



SUPPLEMENTARY AGENDA

STRATEGIC SERVICES & INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING

WEDNESDAY, 29 JULY 2026

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**IHS09/07/26 DISPOSAL OF ERF 109, KARATARA FOR HUMAN SETTLEMENT
PURPOSES - MR BENJAMIN DANIELS**

REPORT FROM THE DIRECTOR INTEGRATED HUMAN SETTLEMENTS

PURPOSE OF THE REPORT

To report back to Council on the public participation process relating to the intended alienation of Erf 109, Karatara and to obtain Council approval for the disposal of the property to Mr Benjamin Daniels at fair market value.

PREVIOUS RESOLUTION

A report was served before Council on 30 October 2025, where resolution IHS10/09/25 was adopted:

**IHS10/09/25 DISPOSAL OF ERF 109, KARATARA FOR HUMAN SETTLEMENTS
PURPOSES: MR. BENJAMIN DANIELS**

UNANIMOUSLY RESOLVED

- [a] That the report and annexure's regarding the alienation of Erf 109, Karatara, be noted;*
- [b] That in terms of Section 14(6) of the Local Government: Municipal Finance Management Act, 2003, the Municipal Council confirms that Erf 109, Karatara, applied for is a non-exempted capital asset;*
- [c] That in terms of Regulation 5(2) of the Local Government: Municipal Finance Management Act, 56/2003: Municipal Asset Transfer Regulations, 2008, the Municipal Council confirms that Erf 109, Karatara is not a "high value" asset and that a public participation should be followed although not mandatory; and*
- [d] That Council approves the alienation of Erf 109, Karatara at a fair market value.*

File Number: 9/1/2/15

BACKGROUND

Mr Benjamin Daniels applied to purchase Erf 109, Karatara for residential and human settlement purposes. A report was served before Council on 30 October 2025. Following Council's approval, the intended alienation was advertised for public comment in accordance with the Municipal Asset Transfer Regulations. The advertisement appeared in Action Ads on 19 March 2026 and invited comments or objections before 20 April 2026.

No objections or comments were received during the advertising period. The current zoning is residential; the property is vacant municipal land and is not required for the immediate provision of basic municipal services.

The Municipality complied with the public participation requirements by advertising the intended alienation. The advertising period closed on 20 April 2026.

No comments or objections were received.

DISCUSSION

Council has already determined that Erf 109, Karatara is a non-exempted capital asset and that the property is not a high-value capital asset as contemplated in the Municipal Asset Transfer Regulations.

The required public participation process has now been completed, and no objections were received.

There is therefore no legal or procedural impediment to Council proceeding with the disposal of the property.

The sale will promote human settlement objectives while ensuring that the Municipality receives fair market value for the property.

The transfer will only proceed once:

- the fair market value has been confirmed by a registered professional valuer;
- all transfer costs have been accepted by the purchaser;
- a Deed of Sale has been concluded; and
- all legislative requirements have been complied with.

FINANCIAL IMPLICATIONS

The Municipality will receive the fair market value for the property as determined by a registered professional valuer.

The purchaser shall be responsible for:

- the valuation costs;
- transfer costs;
- conveyancing costs;
- survey costs where applicable; and
- all costs associated with the registration of transfer.

RELEVANT LEGISLATION AND POLICY

The disposal complies with:

- Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003);
- Municipal Asset Transfer Regulations, 2008;
- Management of Immovable Property Policy; and
- Knysna Municipality Supply Chain Management Policy.

RECOMMENDATION OF THE ACTING MUNICIPAL MANAGER

- [a] That the report regarding the disposal of Erf 109, Karatara be noted.
- [b] That Council notes that the intended alienation of Erf 109, Karatara was advertised for public comment in accordance with the Municipal Asset Transfer Regulations.
- [c] That Council notes that no comments or objections were received during the public participation process.
- [d] That Council confirms that Erf 109, Karatara is not required to provide the minimum level of basic municipal services as contemplated in Section 14 of the Local Government: Municipal Finance Management Act, 2003.
- [e] That Council approves the disposal of Erf 109, Karatara to Mr Benjamin Daniels at fair market value as determined by a registered professional valuer.
- [f] That the purchaser be responsible for all valuation, survey, conveyancing, transfer and registration costs associated with the transaction.
- [g] That the Municipal Manager (Director : Corporate Services (Properties)) conclude and sign the Deed of Sale and all documentation necessary to give effect to the transfer of Erf 109, Karatara to Mr Benjamin Daniels.

File Number:

ANNEXURE: COPY OF PUBLIC PARTICIPATION INVITE: ACTION ADDS

Execution: Director : Corporate Services

ED 1950 - 19 March 2026

"The power of finding beauty in the humblest things makes home happy and life lovely."
- Louisa May Alcott

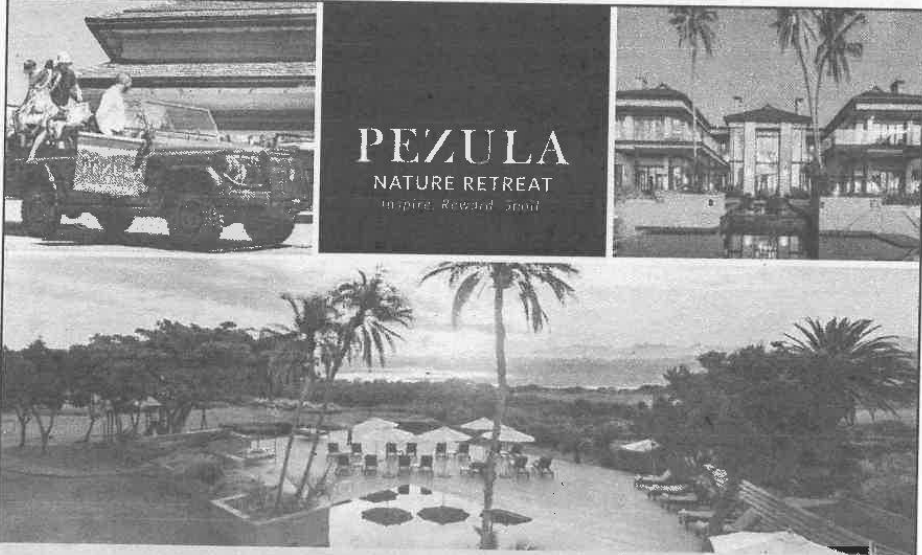
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PEZULA
NATURE RETREAT
inspire. reward. spoil.

LEISURE DAY RETREAT

Spend a relaxed day at Pezula Nature Retreat. Enjoy spa treatments, wellness facilities, pool time and a scenic trip to Noetzie Beach.

R1800 PER PERSON | 4+ HOURS 08:00-12:30 or 12:30-17:00

- A complimentary welcome drink to set the tone for relaxation
- Optional Morning Yoga Class (Monday-Friday, 08:00-09:00)
- A light and healthy breakfast or lunch
- Signature 60-Minute Welcome Massage
- 10-Minute Waterbed Session
- Access to Gym and Hot Zone (Heated pool, sauna, steam room, rainforest showers)
- Lounging by the Outdoor Heated Pool
- Optional one-hour scenic drive to Noetzie Beach (12:00 or 15:00)

NOETZIE BEACH TRIP ADD-ONS
Classic or Healthy beach snack basket: R125 per person | Luxury beach picnic: R520 per couple

BOOKINGS ESSENTIAL: bookings@pezulanatureretreat.com | +27 (0)64 925 7326

CLEANER WANTED

Experienced, physically fit domestic worker from Malawi needed for 2 days deep cleaning incl. tile grout scrubbing. Simola area, Knysna. Valid documents required. Good rate offered.

WhatsApp Jürgen: 067 220 7792

PCL AUTO SERVICES – Ford, Mazda, Mitsubishi, Renault, Subaru, Land Rover, Mercedes, Audi, VW, Toyota, Hyundai! You name it, we can handle it! Contact us on 044 382 6409

I AM LOOKING FOR DOMESTIC work. I'm 33 years old. I'm looking for 5 days a week. Clarah 060 139 9234

REMAX Coastal LEASED
KNYSNA



R22 000 PM
PHANTOM PASS
Trish: 060 669 5062

ROOM TO LET – Suitable for stay-in or office use. Central CBD. Ph 072 145 9160

KEYRINGS. ACTION ADS. 044 382 3222/laser@actionads.co.za

LOVE GIFTS. hooray for every day in the little shop with a big heart, where the lights always twinkle and love always shines ... Easter love is shining now! Feel the love!

WE BUY UNWANTED TOOLS & Utensils. Ph 060 720 1673



ROLLING BACK THE YEARS... REFLECTIONS ON LIVING LIFE AS A PARAPLEGIC

On 26 March, at the Dutch Reformed Church, 7 Hoopoe Street, Sedgfield, Chris Patton, a T6 paraplegic, will share some of the challenges and opportunities presented by living with a disability. He will touch on emeralds, mountains, lions, Peregrine Falcons and sport.

Meeting starts at 10:00. Tea: 09:00-09:45. Entrance fee members R20, non-members R50.

PCL AUTO SERVICES – The "right to repair" legislation permits us to service vehicles that are still covered by the manufacturer's warranty. Contact us on 044 382 6409 for details.

SOCIAL MEDIA – Looking for someone to assist with small business social media marketing. Ph 082 783 9256



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Inclusive || innovative || inspired

PUBLIC INVITATION FOR COMMENTS/INPUTS TO THE INTENDED ALIENATION OF VARIOUS MUNICIPAL PROPERTIES

Notice is hereby given, in terms of the Asset Transfer Regulations, that the Municipal Council intends to:

- Alienate a portion of Erf 214, Knysna (White Location), measuring ±500 m2 to the Betell Apostolic Zion Church for Church purposes;
- Alienate a portion of Erf 255, Knysna (Nekkies West), measuring 2000 m2 to the Enlightened Christian Gathering Church for Church purposes; and
- Alienate Erf 109, Karatara, at a fair market value for residential purposes.

Additional information may be obtained from the Property Management Department: Mr. Sibongile Nelo at telephone number 044 302 6323 or via e-mail at snelo@knysna.gov.za, during normal business hours.

Any comments or objections regarding the proposed alienation must be submitted by email to the Municipal Manager, at knysna@knysna.gov.za by no later than 12h00 on 20 April 2026.

DR. RICHARD MARTIN
ACTING MUNICIPAL MANAGER



www.knysna.gov.za



KNYSNA
GOLF CLUB

VACANCY Food Server

Knysna Golf Club has an opportunity for a friendly and energetic Food Server to join our catering team at our busy club.

Duties will include taking orders and serving food and beverages to guests in the

Hilsen Halfway House.

Together with the rest of the team, the Food Server ensures the enhancement of a pleasant dining experience for guests by engaging them in a professional and dignified manner.

The incumbent will also be required to provide back-up and relief support to other areas in the catering function.

The successful candidate should be educated to Grade 12 level, with previous experience as a Food Server in a demanding catering environment.

The following personal attributes are desirable:

- Honesty with a high standard of integrity
- Customer focused with a friendly and outgoing personality
- Numeracy ability and able to manage cash
- Sound interpersonal skills with a strong ability to interface with club members and patrons
- Good verbal communication skills
- Ability to stand and wait for extended periods
- Available to work shifts and extended hours, over weekends and holidays

To apply, please send CV's and cover letter to: Randi-Lue Plum, Finance & Administration Manager, at: admin@knysnagolfclub.com. Closing date: 27 March 2026

5.10

**IHS10/07/26 REPORT ON DISASTER RESPONSE INTERVENTIONS FOLLOWING
THE MAY 2026 SEVERE WEATHER EVENT - EMERGENCY HOUSING
ASSISTANCE AND RETAINING WALL REPAIRS**

REPORT FROM THE DIRECTOR INTEGRATED HUMAN SETTLEMENTS

PURPOSE OF THE REPORT

The purpose of this report is to update Council on the implementation of emergency response measures undertaken by the Directorate: Integrated Human Settlements following the declaration of a Local State of Disaster arising from the severe weather event experienced during May 2026.

The report provides feedback on two key intervention programmes:

1. The procurement and distribution of emergency housing material to affected households.
2. The emergency repair and reconstruction of collapsed retaining walls

PREVIOUS RESOLUTION

A report was served before Council on 30 October 2025, where resolution IHS10/09/25 was adopted:

**IHS10/09/25 DISPOSAL OF ERF 109, KARATARA FOR HUMAN SETTLEMENTS
PURPOSES: MR. BENJAMIN DANIELS**

UNANIMOUSLY RESOLVED

- [a] *That the report and annexure's regarding the alienation of Erf 109, Karatara, be noted;*
- [b] *That in terms of Section 14(6) of the Local Government: Municipal Finance Management Act, 2003, the Municipal Council confirms that Erf 109, Karatara, applied for is a non-exempted capital asset;*
- [c] *That in terms of Regulation 5(2) of the Local Government: Municipal Finance Management Act, 56/2003: Municipal Asset Transfer Regulations, 2008, the Municipal Council confirms that Erf 109, Karatara is not a "high value" asset and that a public participation should be followed although not mandatory; and*
- [d] *That Council approves the alienation of Erf 109, Karatara at a fair market value.*

BACKGROUND

In May 2026, the Greater Knysna Municipal Area experienced exceptionally severe weather conditions characterised by heavy rainfall, flooding, strong winds and localised landslides. The event caused extensive damage to public infrastructure and residential areas, particularly within vulnerable informal settlements, low-income neighbourhoods and steeply sloping residential areas.

Approximately 400 incidents were identified through assessments undertaken jointly by the Directorate of Integrated Human Settlements as having been directly or partially affected by the disaster. Damage included:

- destruction of informal dwellings;
- roof failures and structural damage to subsidised (RDP) houses;
- collapsed retaining walls;
- slope instability;
- restricted access to residential areas; and
- increased risks to public safety.

Following recommendations from Disaster Management technical assessments, Council declared a Local State of Disaster in terms of the Disaster Management Act at a Special Council Meeting held on 15 May 2026. The declaration enabled the Municipality to implement emergency procurement measures and immediate humanitarian interventions to safeguard affected communities while longer-term recovery programmes were being developed.

DISASTER RESPONSE IMPLEMENTATION

The Directorate implemented its disaster response through two workstreams:

Workstream A - Emergency Housing Assistance

The priority was to provide immediate humanitarian assistance to households whose homes had been destroyed or rendered unsafe.

Emergency interventions included:

- procurement of emergency housing units;
- procurement of roof repair kits;
- verification of qualifying beneficiaries;
- distribution of emergency material;
- submission of requests for Provincial and National Human Settlements assistance; and
- support to qualifying RDP homeowners with insurance claims and structural rehabilitation processes.

Emergency Procurement

An emergency procurement deviation in terms of Section 36(1) of the Municipal Supply Chain Management Policy was approved to enable the rapid procurement of emergency housing material.

The approved procurement consisted of:

ITEM	QUANTITY	VALUE
Roof Repair Kits	100	R366,103.65
Full Emergency Housing Units	40	R783,410.46
Grand Total		R1,149,514.11 (VAT Inclusive)

Distribution of Emergency Housing Material

Following joint verification by Disaster Management and Integrated Human Settlements officials, emergency material was distributed to qualifying households across the affected wards.

Ward	Full Units Roof Repair Kits	
Ward 1	3	5
Ward 3	7	9
Ward 4	5	8
Ward 5	1	0
Wards 6 & 11	10	0
Ward 7	4	3
Ward 8	7	14
Total Distributed	37	39

Remaining units:

- **4 Full Emergency Housing Units**
- **61 Roof Repair Kits**

WORKSTREAM B: Emergency Retaining Wall Repairs

The second priority of the disaster response focused on stabilising dangerous slopes and repairing collapsed retaining walls that posed an immediate threat to life, municipal services and residential properties.

Numerous retaining walls failed during the disaster due to saturated ground conditions and slope instability. In many locations these failures compromised the structural stability of adjacent residential properties, restricted emergency access and increased the likelihood of further land movement.

The Directorate implemented an emergency retaining wall programme that included:

- removal of unstable material;
- slope stabilisation;
- reconstruction of retaining walls;
- repair of damaged retaining structures; and
- protection of municipal infrastructure and residential properties.

The emergency works were prioritised according to risk and implemented through expedited procurement processes to prevent further deterioration.

The contractors used for this workstream were drawn from the Parks & Recreation EOI panel.

Progress to Date

Emergency retaining wall repairs have been undertaken at numerous affected sites throughout the municipality in accordance with the prioritised implementation programme.

Works completed include:

- excavation and removal of unstable material;
- reconstruction of collapsed retaining walls;
- rebuilding of damaged retaining structures;
- placement of engineered fill and G7 material;
- reinstatement of affected residential support structures.

The attached annexure records the individual project locations, estimated costs, work completed and outstanding commitments.

Due to funding limitations, not all identified retaining wall projects have been completed. The remaining works will be undertaken during the current financial year, subject to the release of the balance of funding previously resolved by Council.

FINANCIAL IMPLICATIONS

The Directorate originally estimated that the retaining wall programme would require approximately R3,4m.

Council subsequently resolved to allocate R4 million towards the retaining wall repair programme, but only R2m was available.

The disaster response comprised two separate financial interventions:

A. Emergency Housing Material

Approved emergency procurement: **R1,149,514.11** (VAT Inclusive), this was paid from the Directorate budget.

B. Emergency Retaining Wall Repairs

Estimated programme value: **R3,381,682.57**

The Directorate continues to manage expenditure within the approved Council allocation while seeking additional funding for the outstanding retaining wall projects

RELEVANT LEGISLATION AND POLICY

- Municipal Supply Chain Management Policy
- Disaster Declaration Regulations

RECOMMENDATION OF THE ACTING MUNICIPAL MANAGER

It is recommended that Council:

- [a] Notes the report on disaster response interventions undertaken by the Directorate: Integrated Human Settlements following the declaration of the Local State of Disaster.
- [b] Notes the successful procurement and distribution of emergency housing materials to verified qualifying beneficiaries across the affected wards.
- [c] Notes the progress made in the emergency repair and reconstruction of collapsed retaining walls and associated slope stabilisation works.
- [d] Notes that further retaining wall repairs remain outstanding due to funding constraints and will be completed subject to the availability of approved funding.
- [e] Supports the Directorate's continued engagement with the Provincial and National Departments of Human Settlements to secure additional disaster recovery funding for the completion of outstanding recovery projects.

File Number:

ANNEXURE: RETAINING WALL REPAIRS BY WARD

Execution:	Director Integrated Human Settlements Acting Manager IHSSUPPLEMENTARY Senior Human Settlement Officer Human Settlement Liaison Officer
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STRATEGIC SERVICES & INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING
SUPPLEMENTARY AGENDA
29 JULY 2026

	<u>Retaining wall - Repairs</u>	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
No.	Area	Erf No.	m ²	Remove	Repack	New Wall	Spoil	G7	Estimate	Retention	Amount Paid	Unpaid	Ward
				R 195	R 495	R 1 500	R 450	R 695					
1	Khayaletu	6772	54	1	1		1	1	R 99 725,00	R 9 972,50	R 89 752,50		7
2	Khayaletu	6784	40	1	1		1	1	R 79 862,50	R 7 986,25	R 71 876,25		7
3	DsBS	169	109	1	1		1	1	R 200 473,00	R 20 047,30		R 210 208,50	3
4	& Joodsekamp	250-251	70	1	1		1	1	R 148 400,00	R 14 840,00	R 133 560,00	R 131 100,00	8
5	CE	233	90	1	1		1	1	R 84 900,00	R 8 490,00	R 76 410,00		8
6	KKN	19937	46	1	1		1	1	R 85 500,00	R 8 550,00	R 76 950,00		7
7	KKN	107	57	1	1		1	1	R 102 380,00	R 10 238,00	R 92 142,00		7
8	Hlalani	122	71	1	1		1	1	R 131 734,25	R 13 173,43	R 118 560,83		3
9	Rholihlala	38&40	63	1	1		1	1	R 94 500,00	R 9 450,00	R 85 050,00		4

STRATEGIC SERVICES & INTEGRATED HUMAN SETTLEMENTS COMMITTEE MEETING
SUPPLEMENTARY AGENDA
29 JULY 2026

10	Greenfield	133	73	1	1		1	1	R 109 500,00	R 10 950,00	R 98 550,00		4
11	Greenfield	33&10133	124	1	1		1	1	R 186 000,00	R 18 600,00	R 167 400,00		4
13	Shamrock & Hamilto	233	112	1	1		1	1	R 168 000,00	R 16 800,00	R 151 200,00		6
14	CS	225-231	458,5	1	1		1	1	R 958 500,00	R 95 850,00	R 598 225,50	R 360 274,50	7
15	Ethembeni	11984	103	1	1		1	1	R 172 075,00	R 17 207,65	R 178 097,63		8
16	Oupad	19835-19840	384	1	1		1	1	R 794 970,00	R 79 497,00	R 822 973,95		3
17	Hornlee	719	63	1	1		1	1	R 116 890,00	R 11 689,00		R 105 201,00	6
									R 3 533 409,75		R 2 760 748,66	R 806 784,00	

6. **CLOSURE**

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