creative, and green industries.

#### Considerations for Departures and Consents

As per **Section 22(2) of SPLUMA** and **Section 13 of the Knysna SPLUM By-law**, departures from the LSDF may be considered in site-specific circumstances:

- If environmental, geological, or infrastructure constraints warrant alternative uses.
- If the proposal demonstrates alignment with the LSDF's broader vision and principles.
- Community impact, desirability, visual compatibility, and access must be thoroughly assessed.

All departures must be motivated clearly, with supporting environmental, technical, or heritage assessments as needed.

## 7.2 Key Action Areas and Plans

This section translates the strategic objectives of the Sedgefield LSDF into concrete actions, identifying the spatial focus areas and interventions needed to address environmental risks, development pressures, infrastructure gaps, social equity, and economic resilience. It incorporates community and stakeholder input (including SANParks) and aligns with the spatial strategies outlined in Section 6.2 of the LSDF.

### Overview of Focus Areas

- Unmanaged coastal development, climate change, and erosion risks, particularly near Myoli Beach and estuarine edges.
- Pressures for development outside the Urban Edge, and the need for clear Urban Edge enforcement and rural transition buffers.
- Inequitable access to the coast from historically disadvantaged areas like Smutsville, necessitating inclusive access to infrastructure and public servitudes.
- High fire risk at the wildland-urban interface, requiring biodiversity buffers and fire-wise planning.
- Peak season traffic congestion, shortage of parking, and infrastructure overload, demanding seasonal traffic management, NMT expansion, and road upgrades.
- Limited support for home-based industries and artisan production, with calls for designated maker-spaces and flexible zoning for informal livelihoods.
- Lack of clear guidance for off-grid and rural-edge development, prompting the need for an Off-Grid Policy and tailored design codes.
- Growing housing demand, with calls for infill, brownfield, and greenfield development – especially for Smutsville’s informal settlements, youth, retirees, and low-to-middle income households.
- Environmental constraints on certain housing sites (e.g., flooding, dune encroachment, sensitive wetlands), requiring specialist studies and adaptation principles.
- Need for a Community Centre in Smutsville, with access to clinics, grant services, and public amenities.
- Desire for a cohesive town identity through urban greening, signage, and the Natural Mosaic Route, promoting inclusive tourism and environmental stewardship.
- Critical infrastructure gaps, including stormwater management, bulk infrastructure planning, and the need for a Waste Transfer Station and service audits.
- Long-term housing needs and land scarcity, prompting proposals for land acquisition within and beyond the Urban Edge.

## 7.2.1 Key Spatial Strategies, Projects, and Actions

| REF | STRATEGY / FOCUS AREA                                  | ACTION / PROJECT                                                               | TIMEFRAME         | IMPLEMENTATION AGENT(S)                          |
|-----|--------------------------------------------------------|--------------------------------------------------------------------------------|-------------------|--------------------------------------------------|
| 1.1 | <b>1 – Coastal Risk &amp; CML Management</b>           | Finalise and adopt CML overlays into LUS and SDF.                              | Short Term        | Knysna Municipality, DEA&DP, SANParks            |
| 1.2 |                                                        | Implement dune and estuarine edge setback zones (30–50m) with enforcement.     | Ongoing           | SANParks, Environmental Planning                 |
| 1.3 |                                                        | Public awareness campaign on coastal risk and protected zones.                 | Short Term        | Municipal Communications, NGOs                   |
| 1.4 |                                                        | Dune rehabilitation and erosion management programme.                          | Ongoing           | Environmental Services, SANParks                 |
| 2.1 | <b>2 – Urban Edge Management &amp; Off-Grid Policy</b> | Map and enforce Urban Edge with rural transition buffers.                      | Medium Term       | Planning Department, Land Use Management         |
| 2.2 |                                                        | Develop an Off-Grid Development Policy and design code.                        | Short–Medium Term | Planning, Environmental Services                 |
| 2.3 |                                                        | Introduce rural-edge land use zones and overlays in LUS.                       | Medium Term       | LUMS, Council                                    |
| 2.4 |                                                        | Undertake land acquisition outside the Urban Edge for long-term housing needs. | Medium–Long Term  | Planning, Housing Department, DRDLR              |
| 3.1 | <b>3 – Coastal Access &amp; Social Integration</b>     | Construct inclusive access boardwalks from Smutsville to the beach.            | Short–Medium Term | Infrastructure, Public Works, Community Services |
| 3.2 |                                                        | Upgrade signage, lighting, and rest stops along public coastal paths.          | Medium Term       | Parks and Recreation, SANParks                   |
| 3.3 |                                                        | Identify and formalise beach access servitudes through land audit.             | Short Term        | Legal, Planning                                  |
| 3.4 |                                                        | Develop wayfinding and gateway landmarks to reflect the town character.        | Medium Term       | LED, Planning, Cultural Affairs                  |

| REF | STRATEGY / FOCUS AREA                                    | ACTION / PROJECT                                                                                        | TIMEFRAME         | IMPLEMENTATION AGENT(S)                     |
|-----|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------|
| 4.1 | <b>4 – Fire Resilience and Biodiversity Buffers</b>      | Apply 30m fuel-reduction buffer zones at wildland–urban interfaces.                                     | Short Term        | Fire Services, SANParks, Private Landowners |
| 4.2 |                                                          | Promote fire-wise construction in new developments (materials, layout).                                 | Medium Term       | Building Control, Planning                  |
| 4.3 |                                                          | Community training on fire preparedness and ecosystem sensitivity.                                      | Ongoing           | Disaster Management, NGOs                   |
| 5.1 | <b>5 – Artisan Industry &amp; Home-Based Enterprises</b> | Designate artisan-friendly light industrial nodes (e.g. near Mosaic Route spine).                       | Medium Term       | Economic Development, LUMS                  |
| 5.2 |                                                          | Develop shared maker-spaces and market facilities.                                                      | Long Term         | LED Office, Private Sector                  |
| 5.3 |                                                          | Review LUS to support low-impact home industries with performance criteria.                             | Short Term        | Land Use Management                         |
| 6.1 | <b>6 – Transport, Parking &amp; NMT Networks</b>         | Prepare a seasonal traffic management plan with shuttle options.                                        | Short Term        | Transport & Infrastructure                  |
| 6.2 |                                                          | Expand NMT network: link the town centre, schools, Smutsville, and beach via cycle lanes and footpaths. | Medium Term       | Roads and Stormwater, NMT Task Team         |
| 6.3 |                                                          | Implement parking nodes and green infrastructure for overflow events.                                   | Medium Term       | Infrastructure, Parks                       |
| 6.4 |                                                          | Upgrade the collector and distribution routes.                                                          | Short–Medium Term | Roads and Transport, Infrastructure         |
| 7.1 | <b>7 – Tourism &amp; Nature-Based Economy</b>            | Formalise the Mosaic Route spine and install interpretive signage.                                      | Medium Term       | Tourism Office, Cultural Affairs, NGOs      |
| 7.2 |                                                          | Protect and restore estuarine-edge habitats with eco-tourism access controls.                           | Ongoing           | SANParks, Environmental NGOs                |
| 7.3 |                                                          | Support small-scale tourism accommodations in heritage-compatible areas.                                | Short–Medium Term | Planning, Heritage Resources Agency         |

| REF | STRATEGY / FOCUS AREA                                 | ACTION / PROJECT                                                                                       | TIMEFRAME         | IMPLEMENTATION AGENT(S)                       |
|-----|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------|
| 8.1 | <b>8 – Public Facilities and Community Spaces</b>     | Audit and upgrade facilities in Smutsville (libraries, sports areas, halls).                           | Medium Term       | Community Services, Ward Committees           |
| 8.2 |                                                       | Landscape and activate open spaces (e.g. Island, Station precincts) with seating, lighting, and shade. | Medium Term       | Parks & Recreation, LED                       |
| 8.3 |                                                       | Support food gardens and local greening projects in underutilised pockets.                             | Ongoing           | Environmental Services, NGOs, Ward Committees |
| 8.4 |                                                       | Establish a Community Centre at Smutsville Neighbourhood Node for clinics, grants and services.        | Short–Medium Term | Social Development, DPWI, Ward Committee      |
| 8.5 |                                                       | Develop two new high school sites identified in the LSDF.                                              | Medium–Long Term  | WCED, Planning Department                     |
| 9.1 | <b>9 – Infrastructure and Service Master Planning</b> | Prepare Stormwater Master Plan and upgrade design.                                                     | Short Term        | Infrastructure, Environmental Planning        |
| 9.2 |                                                       | Undertake bulk infrastructure master planning for water, sanitation, and electricity.                  | Medium Term       | Technical Services, Infrastructure Planning   |
| 9.3 |                                                       | Develop Waste Transfer Station at central location.                                                    | Short Term        | Environmental Services, Solid Waste Division  |
| 9.4 |                                                       | Undertake land audit and acquisition north of Sedgefield for housing needs.                            | Medium Term       | Human Settlements, DRDLR                      |
| 9.5 |                                                       | Initiate the Urban Design Framework for Sedgefield Town Centre.                                        | Short Term        | Planning, Urban Design, LED                   |
| 9.6 |                                                       | Establish Urban Greening Corridors along key roads and NMT routes.                                     | Medium Term       | Parks & Planning, Environmental Services      |

## 7.3 Capital Expenditure Framework (CEF)

The Capital Expenditure Framework provides a strategic tool to prioritise and sequence infrastructure investment to support Sedgefield LSDF. It ensures that development proposals, land use transitions, and growth nodes are aligned with realistic funding, implementation capacity, and long-term service delivery goals.

### The framework supports the following objectives:

- Enable SDF Implementation through coordinated public sector investment.
- Promote Spatial Equity by prioritising historically underserved areas (e.g., Smutsville).
- Respond to Growth Pressures by ensuring infrastructure capacity and resilience.
- Aligning with IDP and Budgeting Cycles to integrate LSDF into municipal financial planning.
- Enhance Climate Resilience and support green infrastructure investment.

### 7.3.1 Project Categorisation

| Category                  | Description                                                                                                             |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Catalytic Projects</b> | Foundational investments are needed to unlock long-term development and safeguard the town's ecological infrastructure. |
| <b>Strategic Projects</b> | Targeted initiatives aligned with land use shifts, requiring sequencing and coordination across sectors.                |
| <b>Quick Win Projects</b> | Low-cost, high-impact initiatives implementable in the short term with visible community benefits.                      |

### 7.3.2 Capital Investment Project Matrix

| REF | PROJECT NAME                                                                             | CATEGORY  | TIMELINE              | STRATEGIC ALIGNMENT                                                 | LEAD DEPARTMENT                     | ESTIMATED BUDGET (ZAR) |
|-----|------------------------------------------------------------------------------------------|-----------|-----------------------|---------------------------------------------------------------------|-------------------------------------|------------------------|
| 1   | <b>Smutsville Settlement Upgrading Zone:</b>                                             | Catalytic | Medium Term (2–5 yrs) | Strategy 1 & 8: Spatial Equity, Informal Densification & Resilience | Human Settlements, Engineering      | R 75 million           |
| 2   | <ul style="list-style-type: none"> <li>Stormwater and Drainage Upgrade</li> </ul>        | Catalytic | Short Term (1–3 yrs)  | Strategy 4: Climate Adaptation                                      | Roads & Stormwater                  | R 15 million           |
| 3   | <ul style="list-style-type: none"> <li>Settlement Relocation &amp; Reblocking</li> </ul> | Strategic | Medium Term (3–5 yrs) | Strategy 2 & 8: Restructuring & Densification                       | Housing & Planning                  | R 20 million           |
| 4   | <ul style="list-style-type: none"> <li>Infrastructure Reticulation Upgrade</li> </ul>    | Strategic | Medium Term           | Strategy 4: Services Efficiency                                     | Civil Engineering                   | R 10 million           |
| 5   | <b>New Secondary School</b> (Smutsville) – Optional Areas                                | Catalytic | Medium Term (3–5 yrs) | Strategy 8: Educational Equity and Social Infrastructure            | Dept. of Education, Infrastructure  | R 120 million          |
| 6   | <b>Upgrade of Smutsville Beach Access Boardwalk</b>                                      | Strategic | Short Term (1–3 yrs)  | Strategy 2 & 3: Social Inclusion, Coastal Access                    | Infrastructure & Community Services | R 6 million            |
| 7   | <b>NMT Link: Town–Schools–Beach Corridor</b>                                             | Strategic | Medium Term (2–4 yrs) | Strategy 6: Active Mobility & Nodal Integration                     | NMT Planning & Roads                | R 15 million           |
| 8   | <b>Urban Edge Management &amp; Off-Grid Overlay Zones</b>                                | Strategic | Medium Term (2–4 yrs) | Strategy 5: Rural Transition & Resource Management                  | Spatial Planning & GIS              | R 2 million            |
| 9   | <b>Artisan Economy Node</b> (Site Planning + Infra)                                      | Strategic | Long Term (5–7 yrs)   | Strategy 7: Local Economic Development                              | LED & Planning                      | R 18 million           |
| 10  | <b>Heritage &amp; Mosaic Route Signage and Wayfinding</b>                                | Quick Win | Short Term (1–2 yrs)  | Strategy 3 & 7: Tourism & Cultural Preservation                     | Tourism, NGOs, Heritage Council     | R 1.5 million          |

| REF | PROJECT NAME                                                                | CATEGORY  | TIMELINE              | STRATEGIC ALIGNMENT                                      | LEAD DEPARTMENT                             | ESTIMATED BUDGET (ZAR)  |
|-----|-----------------------------------------------------------------------------|-----------|-----------------------|----------------------------------------------------------|---------------------------------------------|-------------------------|
| 11  | <b>Smutsville Community Facility Upgrade</b> (Library/Hall)                 | Strategic | Medium Term           | Strategy 8: Civic Infrastructure                         | Community Services, Ward Committee          | R 12 million            |
| 12  | <b>Overflow Parking Management and Shuttle Service</b> (Seasonal)           | Quick Win | Immediate–Short Term  | Strategy 6: Traffic & Visitor Management                 | Transport & Events                          | R 3 million             |
| 13  | <b>Fire Buffer Zones and Fuel Reduction Programme</b>                       | Quick Win | Ongoing               | Strategy 4: WUI Safety and Ecological Management         | SANParks, Fire Services                     | R 2 million (recurring) |
| 14  | <b>Rainwater Harvesting &amp; Greywater Pilot Projects</b>                  | Quick Win | Short Term            | Strategy 4 & 5: Sustainability and Self-Sufficiency      | Environmental Services                      | R 1.2 million           |
| 15  | <b>Waste Transfer Station Development</b>                                   | Strategic | Medium Term (2–5 yrs) | Strategy 4: Environmental Resilience & Waste Management  | Infrastructure & Solid Waste                | R 25 million            |
| 16  | <b>Urban Design Framework: CBD Revitalisation</b>                           | Strategic | Medium Term           | Strategy 7: Local Economic Development & Tourism         | Planning & Urban Design                     | R 4 million             |
| 17  | <b>Urban Greening Corridors and Public Space Enhancement</b>                | Strategic | Medium Term           | Strategy 3 & 7: Climate Resilience and Town Identity     | Parks & Environmental Services              | R 8 million             |
| 18  | <b>Land Acquisition: North Sedgefield</b> (Human Settlements)               | Catalytic | Medium–Long Term      | Strategy 1: Spatial Equity & Human Settlements Expansion | Housing, Legal, HDA                         | R 60 million            |
| 19  | <b>Dune Rehabilitation and Coastal Buffer Programme</b>                     | Strategic | Short–Medium Term     | Strategy 4: Climate Adaptation & Coastal Risk Management | Environmental Services, SANParks            | R 10 million            |
| 20  | <b>Stormwater, Electrical, Roads &amp; Bulk Infrastructure Master Plans</b> | Strategic | Medium Term           | Strategy 4: Services Efficiency & Resilience             | Engineering, Planning, External Consultants | R 12 million            |

| REF | PROJECT NAME                                                         | CATEGORY  | TIMELINE          | STRATEGIC ALIGNMENT                                  | LEAD DEPARTMENT                 | ESTIMATED BUDGET (ZAR) |
|-----|----------------------------------------------------------------------|-----------|-------------------|------------------------------------------------------|---------------------------------|------------------------|
| 21  | <b>Land Acquisition: Future Greenfield Housing</b> (Outside Town)    | Strategic | Long Term         | Strategy 1 & 8: Housing Pipeline & Spatial Expansion | HDA, Housing Dept.              | R 40 million           |
| 22  | <b>Smutsville Neighbourhood Centre &amp; Community Services Node</b> | Catalytic | Short-Medium Term | Strategy 8: Social Infrastructure & Accessibility    | Human Settlements, DSD, SASSA   | R 22 million           |
| 23  | <b>Formalisation &amp; Support of Natural Mosaic Route</b>           | Strategic | Short-Medium Term | Strategy 3 & 7: Eco-Tourism & SMME Support           | Tourism, LED, NGOs              | R 5 million            |
| 24  | <b>Upgrading of Collector Roads and Access Routes</b>                | Strategic | Medium Term       | Strategy 6: Mobility & Access Equity                 | Roads & Stormwater, Engineering | R 18 million           |



## Spatial Structuring

- Sedgfield Urban Edge 2040
- Sedgfield Allotment Boundaries
- Coastal Management Line Protected Areas
- Contours (10m)
- National Road
- Sedgfield Erf
- Vacant Land
- Existing National East West Route
- Sedgfield Spatial Proposals**
- Central Business Area (CBA)
- Density Zone (DZ)
- Government Zone (GZ)
- Heritage and Tourism Zone (HTZ)
- Housing Development Zone (HD)
- Institutional Zone (IS)
- Mixed Use Corridor (MU)
- Mixed Use Zone (MZ)
- Open Space System (OP)
- Settlement Upgrading Zone
- Coastal Service Node
- Neighbourhood Node
- Secondary Node
- Tourism Node
- N2 Reroute
- Traffic Circle / Gateway

**Map 14: Sedgfield Capital Investment Framework**

Source: NSDF, Citeplan, Knysna SDF

0 0,225 0,45 0,9 1,35 1,8 Kilometers

### 7.3.3 Funding and Delivery Mechanisms

- Municipal IDP Budget Alignment: All catalytic projects should be integrated into the Kouga IDP and Municipal Budget Review.
- Human Settlements Programmes: Support from National and Provincial Human Settlements departments will be key for upgrading informal areas.
- DBE Infrastructure Funding: Leverage Department of Basic Education's capital funding streams for the new secondary school.
- Environmental Grants: SANParks and DEA support may be available for climate adaptation, wetland protection, and fire interface management.
- NGO and Donor Support: Secure funding for community-led quick wins, including signage, NMT beautification, and greening.
- Public-Private Partnerships (PPPs): Consider co-funding models for artisan, eco-tourism, or off-grid projects.

## 7.4 Monitoring and Evaluation Framework

The Monitoring and Evaluation (M&E) Framework ensures that the implementation of the Sedgefield LSDF is results-driven, adaptive, and aligned with municipal priorities. It integrates performance tracking across strategic action areas and programmes, supports spatial transformation, and enhances accountability.

### 7.4.1 Purpose

The M&E Framework serves to:

- Track progress against LSDF strategic objectives and key action areas.
- Support evidence-based decision-making in land use and infrastructure investment.
- Ensure alignment with the Knysna IDP, SDF, Performance Management System, and budgeting cycle.
- Facilitate stakeholder accountability and adaptive policy adjustments.

### 7.4.2 Monitoring Structure

Monitoring will be embedded within existing municipal structures and cycles:

| Structure / Role                                 | Responsibility                                                             |
|--------------------------------------------------|----------------------------------------------------------------------------|
| <b>Knysna Spatial Planning Unit</b>              | Oversee implementation, reporting and policy alignment with MSDP and LSDF. |
| <b>Infrastructure and Engineering Department</b> | Track the delivery of infrastructure-linked projects and services.         |

|                                              |                                                         |
|----------------------------------------------|---------------------------------------------------------|
| <b>Environmental Services &amp; SANParks</b> | Monitor compliance in sensitive and ecological zones.   |
| <b>Ward Committees</b>                       | Community-level reporting and validation of progress.   |
| <b>IDP Steering Committee</b>                | Align LSDF actions with annual IDP performance targets. |

### 7.4.3 Key Monitoring Indicators

| Theme                            | Indicator                                                          | Frequency |
|----------------------------------|--------------------------------------------------------------------|-----------|
| <b>Settlement Upgrading</b>      | % of informal households relocated or reblocked                    | Annual    |
|                                  | % of Smutsville stormwater network upgraded                        | Bi-annual |
| <b>Coastal Access</b>            | Number of formalised access points (boardwalks, signage) completed | Annual    |
| <b>Environmental Protection</b>  | Wetland buffer compliance rate/hectares restored                   | Annual    |
|                                  | % of alien vegetation cleared within WUI zones                     | Annual    |
| <b>Mobility &amp; NMT</b>        | km of completed NMT paths & signage installed                      | Annual    |
| <b>Civic and Social Services</b> | Number of upgraded facilities in Smutsville civic precinct         | Annual    |
| <b>Heritage &amp; Economy</b>    | Number of artisan events/heritage sites mapped or protected        | Annual    |
| <b>Off-Grid Zone Compliance</b>  | Number of complaints compliant with off-grid developments assessed | Annual    |

### 7.4.4 Evaluation and Review Process

- ➔ Annual Review: LSDF implementation report to be tabled during the IDP review process, including updated maps, spatial metrics, and budget status.
- ➔ Five-Year Review: Comprehensive LSDF review in conjunction with the MSDF and sector plans, incorporating spatial data, community feedback, and intergovernmental alignment.
- ➔ Site-Specific Reviews: Triggered by land use applications that deviate from LSDF provisions (per SPLUMA Section 22 and Knysna SPLUM By-law Section 13).

### 7.4.5 Adaptive Management

Where targets are not met, or emerging challenges arise (e.g., sea-level rise, service delivery shifts), adaptive actions should include:

- ➔ Interim LSDF addenda or annexures
- ➔ Revised Capital Expenditure Priorities
- ➔ Strengthened community partnerships
- ➔ Interdepartmental task teams for high-risk or delayed programmes

## 8 Conclusion

The Sedgefield Local Spatial Development Framework (LSDF) sets out a visionary yet grounded plan to guide the sustainable growth and transformation of Sedgefield in alignment with the Knysna Municipality's long-term development goals. It is both a response to urgent challenges and an opportunity to redefine the future of Sedgefield as a coastal town that is inclusive, climate-resilient, economically vibrant, and ecologically protected.

**Informed by extensive spatial analysis, public engagement, and policy alignment, the LSDF provides:**

- A clear spatial vision rooted in local identity, community equity, and sustainable land use.
- Detailed development guidelines that protect Sedgefield's sensitive environmental landscape, coastal systems, and heritage assets.
- A land use framework that balances residential, tourism, economic, and community needs.
- Targeted action areas and strategic programmes to address key priorities such as informal settlement upgrading, mobility enhancement, coastal access, and the growth of local artisan economies.
- An implementation and capital investment framework that sets out prioritised projects, responsibilities, and timelines.

- A robust monitoring and evaluation system to support adaptive management, public accountability, and integrated development planning.

As a statutory plan aligned with the Spatial Planning and Land Use Management Act (SPLUMA), this LSDF must be interpreted holistically, recognising that its maps, tables, and project lists form part of a broader developmental logic. Where site-specific applications deviate from the LSDF, careful consideration must be given to the intent of the spatial vision and the justification for adaptation.

Ultimately, the LSDF aims to position Sedgefield as a model of environmentally sensitive, community-led development. By working collaboratively across government, civil society, and the private sector, and by aligning decisions with the principles and tools outlined in this framework, Sedgefield can continue to thrive as a uniquely situated, inclusive, and forward-thinking town on the Garden Route.

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