

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026



Clyde Street
Knysna
6570

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Notice is hereby given, in terms of Section 19(b) of the Local Government: Municipal Systems Act, 32 of 2000 as amended, that a **FINAL SPECIAL MEETING** of the **MUNICIPAL COUNCIL** of Knysna Municipality will be held in the Council Chamber on **THURSDAY, 22 OCTOBER 2026** at **10:00** to consider the business set forth in the attached agenda.

Kennis geskied hiermee as gevolg van Artikel 19(b) van die Plaaslike Regering : Munisipale Stelsels Wet, 32 van 2000, dat 'n **FINALE SPESIALE VERGADERING** van die **MUNISIPALE RAAD** van Knysna Munisipaliteit in die Raadsaal op **DONDERDAG, 22 OKTOBER 2026** om **10:00** gehou sal word ten einde sake soos uiteengesit in die aangehegte agenda te oorweeg.

Ibhunga lika**MASIPALA** waseKnysna lazisa ngomthetho okwisolotya 19(b) wenkqubo mqaqo olawula oMasipala, 32 of 2000, njengoko utshintshiwe, **NGENTLANGANISO EKHETHEKILEYO** ye**BHUNGA** lika**MASIPALA** waseKnysna eyakubanjelwa ku Council Chamber **NGOLWESINE, NGOMHLA WE 22 EYEDWARHA 2026** ngentsimbi ye **10:00** umba iyakuba lushishino oluchazwe kwi-agenda.

CLLR M WILLEMSE

The Speaker
Die Speaker
Usomlomo

DR R MARTIN

Acting Municipal Manager
Waarnemende Munisipale Bestuurder
Mphathi kaMasipala

Date : 20 October 2026

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1. **OPENING AND WELCOMING**
2. **SILENT PRAYER**
3. **ATTENDANCE OF MEMBERS**
 - 3.1 **COUNCILLORS PRESENT**
 - 3.2 **COUNCILLORS WITH LEAVE**
 - 3.3 **COUNCILLORS WITHOUT LEAVE**
4. **NOTING OF THE PROVISIONS OF CODE OF CONDUCT FOR COUNCILLORS AND CODE FOR ETHICAL LEADERSHIP AS ADOPTED BY COUNCIL**
5. **DISCLOSURE OF INTERESTS BY COUNCILLORS**

6. **NEW MATTERS SUBMITTED BY THE ACTING MUNICIPAL MANAGER**

6.1

SC01/10/26 QUARTERLY WITHDRAWAL REPORT: QUARTER 1 OF 2026/2027
--

REPORT FROM THE ACTING DIRECTOR: FINANCIAL SERVICES

PURPOSE OF THE REPORT

To present to Council the Quarterly Withdrawal Report for the quarter ending September 2026.

BACKGROUND

Section 11(1) of the Municipal Finance Management Act (MFMA) determines that only the accounting officer or the chief financial officer of a municipality, or any other senior financial official of the municipality acting on the written authority of the accounting officer, may withdraw money or authorise the withdrawal of money from any of the municipality's bank accounts.

As per section 11(4) of the MFMA, the accounting officer must within 30 days after the end of each quarter table in the municipal council a consolidated report of all withdrawals made during that quarter and must submit a copy of the report to the Western Cape Provincial Treasury and the Auditor-General.

DISCUSSION

The Quarterly Withdrawal Report for the quarter ending September 2026 has been prepared in accordance with section 11 of the MFMA.

FINANCIAL IMPLICATIONS

The financial implications are contained in the report attached hereto as Annexure A.

RELEVANT LEGISLATION

Section 11 of the Municipal Finance Management Act, No 56 of 2003.

RECOMMENDATION OF THE ACTING MUNICIPAL MANAGER

- [a] That the Quarterly Withdrawal Report for the quarter ending September 2026 be noted;
- [b] That a copy of the Quarterly Withdrawal Report was submitted to the Western Cape Provincial Treasury and the Auditor-General on 14 October 2026.

APPENDIX / ADDENDUM

Annexure A - Quarterly Withdrawal Report as at 30 September 2026.

File Number: 9/1/2/10

Execution: Acting Director: Financial Services

FINAL SPECIAL COUNCIL MEETING
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22 OCTOBER 2026



OFFICIAL ROUTING FORM

for documentation to the **Municipal Manager's Office**

PLEASE FORWARD THIS TO THE NEXT PERSON AFTER COMMENTS & SIGNATURE -
note that the MUNICIPAL MANAGER is the last person to sign off on the document

Acknowledgement of receipt
Office of the MM
Date: 14/10/2026
13:58
g

DESCRIPTION OF DOCUMENT	Quarterly Withdrawal report – Q1 of 2027		
DATE	12 October 2026		
COUNCIL RESOLUTION (where applicable)	N/A		
DELEGATION (where applicable)	N/A		
DEPARTMENT	Finance – Budget Office	INITIATOR	Mugelane Van Wyk

Should none of the Sections below apply to you, please indicate 'NOT APPLICABLE' together with your signature and the date:

THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED DOCUMENTATION COMPLY WITH THE FOLLOWING:	
1. LEGISLATION & POLICIES APPLICABLE TO THE MUNICIPALITY:	
COMMENTS BY MANAGER: AFS, COMPLIANCE & REPORTING <i>Supported In order to ensure compliance with Section 11(4) of the MFMA</i>	SIGNATURE OF MANAGER: AFS, COMPLIANCE & REPORTING DATE: 12/10/2026
2. FINANCIAL LAWS & REGULATIONS AS WELL AS FUNDS BUDGETED FOR AND AVAILABLE FOR PROPOSED EXPENDITURE, i.e. BUDGET, LESS EXPENDITURE AND COMMITMENTS MUST BE PART OF THE APPLICATION:	
COMMENTS BY CHIEF FINANCIAL OFFICER: ➤ Section 11(4) of the Municipal Finance Management Act ➤ Section 28 of the Municipal Budget and Reporting Regulations ➤ Section 74 of the Municipal Finance Management Act (General Reporting Obligations)	SIGNATURE OF CHIEF FINANCIAL OFFICER: DATE: 14-10-2026

Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 • Knysna • 6570 • Tel: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

DESCRIPTION OF DOCUMENT	Quarterly Withdrawal report – Q1 of 2027
--------------------------------	---

THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED DOCUMENTATION COMPLY WITH THE FOLLOWING:	
3. PLANNING AND ENVIRONMENTAL POLICIES & REGULATIONS APPLICABLE TO THE MUNICIPALITY:	
COMMENTS BY DIRECTOR: PLANNING & DEVELOPMENT: <div style="text-align: center;">N/A</div>	SIGNATURE OF DIRECTOR: PLANNING & DEVELOPMENT: <div style="text-align: center;">N/A</div> DATE:
4. HUMAN RESOURCES & SAFETY REQUIREMENTS APPLICABLE TO THE MUNICIPALITY:	
COMMENTS BY MANAGER: HUMAN RESOURCES: <div style="text-align: center;">N/A</div>	SIGNATURE OF MANAGER: HUMAN RESOURCES: <div style="text-align: center;">N/A</div> DATE:
5. ALL TECHNICAL SPECIFICATIONS MEET THE REQUIRED STANDARDS & ARE COMPLIANT WITH APPLICABLE POLICIES AND REGULATIONS:	
COMMENTS BY DIRECTOR: TECHNICAL SERVICES <div style="text-align: center;">N/A</div>	SIGNATURE OF DIRECTOR: TECHNICAL SERVICES <div style="text-align: center;">N/A</div> DATE:
6. COMMUNITY & SOCIAL SERVICES PROCEDURES COMPLY WITH APPLICABLE POLICIES & LEGISLATION	
COMMENTS BY DIRECTOR: COMMUNITY SERVICES: <div style="text-align: center;">N/A</div>	SIGNATURE OF DIRECTOR: COMMUNITY SERVICES: <div style="text-align: center;">N/A</div> DATE:
7. CORPORATE SERVICES PROCEDURES COMPLY WITH APPLICABLE POLICIES & LEGISLATION:	
COMMENTS BY DIRECTOR: CORPORATE SERVICES: <div style="text-align: center;">N/A</div>	SIGNATURE OF DIRECTOR: CORPORATE SERVICES: <div style="text-align: center;">N/A</div> DATE:

DESCRIPTION OF DOCUMENT	Quarterly Withdrawal report – Q1 of 2027		
THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED DOCUMENTATION COMPLY WITH THE FOLLOWING:			
8. PERFORMANCE, INTERNAL AUDIT, COMPLIANCE & RISK MANAGEMENT PROCESSES:			
COMMENTS BY MANAGER: PERFORMANCE, INTERNAL AUDIT & RISK MANAGEMENT:		SIGNATURE OF MANAGER: PERFORMANCE, INTERNAL AUDIT & RISK MANAGEMENT:	
N/A		N/A	
		DATE:	
9. CONCLUSION:			
COMMENTS BY ACTING MUNICIPAL MANAGER:		SIGNATURE OF ACTING MUNICIPAL MANAGER:	
<p><i>As per Manager Appr and ACPO</i></p> <p> APPROVED</p> <p>NOT APPROVED</p>		<p></p> <p>DATE: <i>14/10/26</i></p>	

Once the DOCUMENT is duly signed by all role players, it must be returned to the Initiator who must ensure that the document is registered on Council's Official Document Management System, being Collaborator and ensure that all role players are copied in.



Collab. Ref.:
File No: 9/1/2/10

12 October 2026

OFFICE OF AUDITOR-GENERAL
Private Bag X1
CHEMPET
7442

**QUARTERLY WITHDRAWALS FROM MUNICIPAL BANK ACCOUNT
FOR SEPTEMBER 2026.**

Dear Sir/Madam

Herewith, Knysna Municipality's (WC048) Quarterly withdrawals report for the quarter ended **SEPTEMBER 2026**, per the requirements of Section 11(4) of the MFMA.

Yours faithfully


14/10/2026
Dr. RICHARD MARTIN
ACTING MUNICIPAL MANAGER

Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 · Knysna · 6570 · Tel: 044 302 6300 · Fax: 044 302 6333 · E-mail:
Knysna@knysna.gov.za

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MfmaAccount (All)				PER			
Sum of AMOUNT				202608	202609	202607	Grand Total
MfmaLine	MfmaDescription	Acct-no	DESCRIPTION				
170	Refund Deposits	01-07-24-07-5160	NOLLE LW			16 058.36	16 058.36
			DR JUDEX L OBERHOLZER	8 797.89			8 797.89
			O'CONNOR SC			7 964.80	7 964.80
			VANDEPEER MAC			4 708.84	4 708.84
			GREGSON ME		8 797.89		13 506.73
			GEORGE WHITEHEAD INCORPORATED			4 303.82	4 303.82
			HARRISON RR			16 058.36	16 058.36
			VAN DER MERWE AM			4 514.71	4 514.71
			FABIO PESTO	12 713.00			12 713.00
			ASHLEY HATCH	8 386.93			8 386.93
			KELLY MJ		8 386.93		8 386.93
			ARNOLDI FAMILY TRUST		20 500.00		20 500.00
			MELWICH W		4 708.84		4 708.84
			STEVENS M		4 514.71		4 514.71
			BUSSE A		9 176.20		9 176.20
			GELDENHUIS FJ		4 514.71		4 514.71
			GERBER BP		16 058.36		16 058.36
			VAN TONDER J			9 176.20	9 176.20
			PEARL STAR INVESTMENT 77 CC	8 797.89			8 797.89
			YOUNG BE		4 514.71		4 514.71
			MURRAY GILLIAN A	4 225.88			4 225.88
			KLING JL	16 058.36			16 058.36
			FERNELY CORINNE A	16 058.36			16 058.36
			MALINGA RUTH THEMBI	2 540.65			2 540.65
			SHEELAGH ELIZABETH MCNEIL FAMI		16 058.36		16 058.36
			TERBLANCHE GRAAN BOERDERY PTY		4 708.84		4 708.84
		01-07-24-07-5436	JONES SM	794.50			794.50
			HUMPTY DUMPTY CRECHE EN PRE-PR	794.50			794.50
			LESLEY-ANN C SPIES	796.88			796.88
			ROUSSEAU-SCHMIDT R		3 018.48		3 018.48
			GAMEDT			761.71	761.71
			WITBOOI BG			796.88	796.88
			WILLIAMS MASHUTI THOBENI	794.46			794.46
			JULIES WINNIFRED	3 098.90			3 098.90
		01-07-24-07-5836	GEORGE MM		784.85		784.85
			FIKIZOLO M		985.76		985.76
			CORNELIUS RJ			796.90	796.90
			DU PREEZ V			796.88	796.88
			SOMERSET J			795.00	795.00
			BOTHA WS	796.88			796.88
			SIMANI A		823.86		823.86
			SWARTS MGF		784.85		784.85
			LEWIS J		784.85		784.85
			VAN DER BILT DA		785.00		785.00
			KORDOM EIA		784.81		784.81
			PRINSLOO LAUNDRIE DANIEL	532.75			532.75
			OWEN STEVE CHRISTOPHER	826.40			826.40
170 Sum				86 014.23	110 692.01	71 441.30	268 147.54
150	Third Party Agreement	01-07-26-07-8002	ACCP8748 LICENSE FEES	1 824 932.82	1 150 249.52	896 503.28	3 871 685.62
			ACCP8748 LICENSE FEES		624 971.42		624 971.42
		01-07-26-07-8202	ACCP8748 RTMC FEES	207 576.00	183 240.00	93 240.00	484 056.00
		01-07-26-07-8102	ACCP8742 Pay over of driving l	56 801.00	43 687.00		100 488.00
150 Sum				2 089 309.82	2 002 147.94	929 743.28	5 021 201.04
180	Cash Mngmnt & Invest	01-09-27-13-0010	288567420-037		50 000 000.00		50 000 000.00
					50 000 000.00		50 000 000.00
Grand Total				2 175 324.05	52 112 839.95	1 001 184.58	55 289 348.58

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PROVINCIAL TREASURY Withdrawals from Municipal Bank Accounts In accordance with Section 11, Sub-section 1 (b) to (j)		
NAME OF MUNICIPALITY:	KNYSNA MUNICIPALITY	
MUNICIPAL DEMARCATION CODE:	WC 048	
QUARTER ENDED:	July 2026 - September 2026	
	Amount	Reason for withdrawal
MFMA section 11. (i) Only the accounting officer or the chief financial officer of a municipality, or any other senior financial official of the municipality acting on the written authority of the accounting officer, may withdraw money or authorise the withdrawal of money from any of the municipality's bank accounts, and may do so only -	R 0.00	
(b) to defray expenditure authorised in terms of section 26(4);	R 0.00	
(c) to defray unforeseeable and unavoidable expenditure authorised in terms of section 29(1);	R 0.00	Unavoidable expenditure
(d) in the case of a bank account opened in terms of section 12, to make payments from the account in accordance with subsection (4) of that section;	R 0.00	
(e) to pay over to a person or organ of state money received by the municipality on behalf of that person or organ of state, including -	R 0.00	
(i) money collected by the municipality on behalf of that person or organ of state by agreement; or	R 5 021 201.04	Vehicle registration and Prodiba Cards
(ii) any insurance or other payments received by the municipality for that person or organ of state;	R 0.00	Insurance claims
(f) to refund money incorrectly paid into a bank account;	R 0.00	
(g) to refund guarantees, sureties and security deposits;	R 268 147.54	Consumer deposits repaid
(h) for cash management and investment purposes in accordance with section 13;	R 50 000 000.00	GL Bank (Investment)
(i) to defray increased expenditure in terms of section 31; or	R 0.00	
(j) for such other purposes as may be prescribed.	R 0.00	Garnishee Orders, Group insurance, Repay unspent Conditional Grants
(4) The accounting officer must within 30 days after the end of each quarter -	Name and Surname: Mugelane Van Wyk	
(a) table in the municipal council a consolidated report of all withdrawals made in terms of subsection (1)(b) to (j) during that quarter; and	Rank/Position: Manager: AFS, Compliance & Reporting	
(b) submit a copy of the report to the relevant provincial treasury and the Auditor-General.	Signature: 	
Tel number	Fax number	Email Address
044-3026281	n/a	mvanwyk@knysna.gov.za
<p>The completed form must reach Mr Donovan Alexander at the Provincial Treasury, Private Bag x 9165, 7 Wale Street, Cape Town, 8000, Tel: 021 483 5007, Fax 021 483 8623, Email: wbaatjie@pgwc.gov.za on or before the 15th of the month following the end of each quarter.</p>		

FINAL SPECIAL COUNCIL MEETING
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BANK ACCOUNT WITHDRAWALS NOT IN TERMS OF AN APPROVED BUDGET



Municipal Finance Management Act, section 11(4)
Consolidated Quarterly Report for period 01/07/2026 to 30/09/2026 (WC048 - Knysna Municipality)

D

Date	Payee	Amount in R'000	Description and Purpose (including section reference e.g. sec 11(f))	Authorised by (name)
01/07/2025-30/09/2026	Unforeseen Disaster	-	Section 11(c) - Unforeseeable and unavoidable expenditure authorised by the mayor in terms of section 29 (1);	ACCOUNTING OFFICER - Dr RICHARD MARTIN
01/07/2025-30/09/2026	Department of Public Works & Transport	5 021	sec 11(e) (i) - Vehicle Registration & ProdiBa Cards	ACCOUNTING OFFICER - Dr RICHARD MARTIN
01/07/2025-30/09/2026	Multiple Insurance Claims	-	sec 11(e)(i) - Insurance Claims	ACCOUNTING OFFICER - Dr RICHARD MARTIN
01/07/2025-30/09/2026	Multiple Consumer Accounts	268	sec 11(g) - Consumer Deposits Refunded	ACCOUNTING OFFICER - Dr RICHARD MARTIN
01/07/2025-30/09/2026	Financial Institutions - Nedbank, ABSA & Standard Bank	50 000	sec 11(h) - Short Term Investments	ACCOUNTING OFFICER - Dr RICHARD MARTIN
01/07/2025-30/09/2026	Department of Local Government	-	sec 11(j) - Other purposes prescribed	ACCOUNTING OFFICER - Dr RICHARD MARTIN

Instructions for completing this report:

The Accounting Officer must include information motivating the non-budgetted withdrawals, action taken to rectify the breach and identify how funding will be sourced through an Adjustments Budget. This motivation can be an additional report to council or incorporated into the table above by inserting additional space.
This report must be tabled in Council within 30 days after the end of each quarter where a withdrawal occurs.

Withdrawals that must be reported each quarter:

- Section 11(b) - Expenditure authorised by the MEC for finance in terms of section 26 (4) when a municipality has failed to approve a budget by 30 June;
- Section 11(c) - Unforeseeable and unavoidable expenditure authorised by the mayor in terms of section 29 (1);
- Section 11(d) - Payments from a trust, charitable or relief fund without budget appropriation in terms of section 12(4);
- Section 11(e) - Payments to a person or organ of state of money received by the municipality on behalf of that person or organ of state, including
 - money collected by the municipality on behalf of that person or organ of state by agreement; or
 - any insurance or other payments received by the municipality for that person or organ of state;
- Section 11(f) - Refund money incorrectly paid into a bank account;
- Section 11(g) - Refund guarantees, sureties and security deposits;
- Section 11(h) - Payments for cash management and investment purposes in accordance with section 13;
- Section 11(i) - To defray increased expenditure on a multi-year capital project in terms of section 31;
- Section 11(j) - Payments for such other purposes as may be proscribed from time-to-time.

Distribution:

- Table this report in a full council meeting, including additional motivation on action taken to rectify, within 30 days after the end of each quarter (section 11(4));
- Submit a copy to the relevant National Treasury, provincial treasury and the Auditor-General.

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AGENDA
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ig1413.g

Start Period: 2026-07 End Period: 2026-09
DESCRIPTION ACCOUNT

FINANCIAL MUNICIPALITY DATE: 09/10/2026 07:45:59 PAGE: 1
DEMA 11-1(4) - QUARTERLY WITHDRAWAL REPORT (RAY-CHAN ALLES)

	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
Opening Cash Balance	10250.00	10350.00	10310.36								
Tetty Cash Advances	1126226009	10350.00	10310.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Receipts	11275203.33	113484.39	1070547.77								
Imp:Received During	10727081.37	600000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MASS PUB. SERVICE R	11241141525	1377.69	7120.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant - W & P A	33515057725	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hire of Hall	33515066290	15401.23	2418.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hire of Equipment	335150648502	8971.46	8425.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Overdue Books Fine	33515076860	2235.40	1396.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lost Books Recovered	335150344774	332.41	137.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Overdue Licence Card	335850788677	30176.50	31756.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application of Drive	335850788678	26639.37	25093.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary Driving L	335850788679	13034.67	8074.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Teaching of learner L	335850788682	1482.22	1463.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Application of Learner	335850788683	24479.20	21229.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Triforce equal driving	335850788686	9947.95	7511.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Duplicates: Registrar	335850788687	9268.74	6427.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Special permits	335850788691	333.18	67.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Special Registration	335850788692	1688.18	493.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary permits	335850788693	3117.88	7686.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicle Registration	335850788695	147169.34	130558.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unexpired Parking	335850848755	78.27	565.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Busstop Charge	335850848757	485.56	25555.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rental Buildings	335850848759	1377.89	1432.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest: Current Int	345750688555	516329.87	833219.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interpretation Search F	345750684760	756.68	849.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Valuation Certificate	345750684765	18077.65	10415.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tender deposits	345750848224	0.00	715.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refuse Tip Fees	345750848335	10352.19	12409.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equitable Share Reva	345750848336	8633452.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub-total (Receipts)	15446393.33	3145164.39	1081997.17								
Less: Withdrawals											
Approved Budget	1001286.58	217034.00	5012809.55								
Control Rates Refunds	10726977102	31554.87	167638.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost Services Refund	10726977202	29456.46	44865.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Control ACB: De	10726978361	6363.04	745119.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Book Contra: De	10726978401	39485.76	620256.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blank Fuel: Deposits	10726978701	0.00	8425677.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blank Purchase: Depos	10726979161	102660.92	4100641.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blank Purchase: Withd	10726979161	3790366.44	47317781.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus - EXT Loan	10726979340	1379512.38	102474.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parasite charges: GIC	10726980034	314490.13	82468.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Inventory: Stock W/Rea	11140141072	6429.25	48314.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
VAT Creditor - Equip	11140141073	3425.03	4831.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACA Vat Rec. Input A	11140141102	2365226.21	8991280.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACA Vat Rec. Input B	11140141102	12052354.51	5975777.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

191022.P		KAYMA MUNICIPALITY DATE: 09/10/2026 07:30:41 PAGE: 2											
Start Period: 2026 07 End Period: 2026 09		MEMO 1 (4) - QUARTERLY BUDGETAL REPORT (RAY-DEAN MILES)											
DESCRIPTION	ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	
ACA Vat Rec. Input V	11140141301	12063977.09	9680655.14	9363922.74	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACA Vat Rec. Input A	11140141301	0.00	56154.32	71524.84	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACA Vat Rec. Input A	11140141302	2678.56.01	56154.32	58318.55	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ACA Vat Rec. Input V	11140141501	2678.56.01	56154.32	58318.55	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Control Subbank	11140150700	8525.22	7453047.41	526001.83	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Control Subbank	11140150701	160216150.71	110681487.44	127417358.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Control Subbank	11140160703	123129.28	132480.70	271644.66	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Invest Eluc W/House	11113130122	0.00	0.00	1839.80	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Invest Wrt W/House	11113130322	0.00	230521.22	0.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
New Ablution Facilit	282585207025	0.00	0.00	18700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Furniture & Equipmen	284185114004	0.00	0.00	390.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrading to Cover D	285383309106	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrading of Buffels	288385235257	0.00	0.00	157327.00	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reestablishment of fur	289600242007	0.00	213485.50	218042.81	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rebuilding of Tunnels	289385210025	0.00	0.00	21839.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EX 20HVA 16/220V Rwy	289385279001	0.00	0.00	118039.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reestablishment of Rn	287685278155	0.00	0.00	54035.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rehabilitation of Ho	287885280007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surface Gravel Roads	288485239031	0.00	31031.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surface Gravel Roads	288485239032	0.00	0.00	125428.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surface Gravel Roads	288485239033	0.00	0.00	4547.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surface Gravel Roads	288485239034	0.00	0.00	143071.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surface Gravel Roads	288485239035	0.00	0.00	125428.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public Transport Pad	288485239040	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrade Gravel Roads	288485239046	0.00	0.00	71231.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reestablishment of Rwy	288985310058	0.00	0.00	357700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrade of Houses A	289085310005	0.00	0.00	265482.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Municipal Water Rese	289385310008	0.00	0.00	488291.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrade Bulk Water S	289385310062	0.00	0.00	1608288.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Milk Water Supply -	289385310086	0.00	0.00	406010.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrade of Howard St	289385310101	0.00	0.00	308370.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Disaster Manag	289385310201	0.00	0.00	7550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Post Office Cleanups	292240610313	11321.70	4307.58	9930.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Post Office Cleanups	292240610314	5109.00	14424.16	9930.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Advert 2000 Clean	A 292240610400	0.00	15800.10	515.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Bank Underbanks	292240610575	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Bank Duplicates	292240610575	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Bank Withdrawal	292240610575	15546527.26	16084908.62	15617524.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hi Salary Withdrawal	292240610720	1008333.91	814561.25	872988.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hi Salary Withdrawal	292240610720	197196.49	679025.04	725023.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Control Deposits	292240610720	0.00	7904.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Low Control Withdraw	292240610720	4898476.87	4906695.08	6016070.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
UPL Control Withdraw	292240610720	256331.86	243171.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Control Withd	292240610720	285573.19	235543.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pension Control With	292240610720	4227814.60	4510100.44	4920440.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Medicl Aid Control	292240610720	3030349.28	2855599.28	2855599.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Group Life Control W	292240611020	461119.95	483556.45	496348.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wardens Control Withd	292240611120	6641.86	87648.39	37630.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Salary Wage Rate	292240611420	21628.82	238761.41	89818.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unclaimed Wage Rate	292240611420	0.00	93789.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Pines Provincial Res	292240611420	3350.90	800.00	2609.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

191423		KIRUNA MUNICIPALITY DATE: 09/10/2026 09:26:43 PRGR: JIMA 11(4) - QUARTERLY WITHDRAWAL REPORT (RAY-DEAT MILES)												3	
Start Period: 2026 07 End Period: 2026 09															
DESCRIPTION	ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY			
Finns Speeding Payme	2356446664C	0.00	0.00	23375.20-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remittances Deposits	235723475633	30476.15	392847.48	801817.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remittances-withdraw	242722672622	0.00	235112.23-	390997.17-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sundry credit-year-end	242522680202	0.00	351211.33	4776100.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sundry credit-year-end	242522676202	23456361.91-	392522676202	1565150.40-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors Control Co	242522676301C	4766937.54	8571354.62	13827857.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors Control Co	242522676302C	18098704.60-	22533810.55-	12538767.73-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors Control Co	242522676301C	18561136.48	2532726301C	27241249.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Creditors Control Co	242522676302C	83204711.38-	28717104.18-	26424089.28-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Advertising	2425150157284	0.00	2737.17-	2694.54-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community based init	2425150157282	0.00	35830.00-	1858.75-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SSON Charges (Pymt)	2425150157283	0.00	5154.87-	2627.81-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	23474.77-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mayoral Fund Donatio	2425150157283	0.00	365807.66-	177250.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	2425150157284	0.00	1739.51-	2190.04-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refreshments	2425150157282	0.00	1194.00-	1293.37-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	5509.71-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	2425150157282	0.00	13394.58-	8613.44-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Project	2425150157284	4175.00-	24325.00-	91215.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	2425150157282	8545.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Permanic Investment	2425150157283	0.00	0.00	254247.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Compliance Assignt	2425150157289	0.00	51829.26-	52605.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	8198.51-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	2425150157282	0.00	0.00	4153.93-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	5473.26-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	24381.13-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Land Sales Expenses	2425150157282	0.00	2496.23-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Advertising	2425150157284	0.00	2100.00-	8710.03-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Irregular/Postclass	2425150157282	0.00	4263.74-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Securities Expenses	2425150157284	2184.64-	2151.48-	8770.54-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Training	2425150157282	0.00	1440.00-	350543.92-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	2425150157282	0.00	7759.89-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant - National Gov	2425150157284	0.00	253551.32-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	5301.12-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Legal Services	2425150157284	1289679.55-	1821074.61-	361270.68-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	5477.55-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	9188.06-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	2425150157284	0.00	1097.00-	1360.83-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reporting to Public	2425150157282	3000.00-	25300.00-	24600.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	2425150157282	0.00	321.16-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ward Committee/Counc	2425150157283	3800.00-	16400.00-	5064.79-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	2425150157283	0.00	864.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant - W & P A	2425150157282	0.00	1600.00-	26381.70-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumables	2425150157284	0.00	0.00	1300.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	6923.93-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage:PO Box/Chur	2425150157282	0.00	1507.46-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	2425150157283	0.00	0.00	1895.52-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	2425150157282	7576.10-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	2425150157284	1561.26-	2041.22-	5994.02-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Planning	2425150157282	0.00	765310.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

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DIVINA MUNICIPALITY DATE: 09/13/2026 07:26:11 PAGE: 8

Start Period: 2026 07 End Period: 2026 09

MPR 11 (4) - QUARTERLY WITHDRAWAL REPORT (PAY-DEAR MILES)

DESCRIPTION	ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
Electricity: Infrantry	359350227565	0.00	34761.11-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plant & Equipment	359350227565	0.00	1643.48-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	359350227565	0.00	20410.50-	16567.63-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water: Infrastructure	359350227565	0.00	3443.51-	4182.87-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction Fee - New	359350586920	0.00	0.00	10819.30-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	359350487194	0.00	0.00	4038.27-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pe	359450187352	35132.55-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Licence and Register	359450187376	0.00	1042.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	359450187376	0.00	1328.00-	22956.41-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	359450187376	0.00	0.00	538.27-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	359450227565	0.00	3120.00-	1640.43-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unsupv Budget 16 (4)												
Unsupv/Avmid 16 (4)												
Relief Bank Acc 12												
Third Party Agreement		227741.28-	2082509.62-	2002147.94-								
Van Reg Team: Mitha	107260778002	83451.28-	4224922.82-	1775220.94-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Produce Cards: Mitha	107260778102	0.00	56801.00-	43687.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PMV Levies: Mitha	107260778202	23249.00-	207576.00-	183249.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Third Party Debt												
Refund Inconform Dep												
Refund Deposits		71441.30-	86914.23-	100692.01-								
Revenue: Repaid Dur	107240758160	87483.93-	77079.96-	101933.65-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue: Received Dur	107240758160	1888.59-	6279.28-	2918.58-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue: Received O	107240758336	2388.78-	2156.00-	5733.98-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash: Mupum & Invest				50000000.00-								
W/P Invest: Mupum				50000000.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shifting of Funds in	10927130910	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other: Prescribed												
Sub-Total (Withdrawal)												

Closing Cash Balance		15486283.33	1145104.39	1080997.17								

Off: Bank Balance		10150.00-	10150.00-	10150.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Debit Cash Advances	21148160003	10150.00-	10150.00-	10150.00-								

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

ig1421.p		KINSEBA MUNICIPALITY DATE: 09/10/2026 07:20:41 PAGE: 4											
Report Period: 2026 07 End Period: 2026 09		KPM: 11(4) - QUARTERLY BUDGETAL REPORT (BY DEPT FILED)											
DESCRIPTION	ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	
Grasslands and Gardens	3340002170707	95500.00-	0.00	95500.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3340001870157	14385.27-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Copyright Fees	3340001870117	0.00	101944.24-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RKOP Charges (KOP)	3340001870117	1760.72-	6661.52-	6015.23-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3340001870157	24762.52-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings	3340102270505	0.00	202631.91-	59372.85-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hire of Halls	3340106680500	0.00	588.28-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	33402001870157	12437.05-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	3340601870156	0.00	1277.42-	2155.29-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings	3340602270505	19600.00-	0.00	11200.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3340601870156	152000.50-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	3340601870156	0.00	0.00	2633.27-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Project	3340601870156	0.00	153054.36-	58132.46-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant - KOP/KOP/KOP	3340601870156	0.00	1681904.32-	1281748.62-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant - KOP/KOP/KOP	3340601870156	0.00	0.00	25675.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant - KOP/KOP/KOP	3340601870156	204751.78-	809905.32-	2126821.27-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3340601870156	4620.60-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Agency Expenses	3351501470200	0.00	0.00	107041.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	0.00	2500.00-	6422.36-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Shalloway Green	3351501470200	0.00	0.00	1584.08-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	3351501470200	0.00	0.00	4910.40-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings	3351501470200	0.00	10595.65-	16945.45-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	3351501470200	0.00	342.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hire of Halls	3351501470200	0.00	245.22-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	6627.27-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	3351501470200	0.00	0.00	17634.82-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grass Cutting Service	3351501470200	0.00	0.00	577592.81-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Quarantiles	3351501470200	1689.67-	1066.20-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Post and Call	3351501470200	0.00	3509.56-	3732.56-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Makana Association	3351501470200	1805.80-	194052.06-	139340.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	62705.76-	21719.11-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	3351501470200	1767.23-	1416.97-	15370.60-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	3351501470200	3283.74-	1736.34-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Project	3351501470200	0.00	292000.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Removal of Trees Pro	3351501470200	0.00	261400.00-	167158.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Provision: Alleen Veg	3351501470200	41850.00-	12000.00-	213875.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plant & Equipment	3351501470200	0.00	4490.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parks Program	3351501470200	0.00	144243.00-	55663.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	3351501470200	0.00	17304.00-	212045.31-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sports Development	3351501470200	283380.00-	239400.00-	167753.01-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Disaster Assistance/	3351501470200	0.00	470.88-	1550.30-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	9739.45-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	3351501470200	0.00	300.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Youth Advisory Center	3351501470200	5000.00-	5000.00-	106934.13-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Youth and Gender Dev	3351501470200	7870.00-	8150.00-	16000.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fee	3351501470200	32272.77-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	3351501470200	1354.33-	0.00	2416.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

191423.P		MUNISHA MUNICIPALITY DATE: 09/12/2024 07:26:41 PAGE: 5											
Start Period: 2026 07 End Period: 2026 09		MFPA 11(4) - QUARTERLY WITHDRAWAL REPORT (RAY-DRAIN MILES)											
DESCRIPTION	ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	
Security Services: S	335756117456	0.00	0.00	8974821.28-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	335756276025	0.00	0.00	23568.84-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	335853157352	6244.86-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage: PO Box Court	335856137426	0.00	0.00	1622.18-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stationery Costs	335859157672	0.00	0.00	44520.00-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Traffic Camera Speed	335950147230	0.00	509729.25-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	335950167352	14561.17-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	335950174425	0.00	0.00	574.74-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	335950175625	0.00	1446.00-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumables	336050187352	1398.26-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	336050187352	31623.37	0.00	24775.63-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	336050187354	0.00	1562.17-	4624.59-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings	336050227925	0.00	50060.56-	53931.07-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sports Grounds	336050227617	0.00	33060.56-	116082.30-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hotel Buildings	336050648530	383.94-	0.00	348.47-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Agency Payments	346250147230	0.00	11423.10-	39742.840-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Charges	346250187284	112456.58-	121309.83-	157516.28	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346250187352	5243.63-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subsidiary	346250187634	0.00	47260.30-	190111.11	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subsidiary	346250187632	0.00	0.00	2535.50	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Special Rating Board	346350548980	0.00	0.00	235467.52-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346450187352	5532.06-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346550187352	18683.14-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Agency Payments	346550187320	0.00	1950.00-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miss Charges: Office	346550187288	107136.49-	114364.62-	166429.29-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346550187282	25119.45-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miss Charges: Telephone	346550187281	198921.45-	297068.47-	231173.91-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Licence and Register	346550187377	2757054.83-	748062.12-	312543.74-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	346550187384	0.00	1814.52-	920.50	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Remote Server Access	346550187448	114444.20-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Computer Equipment	346550187440	0.00	0.00	1073.50-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Collection Costs & S	346750187298	503261.04-	226425.79-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346750187282	34492.09-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subsidiary	346750187498	0.00	0.00	7873.46-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subsidiary	346750187532	0.00	13582.89-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Admin. Fees Ref to F	346750187580	24133.70	24608.75	24789.43	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surplus Cash	346750188890	109.63	0.00	27.36	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346850187352	10894.10-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stationery Costs	346850187472	0.00	0.00	1725.36-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	346950187352	5251.77-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subsidiary	346950187592	0.00	0.00	658.35-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	347050187352	25730.61-	0.00	2173.31-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	347050187384	1327.17-	3240.30-	3320.77-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Computer Software Su	347050187561	0.00	52404.25-	128021.87-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Advertising	347550187384	02538.49-	12102.00-	25539.76-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	347550187382	711.49-	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subsidiary	347550187592	483.10-	1386.00-	71080.31-	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Fe	355450187252	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Project	355450187434	23000.00-	14500.00-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subsidiary	355450187592	0.00	443.50-	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

in1433.g		FIFTHA MUNICIPALITY DATE: 03/10/2026 07:20:41 PAGE: 6											
Start Period: 2026 07 End Period: 2026 09		FTHM 11(4) - QUARTERLY WITHDRAWAL REPORT (RAY-DEAN MILES)											
DESCRIPTION	ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	
Agency Payments	357250147252	0.00	211359.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fuel and Oil	357250137394	0.00	1542.48	1647.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mira Charge	357250127126	0.00	204730.00	768760.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	142478.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lease Charges	357250127352	225714.36	101861.16	172898.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
License and Register	357250137376	0.00	73899.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	357250147394	0.00	1457.36	5872.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	357250137429	0.00	1504.55	978.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PROJAC	357250147394	0.00	213892.40	306845.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Refuse Removal: Tran	357250137445	0.00	168000.37	398884.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subscriptions	357250137478	0.00	0.00	1898.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	357250147502	0.00	1980.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	357250137625	0.00	17427.89	259230.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fuel and Oil	357250147324	1858.00	3779.23	1643.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250147352	10651.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	357250137394	1288.70	3487.59	3559.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings	357250227553	0.00	0.00	28758.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plant & Equipment	357250227590	0.00	0.00	2105.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	22276.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Accommodation	357250137444	316871.48	207768.11	454009.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings Estates	357250227553	0.00	1859.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Buildings	357250227555	0.00	4879.37	247791.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	3275.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Risk Purchases - Ele	357250127200	182860.42	4503644.33	38812376.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Management F	357250147230	0.00	0.00	3726025.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mira Charge	357250137244	0.00	12844.54	6412.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	231120.50	0.00	21739.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
askon payment for Pa	357250137351	0.00	206523.63	108205.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
License and Register	357250137376	0.00	10512.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	357250137429	0.00	0.00	71634.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Stationery Costs	357250137473	0.00	1584.00	8197.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	357250147502	0.00	7364.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Infrast	357250127563	0.00	10951.72	219844.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Upgrading of Sdk we	357250227522	0.00	0.00	25654.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	357250227625	0.00	0.00	9833.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity Sales	357250137844	0.00	0.00	826.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Domestic Properties	357250137803	0.00	2361.67	3973.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
License and Register	357250137376	0.00	942.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	357250137394	1727.32	16681.87	16708.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	357250227625	0.00	0.00	1561.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	3582.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	4701.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	10821.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	357250137394	0.00	0.00	994.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	13385.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	7116.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	357250137429	0.00	0.00	976.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker Pa	357250137352	4800.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	357250137394	0.00	0.00	1182.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	357250137429	0.00	4484.95	1868.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

DESCRIPTION	2026 09	2026 08	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY
Project	156517187474	0.00	71563.15-		138832.4-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	358101018583	0.00	21827.20-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	358102276725	0.00	318.00-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	358101871852	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Project	156518187434	0.00	24250.00-		15713.91-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	156518187432	30059.00	32515.17-		8939.53-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grant: National Gov	1565103137724	0.00	0.00		342876.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Subsidizing	1565101370246	0.00	0.00		1625.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510137352	12840.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Travelling and Subs	156510137502	0.00	20942.48-		521.20-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510137352	4069.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510137152	11969.10	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	156510107429	0.00	1345.43-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waterwater Diaria	156510227675	48994.00	146183.43-		33019.20-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumables	156510107404	0.00	486.64-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rice Charges	156510137148	0.00	0.00		21009.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: 3rd Party	156510137551	0.00	1200.00-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510137352	17150.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	156510237594	0.00	0.00		812.46-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Road Paving & Mater	156510137446	0.00	0.00		895.18-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sanitation: 3rd Pa	156510137471	0.00	718.81-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Supplies	156510237565	384051.00	0.00		181968.21-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	156510227628	0.00	15660.48-		53282.17-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fuel and Oil	156510147334	0.00	0.00		1257.40-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	156510227625	0.00	0.00		15875.63-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510137352	145348.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity (General)	156510227656	0.00	0.00		80550.20-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Domestic: Infrastructure	156510227668	0.00	2276.00-		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	156510227628	0.00	0.00		1695.45-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510213782	46352.70-	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	156510237594	0.00	0.00		3485.56-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waterwater: Infrastructure	156510227656	0.00	0.00		1759.20-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	156510227625	0.00	0.00		36133.02-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	156510417429	0.00	0.00		1065.11-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	156510227628	0.00	0.00		690.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156518181352	11077.13-	0.00		8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vehicles	156510227628	0.00	0.00		26570.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sanitation: 3rd Pa	156510227676	0.00	0.00		5200.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Chemical Supplies	1565229147258	0.00	0.00		41512.75-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	156510213752	27723.13-	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lever Water Center	1565205137370	0.00	0.00		143015.52-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Licence and Engneer	1565205137376	0.00	0.00		330.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	1565205137394	0.00	0.00		820.98-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Agency Payments	1565206137220	0.00	0.00		242195.42-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Management	1565206137220	0.00	0.00		230.00-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SSAM Charges (Giran	1565206137231	209550.00	0.00		831882.93-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wire Charges	1565206137245	0.00	0.00		211400.78-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance: Broker P	1565206137259	105251.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Materials & Stores	1565206137264	0.00	0.00		899.23-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Protective Clothing	1565206137269	0.00	0.00		1030.29-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

6.2

SC02/10/26 MONTHLY & QUARTERLY BUDGET STATEMENT – SEPTEMBER 2026
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REPORT FROM THE ACTING DIRECTOR: FINANCIAL SERVICES

PURPOSE OF THE REPORT

To present to Council the Section 71 Monthly Budget Statement and Section 52 Quarterly Budget Statement as at 30 September 2026.

BACKGROUND

Section 71(1) of the Municipal Finance Management Act (No. 56 of 2003) (MFMA) determines that the Accounting Officer of a Municipality must by no later than 10 working days after the end of each month submit to the Executive Mayor of the Municipality and the relevant Provincial Treasury a statement in the prescribed format on the state of the Municipality's Budget.

Section 52 of the MFMA determines that:

“The mayor of a municipality –

- (a) must provide general political guidance over the fiscal and financial affairs of the municipality;*
- (b) in providing such general political guidance, may monitor and, to the extent provided in this Act, oversee the exercise of responsibilities assigned in terms of this Act to the accounting officer and the chief financial officer, but may not interfere in the exercise of those responsibilities;*
- (c) must take all reasonable steps to ensure that the municipality performs its constitutional and statutory functions within the limits of the municipality's approved budget;*
- (d) must, within 30 days of the end of each quarter, submit a report to the council on the implementation of the budget and the financial state of affairs of the municipality; and*
- (e) must exercise the other powers and perform the other duties assigned to the mayor in terms of this Act or delegated by the council to the mayor.”*

DISCUSSION

The Monthly Budget Statement and Quarterly Budget Statement as at 30 September 2026 has been prepared in compliance with the legislative requirements stipulated in section 71 and section 52 of the MFMA.

FINANCIAL IMPLICATIONS

The financial implications are contained in the annexure attached hereto.

RELEVANT LEGISLATION

Section 71 and Section 52 of the MFMA (No. 56 of 2003).

RECOMMENDATION OF THE ACTING MUNICIPAL MANAGER

- [a] That Council notes the Section 71 Monthly Budget Statement and Section 52 Quarterly Budget Statement as at 30 September 2026;
- [b] That Council notes that the Section 71 Monthly Budget Statement and Section 52 Quarterly Budget Statement as at 30 September 2026 was submitted to the Executive Mayor, the National Treasury and the Western Cape Provincial Treasury on 14 October 2026 which is before the 10th working day after the end of September 2026; and
- [c] That Council notes that the Section 71 Monthly Budget Statement and Section 52 Quarterly Budget Statement as at 30 September 2026 has been published on the municipal website.

APPENDIX / ADDENDUM

Annexure 1 – Monthly and Quarterly Budget Statement – September 2026.

File Number: 9/1/2/10

Execution: Acting Director: Financial Services

ANNEXURE A



Monthly and Quarterly Budget Statement

(Section 71 and Section 52 of the MFMA)

Prepared in terms of the Local Government:
Municipal Finance Management Act (No 56 of 2003);
Municipal Budget and Reporting Regulations; and
Government Gazette 32141, dated 17 April 2009.

September 2026



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PART 1: IN-YEAR REPORT

1. LEGAL CONTEXT

1.1 Monthly Budget Statement

Section 71 of the Municipal Finance Management Act (MFMA) determines that:

- (1) The accounting officer of a municipality must by no later than 10 working days after the end of each month submit to the mayor of the municipality and the relevant provincial treasury a statement in the prescribed format on the state of the municipality's budget reflecting the following particulars for that month and for the financial year up to the end of that month –*
- (a) Actual revenue, per revenue source;*
 - (b) Actual borrowings;*
 - (c) Actual expenditure, per vote;*
 - (d) Actual capital expenditure, per vote*
 - (e) The amount of any allocations received;*
 - (f) Actual expenditure on those allocations, excluding expenditure on –*
 - (i) Its share of the local government equitable share; and*
 - (ii) Allocations exempted by the annual Division of Revenue Act from compliance with this paragraph; and*
 - (g) When necessary, an explanation of –*
 - (i) Any material variances from the municipality's projected revenue by source, and from the municipality's expenditure projections per vote;*
 - (ii) Any material variances from the service delivery and budget implementation plan; and*
 - (iii) Any remedial or corrective steps taken or to be taken to ensure that projected revenue and expenditure remain within the municipality's approved budget.*
- (2) The statement must include –*
- (a) A projection of the relevant municipality's revenue and expenditure for the rest of the financial year, and any revisions from initial projections; and*
 - (b) the prescribed information relating to the state of the budget of each municipal entity as provided to the municipality in terms of section 87(10).*
- (3) The amounts reflected in the statement must in each case be compared with*

the corresponding amounts budgeted for in the municipality's approved budget.

- (4) The statement to the provincial treasury must be in the format of a signed document and in electronic format.*
- (5) The accounting officer of a municipality which has received an allocation referred to in subsection (1)(e) during any particular month must, by no later than 10 working days after the end of that month, submit that part of the statement reflecting the particulars referred to in subsection (1)(e) and (f) to the national or provincial organ of state or municipality which transferred the allocation.*
- (6) The provincial treasury must by no later than 22 working days after the end of each month submit to the National Treasury a consolidated statement in the prescribed format on the state of the municipalities' budgets, per municipality and per municipal entity.*
- (7) The provincial treasury must, within 30 days after the end of each quarter, make public as may be prescribed, a consolidated statement in the prescribed format on the state of municipalities' budgets per municipality and per municipal entity. The MEC for finance must submit such consolidated statement to the provincial legislature no later than 45 days after the end of each quarter".*

1.2 Quarterly Budget Statement

Section 52 of the MFMA determines that:

"The mayor of a municipality –

- (a) must provide general political guidance over the fiscal and financial affairs of the municipality;*
- (b) In providing such general political guidance, may monitor and, to the extent provided in this Act, oversee the exercise of responsibilities assigned in terms of this Act to the accounting officer and the chief financial officer, but may not interfere in the exercise of those responsibilities;*
- (c) must take all reasonable steps to ensure that the municipality performs its constitutional and statutory functions within the limits of the municipality's approved budget;*
- (d) must, within 30 days of the end of each quarter, submit a report to the council on the implementation of the budget and the financial state of affairs of the municipality; and*

- (e) *must exercise the other powers and perform the other duties assigned to the mayor in terms of this Act or delegated by the council to the mayor.*"

1.3 Responsibility of the Executive Mayor

Section 54 of the MFMA determines that:

- "(1) On receipt of a statement or report submitted by the accounting officer of the municipality in terms of section 71 or 72, the mayor must –*
- (a) Consider the statement or report;*
 - (b) Check whether the municipality's approved budget is implemented in accordance with the service delivery and budget implementation plan;*
 - (c) Consider and, if necessary, make any revisions to the service delivery and budget implementation plan, provided that revisions to the service delivery targets and performance indicators in the plan may only be made with the approval of the council following approval of an adjustments budget;*
 - (d) Issue any appropriate instructions to the accounting officer to ensure –*
 - (i) That the budget is implemented in accordance with the service delivery and budget implementation plan; and*
 - (ii) That spending of funds and revenue collection proceed in accordance with the budget;*
 - (e) Identify any financial problems facing the municipality, including any emerging or impending financial problems; and*
 - (f) In the case of a section 72 report, submit the report to the council by 31 January of each year.*
- (2) If the municipality faces any serious financial problems, the mayor must –*
- (a) Promptly respond to and initiate any remedial or corrective steps proposed by the accounting officer to deal with such problems, which may include –*
 - (i) Steps to reduce spending when revenue is anticipated to be less than projected in the municipality's approved budget;*
 - (ii) The tabling of an adjustments budget; or*
 - (iii) Steps in terms of Chapter 13; and*
 - (b) Alert the council and the MEC for local government in the province to those problems.*
- (3) The mayor must ensure that any revisions of the service delivery and budget implementation plan are made public promptly".*

EXECUTIVE MAYOR'S REPORT

2.1 In-Year Report: Monthly Budget Statement

- 2.1.1 This report represents the Section 71 MFMA Monthly Budget Statement and Section 52 Quarterly Budget Statement for the month ended 30 September 2026 and reflects the implementation of the budget and the financial state of affairs of the Municipality.
- 2.1.2 I hereby wish to submit a report to the Council on the implementation of the budget and the financial state of affairs of the Municipality as at the end of September 2026.
- 2.1.3 Further to the above, Section 54(1) of the MFMA determines that the Executive Mayor must consider the Section 71 report submitted by the Accounting Officer and assess whether the Municipality's approved budget is implemented in accordance with the approved Service Delivery Budget Implementation Plan (SDBIP), and if necessary, issue appropriate instructions to the Accounting Officer.

2.2 Overall Financial Status of the Municipality

- 2.2.1 The Cash and Cash Equivalents balance of R 188.1 million as of 30 September 2026 exceeded the commitments of R 77.1 million by R 117.1 million, which therefore indicates that the municipality has the ability to timeously meet obligations.
- 2.2.2 Receivables outstanding to the value of R 433.8 million has been handed over to external debt collection agencies in the 2026 calendar year.
- 2.2.3 The contracts of the traffic and security deviations expired end of September 2026. A new deviation process was initiated for both services, and awards were done effective 01 October 2026.

2.3 Recommendations

- (a) That Council notes the Section 71 Monthly Budget Statement and Section 52 Quarterly Budget Statement as at 30 September 2026.
- (b) That Council notes that the Section 71 Monthly Budget Statement and Section 52 Quarterly Budget Statement as at 30 September 2026 will be published on the municipal website.

CLLR MORTON GERICKE
ACTING EXECUTIVE MAYOR
DATE: 14 October 2026

Monthly and Quarterly Budget Statement – September 2026

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3 ACCOUNTING OFFICER'S REPORT

3.1 Introduction

- 3.1.1 In accordance with Section 71(1) of the Municipal Finance Management Act (MFMA), I submit the required statement on the state of Knysna Municipality's budget reflecting the financial information for the month ended September 2026.
- 3.1.2 Section 54(1) of the MFMA requires from the Mayor of a municipality to take certain actions, if needed, following receipt of this report to ensure that the approved budget is implemented in accordance with the projections contained in the Service Delivery and Budget Implementation Plan (SDBIP).
- 3.1.3 The financial performance of the operating and capital budget for the 2026/2027 financial year, and an overview of the financial position of the Municipality, is provided below.

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3.2 Financial Performance Overview

3.2.1 The Year-to-date total actual operating revenue (Row 22 in the table below) of R 471.4 million against the Year-to-date budgeted operating revenue of R 492.9 million (capital grants excluded) results in a negative variance of R21.4 million (-4.4%). Variances of a material value in nature are presented with appropriate comments in the Variance Report included hereunder.

Variance between Year-to-Date Actual and Year-to-Date Budget								
Row Number	Description	Original Budget	Current Budget	Year-to-Date Actual	Year-to-Date Budget	Variance between YTD Actual and Year-to-Date Budget	YTD Variance %	Reasons for Material Variance (D - E)
Column Reference	A	B	C	D	E	F	G	H
1	Service charges - Electricity	500,277,436	500,277,436	126,813,804	145,720,000	-18,906,196	-11.6%	Refer to the variance report below
2	Service charges - Water	138,197,077	138,197,077	44,712,745	41,420,779	3,291,966	7.8%	Refer to the variance report below
3	Service charges - Waste Water Management	51,704,255	51,704,255	11,838,104	12,489,640	-651,536	-5.3%	Refer to the variance report below
4	Service charges - Waste management	70,400,877	70,400,977	25,427,192	31,044,443	-5,617,251	-18.1%	Refer to the variance report below
5	Sale of Goods and Rendering of Services	8,003,845	8,003,845	1,863,076	3,085,925	-1,152,853	-38.4%	Refer to the variance report below
6	Agency services	4,334,552	4,334,552	1,140,408	1,249,082	-108,674	-8.1%	
7	Interest earned from Receivables	14,580,826	14,580,926	7,884,934	7,783,018	171,885	2.2%	
8	Interest from Current and Non Current Assets	11,240,574	11,240,574	3,005,500	1,983,553	1,020,947	51.3%	Refer to the variance report below
9	Rental from Fixed Assets	7,657,310	7,657,310	2,869,782	2,426,311	453,461	6.3%	Refer to the variance report below
10	Licence and permits	248,070	248,070	28,933	30,769	-1,836	-4.1%	
11	Specialising levies	0	0	115,242	0	115,242	0.0%	
12	Construction Contract Revenue	26,890,910	26,890,910	6,838,137	6,864,600	26,537	2.3%	Refer to the variance report below
13	Development Charges	1,338,765	1,338,765	665,276	350,381	314,885	85.9%	Refer to the variance report below
14	Operational Revenue	1,891,212	1,891,212	129,024	1,540,856	-1,411,832	-81.6%	Refer to the variance report below
15	Property sales	389,110,322	389,118,322	149,607,820	151,493,708	-1,615,788	-1.1%	Refer to the variance report below
16	Fees, penalties and forfeits	98,017,382	98,017,382	18,129,034	18,767,637	1,371,847	6.7%	Refer to the variance report below
17	Licence and permits	1,299,385	1,299,385	347,803	318,764	28,999	8.1%	
18	Transfers and subsidies - Operational	171,225,823	171,765,823	65,418,404	65,914,202	-495,798	-0.8%	
19	Interest (Property Rents)	8,800,000	8,800,000	2,485,585	2,670,585	-184,901	-6.9%	
20	Gains on disposal of Fixed and Intangible Assets	12,730,800	12,730,800	85,571	0	85,571	0.8%	
21	Other Gains	0	0	0	0	0	0.0%	
22	Total Revenue (Capital Grants Excluded)	1,516,122,947	1,516,662,947	471,447,461	492,968,496	-21,441,035	-4.4%	

3.2.2 The Year-to-date total actual operating expenditure (Row 36 in the table below) of R 261.1 million against the total Year-to-date budgeted operating expenditure of R 267.0 million results in a negative variance of R5.9 million (2.2%). Variances of a material value in nature are presented with appropriate comments in the Variance Report included hereunder.

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Variances between Year-to-Date Actual and Year-to-Date Budget								
Row Number Column Reference	Description	Original Budget	Current Budget	Year-to-Date Actual	Year-to-Date Budget	Variance between YTD Actual and Year-to-Date Budget	YTD Variance %	Reasons for Material Variance (D - E)
A	B	C	D	E	F	G	H	
23	Employee related costs	413,500,852	414,130,852	80,124,169	82,118,347	1,994,178	2.4%	Refer to the variance report below
24	Remuneration of councillors	11,472,373	11,472,073	2,413,081	2,545,679	133,618	5.5%	
25	Bulk purchases - electricity	400,066,801	400,066,801	84,645,678	87,416,851	3,371,173	3.9%	Refer to the variance report below
26	Other materials	45,969,759	45,888,693	7,378,614	4,523,268	-2,755,346	-30.9%	Refer to the variance report below
27	Debt interest	123,999,244	122,969,244	20,114,935	32,830,482	12,715,547	38.7%	Refer to the variance report below
28	Depreciation and amortisation	152,388,879	152,336,870	11,485,236	13,163,365	1,698,119	12.9%	Refer to the variance report below
29	Interest	34,764,969	34,764,969	948,035	987,895	318,050	33.0%	Refer to the variance report below
30	Contracted services	212,774,666	212,774,666	32,035,717	23,767,067	-8,630,750	-37.4%	Refer to the variance report below
31	Transfers and subsidies	7,422,591	7,422,591	1,686,594	1,281,847	65,263	0.0%	
32	Irrecoverable debts written off	8,322,673	8,322,673	0	0	0	0.0%	
33	Operational costs	111,783,160	111,781,150	21,132,655	16,326,671	-2,865,984	-18.3%	Refer to the variance report below
34	Losses on Disposal of Assets	0	0	0	0	0	0.0%	
35	Other Losses	0	0	0	0	0	0.0%	
36	Total Operating Expenditure	1,527,345,257	1,528,100,297	281,047,324	285,982,732	5,935,408	2.2%	

3.2.3 The year-to-date total actual operating surplus of R 210.4 million against the year-to-date budgeted operating surplus of R 225.9 million (capital grants excluded) results in an operating deficit of R 15.5 million (Row 37 in the table below).

3.2.4 The year-to-date actual surplus for the year (Row 40 in the table above) of R 215.0 million compared to the year-to-date budgeted surplus of R 229.5 million (capital grants included) results in an operating deficit of -R 16.5 million (-7%).

Variances between Year-to-Date Actual and Year-to-Date Budget								
Row Number Column Reference	Description	Original Budget	Current Budget	Year-to-Date Actual	Year-to-Date Budget	Variance between YTD Actual and Year-to-Date Budget	YTD Variance %	Reasons for Material Variance (D - E)
A	B	C	D	E	F	G	H	
22	Total Revenue (Capital Grants Excluded)	1,514,122,041	1,516,442,841	471,441,461	492,838,496	-21,441,005	-4.4%	
36	Total Operating Expenditure	1,527,345,257	1,528,100,297	281,047,324	285,982,732	5,935,408	2.2%	
37	Operating Surplus/(Deficit)	-11,443,216	-11,443,216	210,490,077	225,805,974	-15,505,897	-6.9%	
38	Capital Grants	53,546,668	53,543,008	4,597,345	3,560,297	-1,037,048	0.0%	
39	Public Contributions	0	0	0	0	0	0.0%	
40	Surplus/(Deficit) for the Year	42,103,392	42,103,392	214,997,422	229,465,971	-18,542,845	-7%	

3.3 Variance Report

Reasons for material variances – Financial Performance

Revenue

- **Electricity** - The variance is mainly on the Prepaid electricity sales as well as the Bulk meters.

The Purchase Pattern Report (PPR) for September 2026 indicates an approximate 3,242 prepaid electricity meters that do not record any purchases during the past six months, which impacts negatively on the revenue collection projected.

There was a huge variance with the September reporting period on Bulk Meter read of which this service is outsourced to an electrical service provider. A meeting was scheduled for the 14th of October with the service provider to analyse the data for this massive variance and will be addressed with the October reporting.

According to the Meter Management Report (MMR), 172 electricity meters were programmed by the Finance Department between July and September 2026 compared to the 300 meters anticipated. The Electrical Department is in a process of installing the programmed meters.

Further 600 smart prepaid meters is in the procurement phase for installing in all faulty meters with no track of purchases through the existing TR tender for these meters however the plan is to do a meter audit with the current service provider to detect the problem overall. **Water** - The favourable variance is primarily due to higher water billing arising from meter reading discrepancies currently under investigation.

The planned procurement of 2,000 water meters will assist in addressing non-reading meters and improving billing accuracy.

- **Waste Management** - The major contributing factor to the variance is the allocation of R5,273,980 relating to indigent households, which are exempted from paying for the applicable services.

Secondly, the reduction in the number of wheelie bins and collection frequency for business customers has resulted in lower-than-budgeted revenue, contributing approximately R1,123,374, to the variance between actual and budgeted revenue

- **Sale of Goods and Rendering of Services** - The variance is mainly due to estimated budget provision to be received on building plan fee revenue compared to receipt.

In addition, Encroachment Fees have not yet been billed pending formal customer notification of the approved tariff outcomes. The approval process has been concluded, and billing will be processed thereafter.

- **Interest from Current and Non-Current Assets** - Interest earned more than anticipated. This is primary as a result of the high investment Portfolio and attractive interest rates.

- **Development Charges** – The favourable YTD variance is attributable to higher than anticipated development charge revenue. Augmentation fees are demand-driven and fluctuate based on the timing, number and scope of new developments approved during the financial year.
- **Operational Revenue** – The projections relate to Skills Development refund projected to be received July/August as previous financial years outcomes.
- **Property Rates** - The variance is mainly due to properties being reclassified from Business to Residential categories following valuation assessments, resulting in a revenue reduction. The approval of additional indigent households during the reporting period also reduced revenue as these properties qualify for rates exemptions and rebates.
- **Fines, Penalties and Forfeits** – Due to staff shortages, there is a delay in the capturing of Traffic Fines.

Expenditure

- **Employee related costs** – The over expenditure is mainly on Infrastructure and Waste Management casuals appointed. Provision was incorporated however realignment of the budget with the contract period of the casuals/ temporary employees will be effected with October reporting period.
- **Bulk Purchases** – The variance is mainly due to the lower-than-budgeted electricity units purchased from Eskom due to the lower consumption of KM consumers as well as faulty meters.
- **Other materials** - The variance is due to spike in fuel and oil costs across municipal departments. The investigations are underway and communicated to all service departments and remedial action to be addressed with November/October reporting period.
- **Debt Impairment** – The variance relates to Impairment of Fines. This is automatically set-up by the system with the monthly provision while only actuals are done with year-end processes.
Will address with the system vendor for this item budget set-up be done at year-end while addressing correct actuals monthly procedures, corrections with the February adjustments budget.
- **Depreciation and Amortisation** - Projects (prior year) not completed to apply depreciation.
- **Contracted Services** - The over expenditure is mainly on Security services due to additional protection cost of councillors incurred as well as other various programmes within Community Services such as trees and grass cutting; Cemetery projects; Housing programmes funded both through grants and internal funds as well as Legal suite appointed for debt collection.
- This will be communicated with the service department and correction of monthly cash flows based on data received.
- **Operational Costs** – The variance is mainly on the Office Accommodations Services within Property services for the legal settlement cost of office

accommodation as well as PetroSA disposal fees more than the YTD estimates budget. re-alignment of budget based on revised cash flows will be on-going.

Capital Grants

- **Capital Grants** – The variance is mainly on the NDPG and MIG grants revenue recognition based on the spending progress to date.

3.4 Financial Position Overview

3.4.1 Current Ratio (1.69: 1)

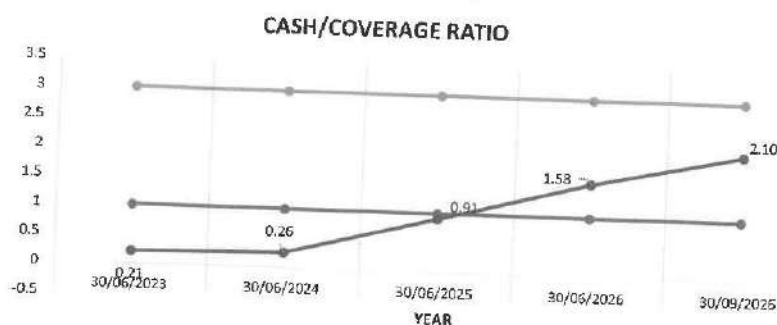
The Current Ratio as at 30 September 2026 equates to 1.69: 1 compared to the National Treasury norm of 1.5 – 2: 1, and a budgeted Current Ratio of 1.09: 1. The increased ratio is primarily as a result of the receipt of the first tranche of the Equitable Share, as well as the annual billing of Debtors.

Current Ratio	Current Assets / Current Liabilities	Statement of Financial Position, Budget, IDP and AIF	1.5 - 2:1	Description	Jul-26	Aug-26	Sep-26
				Current Assets	637,707,183	785,148,438	707,407,443
				Current Liabilities	490,383,969	490,104,587	495,005,057

3.4.2 Cash/Cost Coverage Ratio (2.10 months)

The Cash/Cost Coverage Ratio as at 30 September 2026 equates to 2.10 months compared to the National Treasury norm of 1 – 3 months. Here again, the increased ratio is primarily as a result of the receipt of the first tranche of the Equitable Share, as well as the annual billing of Debtors.

Cash / Cost Coverage Ratio (Excl. Unspent Conditional Grants)	((Cash and Cash Equivalents Unspent Conditional Grants Overdrafts) + Short Term Investments) / Monthly Fixed Operational Expenditure excluding (Depreciation, Amortisation, Provision for Bad Debt, Impairment and Loss on Disposal of Assets)	Statement of Financial Position, Statement of Financial Performance, Notes to the AFS, Budget, In year Reports and AIF	1 - 3 Months	Description	Jul-26	Aug-26	Sep-26
				Cash and cash equivalents	104,863,224	121,633,000	89,838,798
				Unspent Conditional Grants	25,248,464	26,156,047	27,212,675
				Overdraft			
				Short Term Investments	47,000,043	48,000,503	46,300,346
				Monthly Operational Expenditure	48,284,015	89,925,426	78,487,408



3.4.3 Cash and Cash Equivalents (R 188.1 million)

Cash and Cash Equivalents (Row 3 in the Table below) equates to R 188.1 million as at 30 September 2026.

3.4.4 Current Investments (R 98.3 million)

Current investments (Row 2 in the Table below) equates to R 98.3 million as at 30 September 2026.

Cash and Cash Equivalents versus Commitments					
Row Number	Description	July 2026	August 2026	September 2026	Movement (C to D)
Column Reference	A	B	C	D	E
1	Cash at Bank	104,663,221	121,633,990	89,838,798	-31,795,192
2	Investments - Current	47,686,843	48,001,052	98,309,345	50,308,293
3	Total Cash and Cash Equivalents	152,350,064	169,635,042	188,148,143	18,513,101
4	Unspent Conditional Transfers and Grants	25,248,464	26,168,047	27,219,675	-948,372
5	Unspent Conditional Public Contributions	0	0	0	0
6	VAT Payable to SARS	0	0	0	0
7	Trade Payables	25,814,641	22,074,568	27,108,963	5,034,395
8	Consumer Deposits	16,671,723	16,705,124	16,746,834	43,710
9	Total Commitments	67,734,827	66,947,739	71,077,472	4,129,733
10	Surplus / (Shortfall)	66,623,935	102,687,303	117,070,671	14,383,368

3.4.5 Cash Commitments (R 77.1 million)

Total commitments (Row 9 in the Table above) increased by R 4.1 million during the month under review from R 66.9 million at the end of August 2026 to R 71.1 million

at the end of September 2026. Cash and Cash Equivalents exceeded the Commitments by R 117.1 million at the end of September 2026 (Row 10 in the Table above).

3.4.6 Unpaid Conditional Grants (R 33.4 million)

Unpaid Conditional Grants (Row 9 in the Table below) reflects a total balance of R 33.4 million at the end of September 2026. This balance continuous to increase indefinitely and should monitored to ensure that claims are timely submitted to the relevant department for processing.

Unpaid Conditional Grants						
Row Number	Description	Directorate	Opening Balance: 01/07/2026	Receipts: 01/07/2026 to 30/09/2026	Expenditure: 01/07/2026 to 30/09/2026	Closing Balance: 30/09/2026
Column Reference	A	B	C	D	E	F
1	Integrated Human Settlements Grant	Integrated Human Settlements	23,140,685	-4,764,367	6,663,045	25,239,244
2	Maintenance of Proclaimed Roads	Infrastructure	83,434	0	0	83,434
3	SETA Grant	Planning and Development	2,971,098	-173,081	0	2,798,018
4	Chemical Industries Education and Training Authority	Corporate Services	330,485	0	253,591	584,077
5	Integrated National Electrification Programme	Municipal Services	3,923,000	0	135,769	4,058,769
6	EPWP	Financial Services	0	0	71,345	71,345
7	Community Development Worker's Grant	Corporate Services	0	0	35,904	35,904
8	Municipal Water Resilience Grant	Technical Services	0	0	552,685	552,685
9	Total		30,448,685	-4,937,468	7,922,339	33,433,475

The respective Directorates are required to engage with the relevant institutions to recover the unpaid amounts, as un/underfunded mandates have a significant negative impact on the municipal cashflow.

3.4.7 Unspent Conditional Grants (R 27.2 million)

Unspent Conditional Grants (Row 12 in the Table below) reflects a total balance of R 27.2 million as of 30 September 2026. Directorates are to ensure full spending of their respective grants by the end of the 2026/2027 financial year, to avoid Roll-Over Grant applications which are not guaranteed to be approved.

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Unspent Conditional Grants						
Row Number	Description	Directorate	Opening Balance: 01/07/2026	Receipts: 01/07/2026 to 30/09/2026	Expenditure: 01/07/2026 to 30/09/2026	Closing Balance: 30/09/2026
Column Reference	A	B	C	D	E	F
1	Municipal Infrastructure Grant	Technical Services	0	13,324,000	-3,437,037	9,886,963
2	Energy Efficiency Demand Side Management Grant	Electrical Services	55,884	0	0	55,884
3	Finance Management Capability Grant	Financial Services	516,081	0	0	516,081
4	Water Services Infrastructure Grant	Water Services	4,246	0	0	4,246
5	Disaster Response Grant	Planning and Development	304,191	5,000,000	0	5,304,191
6	Green Sebenza	Planning and Development	18,115	0	0	18,115
7	Neighbourhood Development Partnership Grant	Technical Services	5,000,000	6,000,000	-1,443,494	\$,555,506
8	Municipal Electricity Resilience Grant	Technical Services	2,043	0	0	2,043
9	Nedbank SME Incubator Programme	Planning and Development	22,904	0	0	22,904
10	Finance Management Grant	Financial Services	0	2,000,000	-157,980	1,842,020
11	Library Services Grant	Community Services	0	3,892,667	-3,882,945	9,722
12	Total		5,824,464	30,216,667	-8,821,456	27,219,675

3.4.8 Trade Payables (R 27.1 million)

Trade Payables (Row 4 in the Table below) as at the end of September 2026 equates to R 27.1 million.

Payables from Exchange Transactions					
Row Number	Description	July 2026	August 2026	September 2026	Movement (C to D)
Column Reference	A	B	C	D	E
1	Trade Creditors	2,337,761	1,799,197	3,390,694	1,591,497
2	Retentions	15,409,565	15,728,822	16,255,572	528,750
3	Sundry Creditors	8,067,314	4,548,549	7,462,697	2,914,148
4	Total	25,814,641	22,074,568	27,108,963	5,034,395

3.4.9 External Borrowings (R 238.6 million)

External Borrowings as at 30 September 2026 equates to R 238.6 million (Row 6 in the Table below) and are taken up to fund capital expenditure only.

External Borrowings					
Row Number	Description	July 2026	August 2026	September 2026	Movement (C to D)
Column Reference	A	B	C	D	E
1	Opening Balance	241,617,012	240,337,100	239,312,945	-1,024,165
2	New Loans Acquired	0	0	0	0
3	Interest Capitalised	319,580	82,269	206,449	124,180
4	Repayments	-1,599,503	-1,106,424	-877,399	229,024
5	Adjustments	0	0	0	0
6	Closing Balance	240,337,100	239,312,945	238,641,995	-670,950
7	Current Budgeted Operating Revenue (Conditional Operating Grants excluded) =	1,488,979,218			
8	Gearing Ratio =	16.0%			

External borrowings as a percentage of budgeted operating revenue (conditional operating grants excluded) equates to a gearing ratio of 16.0%, which is below the National Treasury benchmark of 45%.

3.4.10 Consumer Debtors (R 699.6 million)

Total outstanding debt of R 699.6 million as at 30 September 2026 is presented by Income Source, by Customer Group and by Ward.

The total outstanding debt has decreased by R 23.1 million from R 722.7 million as at 31 August 2026 to R 699.6 million as at 30 September 2026.

The total amount due by Organs of State of R 21.3 million and Businesses of R 242.2 million constitutes 37.7% of the total outstanding debt of R 699.6 million.

As at 30/09/2026, the total amount of debt handed over to debt collection firms equates to approximately R 400 million.

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Debtor Age Analysis						
By Income Source						
Row Number	Description	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total Outstanding Debtors
Column Reference	A	B	C	D	E	F
1	Water	30,809,887	4,788,137	4,868,200	94,805,621	135,291,845
2	Electricity	32,244,839	15,031,821	5,636,533	131,312,983	184,228,176
3	Property Rates	64,638,036	9,501,931	5,628,000	125,675,412	195,443,381
4	Sanitation	5,057,900	2,743,598	2,725,559	81,162,150	91,689,207
5	Refuse	16,468,493	2,354,513	1,757,054	69,864,690	80,474,660
6	Other	746,814	233,879	1,295,251	1,224,067	3,490,031
7	Grand Total	138,965,881	34,653,879	21,922,597	504,074,943	699,617,300
8	% of Total Outstanding Debtors =	19.9%	5.0%	3.1%	72.1%	100.0%
By Customer Group						
Row Number	Description	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total Outstanding Debtors
Column Reference	A	B	C	D	E	F
9	Organs of State	5,815,707	2,006,794	1,688,208	10,764,790	21,277,497
10	Commercial	33,356,110	9,636,969	7,473,687	191,734,619	242,201,785
11	Households	98,794,064	23,008,116	12,760,504	301,575,334	436,138,018
12	Grand Total	138,965,881	34,653,879	21,922,597	504,074,943	699,617,300
13	% of Total Outstanding Debtors =	19.9%	5.0%	3.1%	72.1%	100.0%
By Ward						
Column Reference	A	B	C	D	E	F
14	Ward 1	10,170,506	7,115,003	2,102,022	33,869,376	53,256,907
15	Ward 2	19,717,810	1,845,092	1,767,002	24,704,034	48,033,937
16	Ward 3	5,134,039	1,887,121	1,231,323	51,849,501	60,101,984
17	Ward 4	7,769,266	1,369,327	1,128,937	52,747,069	63,004,588
18	Ward 5	15,578,253	2,928,436	2,269,125	43,759,064	64,524,878
19	Ward 6	3,168,537	895,440	1,295,825	19,098,686	24,458,490
20	Ward 7	4,723,406	2,036,756	1,522,376	50,447,642	58,730,383
21	Ward 8	5,065,265	615,053	593,685	39,256,758	45,520,761
22	Ward 9	31,577,127	6,554,465	3,268,157	52,902,288	94,422,037
23	Ward 10	33,295,501	8,776,050	6,039,075	114,698,202	162,808,867
24	Ward 11	2,625,061	623,151	676,884	17,283,314	21,208,411
25	Unknown Ward (Sundries/Hand over accounts)	53,487	17,547	16,348	3,456,951	3,544,343
26	Unknown Ward (Corrections to be made)	-237,779	397,34	896,44	195,723	713
27	Grand Total	138,965,881	34,653,879	21,922,597	504,074,943	699,617,300
28	% of Total Outstanding Debtors =	19.9%	5.0%	3.1%	72.1%	100.0%

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3.4.11 Staff Debtors (R 1.7 million)

The Total Staff Debtors (Row 7 in Table below) equates to R 1.7 million as at 30 September 2026.

Staff Debtors Age Analysis						
By Income Source						
Row Number	Description	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total Outstanding Staff Debtors
Column Reference	A	B	C	D	E	F
1	Water	103,885	9,719	7,260	502,305	623,169
2	Electricity	1,754	0	0	8,031	9,785
3	Property Rates	52,394	1,798	1,221	23,620	79,033
4	Sanitation	52,426	8,301	7,290	393,277	461,294
5	Refuse	77,314	4,734	2,735	212,962	297,765
6	Other	31,569	542	542	208,470	241,123
7	Grand Total	319,323	25,094	19,068	1,348,685	1,712,170
8	% of Total Outstanding Debtors =	18.7%	1.5%	1.1%	78.8%	100.0%

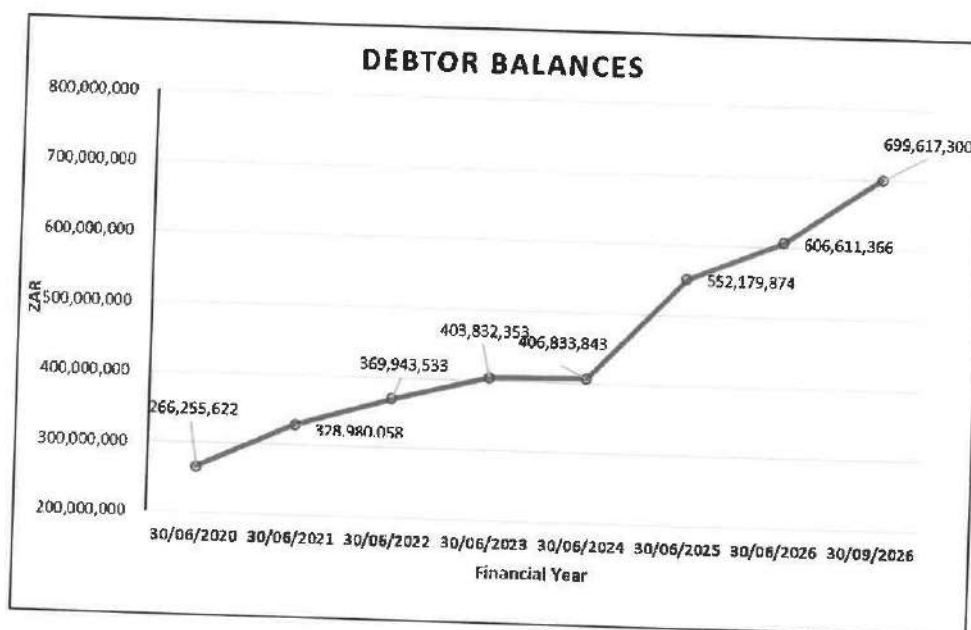
3.4.12 Councillors Debt (R 33 thousand)

The Total Councillors Debt (Row 7 in the Table below) equates to R 30 thousand as at 30 September 2026. This is reported on a quarterly basis to the Speaker of Council.

Councillor Debtors Age Analysis						
By Income Source						
Row Number	Description	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Total Outstanding Councillor Debtors
Column Reference	A	B	C	D	E	F
1	Water	4,584	360	360	0	5,604
2	Electricity	628	221	0	0	849
3	Property Rates	25,450	125	125	52	25,752
4	Sanitation	928	473	470	1,483	3,354
5	Refuse	4,080	261	260	209	4,810
6	Other	0	0	0	-7,399	-7,399
7	Grand Total	35,670	1,440	1,215	-5,554	32,871
8	% of Total Outstanding Debtors =	109.1%	4.4%	3.7%	-17.1%	100.0%

3.4.13 Graphical Illustration of Total Outstanding Debt

Below is a graphical presentation of the year-on-year outstanding debtor balances. It is clear that the outstanding debtor balances have significantly increased year-on-year since June 2020.



3.4.14 Debtor Collection Rate (66.32%)

The overall Debtor Collection Rate as at 30 September 2026 equates to 66.32%, compared to the National Treasury norm of 95%. This percentage will progressively increase monthly until the financial year-end.

Collection Rate	(Gross Debtors Closing Balance + Billing Revenue - Gross Debtors Opening Balance - Bad Debt's Written Off) / Net Revenue x 100	Statement of Financial Position, Statement of Financial Performance, Notes to the AFS, Budget, 5-Year Reports, RFP and AR	95%	Gross Debtors closing balance 30/09/2026	66.32%
				Gross Debtors opening balance 01/07/2020	669,617,300
				Bad debt's written Off	402,474
				Billing Revenue	277,315,875

Important to note is that the matching principle is not applied when allocating payments received, as several payments could possibly relate to prior year debt.

3.4.15 Capital Expenditure per Directorate (2.6%)

The year-to-date actual capital expenditure of R 6.5 million (Row 9 in the Table below) equates to 2.6% (Row 10 in the Table below) of the total annual capital expenditure budget of R 252.8 million. Commitments of R 42.9 million (17.0%) and the year-to-date actual capital expenditure in total equates to R 49.4 million or 19.5% of the total capital expenditure budget.

Capital Expenditure per Directorate									
Row Number Column Reference	Directorate	Original Budget (R)	Current Adjustments Budget	Year-to-Date Budget	Year-to-Date Actual Expenditure	Commitments	Year-to-Date Actual Expenditure and Commitments	Actual Expenditure and Commitments as a % of AB	Available Funds
A	B	C	D	E	F	G	H	I	
1	Executive and Council	0		0	0	0	0	0.0%	0
2	Corporate Services	1,697,174	1,697,174	424,283	0	73,001	73,001	4.3%	1,824,173
3	Financial Services	200,000	200,000	0	0	0	0	0.0%	200,000
4	Planning and Development	1,000,000	1,000,000	0	0	0	0	0.0%	1,000,000
5	Integrated Human Settlements	13,793,846	13,793,846	3,448,452	0	0	0	0.0%	1,000,000
6	Community Services	31,837,956	31,944,766	5,399,418	811,433	1,807,683	2,619,106	8.2%	29,325,660
7	Electrical Services	36,825,126	41,516,510	21,455,220	172,895	11,856,013	11,770,908	28.4%	29,745,602
8	Technical Services	151,955,530	162,638,280	29,778,502	5,496,102	29,497,099	34,993,201	21.5%	127,736,079
9	Grand Total	249,309,632	252,791,576	60,805,895	6,480,450	42,885,766	49,366,216	19.5%	203,423,360
10			% of Adjusted Budget =		2.6%	17.0%	19.5%		80.5%

3.4.16 Capital Expenditure per Funding Source (2.6%)

The table below depicts the same financial information contained in the table above however, the table below categorises the capital expenditure by funding source.

Capital Expenditure per Funding Source									
Row Number Column Reference	Funding Source	Original Budget (R)	Roll-over Adjustments Budget	Year-to-Date Budget	Year-to-Date Actual Expenditure	Commitments	Year-to-Date Actual Expenditure and Commitments	Actual Expenditure and Commitments as a % of AB	Available Funds
A	B	C	D	E	F	G	H	I	
1	National Government Grant	41,859,217	41,859,217	21,344,488	4,258,646	17,707,167	21,785,812	52.0%	20,092,405
2	Provincial Government Grant	12,538,478	12,538,478	4,292,228	489,291	1,070,255	1,559,546	12.4%	10,978,932
3	District Municipality Grant	0	0	0	0	0	0	0.0%	0
4	Borrowings	99,439,620	99,439,620	9,406,364	643,193	12,348,038	12,991,231	0.0%	86,448,209
5	Internally Generated Funds	95,472,417	98,951,351	25,466,815	1,288,321	11,760,305	13,048,627	13.2%	85,805,734
6	Grand Total	249,309,632	252,791,576	60,509,895	6,480,450	42,885,766	49,366,216	19.5%	203,423,360
7			% of Adjusted Budget =		2.6%	17.0%	19.5%		80.5%

The year-to-date actual and committed capital expenditure is funded by National and Provincial Government grants of 52.0% and 12.4% respectively; external borrowings of 0.0% and, internally generated funds of 13.2%.

Year-to-date actual capital expenditure of R 6.5 million (2.6%) and capital commitments of R 42.9 million (17.0%) of the total capital expenditure budget results

in available funds of R 203.4 million (80.5%).

Important to note is that the SCM process for the sourcing of external loans has not yet commenced, hence no actual spending can be allocated to projects funded through Borrowings.

Appendix A (attached hereto) contains the capital expenditure by Directorate, Department and Project as at 30 September 2026.

3.4 mSCOA Implementation Status

A quarterly report is scheduled to be tabled in Council to provide a progress update in relation to the implementation of *m*scoa.

3.5 Cost Containment

The below table presents the spending against items identified whereby strict cost containment measures are implemented in compliance with the relevant circular.

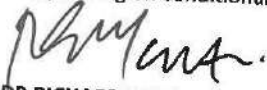
Row Number Column Reference	Expenditure Measures A	Cost Containment							Available Budgeted Expenditure I
		Current Budget B	Quarter 1 Expenditure C	Quarter 2 Expenditure D	Quarter 3 Expenditure E	Quarter 4 Expenditure F	Year-to-Date Expenditure G	% of Approved Budget H	
1	Use of consultants	28,458,970	5,216,183	0	0	0	5,216,183	18.3%	23,242,787
2	Vehicles used for political office-bearers	0	0	0	0	0	0	0.0%	0
3	Travel and subsistence	2,079,783	267,953	0	0	0	267,953	12.9%	1,811,830
4	Domestic accommodation	446,006	75,396	0	0	0	75,396	16.9%	370,610
5	Sponsorships, events and catering	1,891,936	427,592	0	0	0	427,592	22.6%	1,464,344
6	Communication	700,000	120,425	0	0	0	120,425	0.0%	579,575
7	Other related expenditure items	0	0	0	0	0	0	0	0
8	Totals	33,876,695	6,107,549	0	0	0	6,107,549	18.2%	27,769,146

3.6 Remedial and Corrective Steps

There is an immediate requirement to concentrate on the capability of available resources and competencies in the credit control and debt collection unit to address incorrect billing an escalating outstanding debt; the implementation of cost reduction measures; monitor the performance of contractors implementing capital and operational projects; and filling of critical vacant positions.

3.7 Conclusion

The ratio of budgeted own revenue to total budgeted operating revenue amounts to 86%. This requires a sufficient personnel investment in the form of organogram that is suitable and fit for that purpose. This will assist the Municipality to address revenue management challenges in a sustainable way. Therefore, the current review of the organisational structure must close these gaps. Furthermore, the acceleration of spending on conditional grants without compromising value for money is required.



DR RICHARD MARTIN
ACTING MUNICIPAL MANAGER
DATE: 14 September 2026

MUNICIPAL MANAGER'S QUALITY CERTIFICATION

QUALITY CERTIFICATE

I, **Richard Martin**, the Acting Municipal Manager of Knysna Municipality, hereby certify that

X	The monthly budget statement
X	The quarterly report on the implementation of the budget and financial state of affairs of the municipality
	The mid-year budget and performance assessment

for the period ended 30 September 2026 of the 2026/2027 financial year has been prepared in accordance with the Municipal Finance Management Act and Regulations made under that Act.


DR RICHARD MARTIN
ACTING MUNICIPAL MANAGER
DATE: 14 September 2026

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PART 2: IN-YEAR BUDGET STATEMENT SCHEDULES

Table C1: Monthly Budget Statement Summary

WC048 Knyana - Table C1 Monthly Budget Statement Summary - M03 September

Description	2025/26	Budget Year 2026/27						
	Ascribed Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD Budget	YTD variance	YTD variance %
Financial Performance								
Property rates	365 513	369 130	369 110	22 002	149 068	151 404	(1 610)	-1%
Service charges	641 615	738 595	738 595	53 711	210 754	230 585	(10 803)	-5%
Investment revenue	12 602	11 244	11 241	1 452	3 010	1 989	1 021	51%
Transfers and subsidies - Operational	155 513	171 226	171 700	2 568	86 479	65 994	(606)	(0)
Other own revenue	204 412	185 251	185 551	15 428	42 360	42 817	(457)	-1%
Total Revenue (including capital transfers and contributions)	1 382 254	1 515 122	1 518 062	94 561	471 642	492 085	(21 443)	-4%
Employee costs	395 607	413 591	414 131	21 223	80 124	82 116	(1 954)	-2%
Remuneration of Councilors	9 918	11 472	11 472	729	2 473	2 547	(134)	-5%
Depreciation, amortisation and impairment	80 640	162 347	162 352	3 828	11 455	13 383	(1 699)	-10%
Interest, Dividends and Return on Loan	32 659	34 265	34 705	223	646	967	(319)	-32%
Inventory consumed and bank purchases	385 610	432 039	432 039	41 081	51 324	51 940	(616)	-1%
Transfers and subsidies	7 955	7 423	7 423	751	1 107	1 282	(175)	-14%
Other expenditure	441 695	455 640	455 630	37 684	73 856	74 946	(1 079)	-1%
Total Expenditure	1 382 657	1 522 563	1 522 106	105 129	251 647	266 903	(15 256)	-6%
Surplus/(deficit)	71 597	(11 441)	(11 443)	(5 568)	210 409	225 906	(15 506)	-7%
Transfers and subsidies - capital (monetary)	53 700	53 547	53 547	4 597	4 557	3 950	1 037	25%
Transfers and subsidies - capital (in-kind)	647	-	-	-	-	-	-	-
Surplus/(deficit) after capital transfers & contributions	136 229	42 103	42 103	(570)	214 997	229 456	(14 459)	-6%
Share of surplus/(deficit) of associate	-	-	-	-	-	-	-	-
Surplus/(deficit) for the year	136 229	42 103	42 103	(570)	214 997	229 456	(14 459)	-6%
Capital expenditure & funds sources								
Capital expenditure	-	243 340	252 752	5 746	6 480	60 610	(54 129)	-89%
Capital transfers recognised	-	25 335	25 353	275	630	6 319	(5 679)	-90%
Borrowing	-	45 561	46 561	1 028	1 538	11 427	(9 889)	-65%
Internally generated funds	-	-	-	-	-	-	-	-
Total sources of capital funds	-	74 336	74 336	2 609	2 596	77 767	(15 191)	-80%
Financial position								
Total current assets	625 351	563 759	493 317	-	797 457	-	-	-
Total non-current assets	1 575 621	1 559 371	1 082 853	-	1 563 445	-	-	-
Total current liabilities	513 875	510 063	443 043	-	456 606	-	-	-
Total non-current liabilities	326 784	480 563	436 083	-	362 351	-	-	-
Continuously solvability	1 171 823	1 214 414	1 214 414	1 307 859	1 307 859	1 307 859	-	-
Cash flows								
Net cash from (used) operating	(39 286)	327 785	328 307	(2 759)	25 444	123 641	53 957	70%
Net cash from (used) investing	(95 454)	(273 595)	(277 598)	(9 395)	(31 258)	(87 293)	(56 035)	64%
Net cash from (used) financing	-	500 320	99 440	270	1 245	-	(1 245)	100%
Net cash equivalents at the month/year end	(1 560)	306 160	239 789	(13 600)	946 291	62 642	(93 089)	-134%
Debtors & creditors analysis								
Debtors Age Analysis	0-30 Days	31-60 Days	61-90 Days	91-120 Days	121-150 Days	151-180 Days	181 Days+	Over 1Yr
Total By Income Source	136 969	54 854	21 923	14 535	14 043	12 554	55 250	367 307
Condition Age Analysis	136 969	54 854	21 923	14 535	14 043	12 554	55 250	367 307
Total Creditors	2 544	605	-	-	-	-	2	242

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Table C2: Financial Performance (Standard Classification)

WC048 Kraysna - Table C2 Monthly Budget Statement - Financial Performance (functional classification) - #03 September

Budget Year 2025/27										
Description	Ref	Budget Year 2025/27								
		2025/26 Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R Thousands	1									
Revenue - Functional										
Governance and administration		441 188	460 135	400 875	24 524	168 251	171 320	(5 068)	-2%	460 875
Executive and council		20 056	17 757	17 757	-	2 191	2 191	0	0%	17 757
Finance and administration		421 132	442 377	442 917	24 524	165 060	169 129	(3 070)	-2%	442 917
Internal audit		-	-	-	-	-	-	-	-	-
Community and public safety		137 262	150 787	150 787	11 577	29 815	29 468	348	1%	150 787
Community and social services		12 406	13 560	13 560	1 361	4 268	4 308	(19)	0%	13 560
Sport and recreation		1 496	1 676	1 676	131	402	422	(20)	-5%	1 676
Public safety		95 442	97 639	97 669	5 855	18 192	16 783	1 409	8%	97 669
Housing		27 918	37 582	37 682	4 225	8 951	7 943	(1 012)	-13%	37 682
Health		-	-	-	-	-	-	-	-	-
Economic and environmental services		38 436	29 798	29 798	3 084	5 415	4 732	682	14%	29 798
Planning and development		11 587	10 299	10 299	679	2 056	3 028	(973)	-32%	10 299
Road transport		24 851	19 496	19 496	2 405	3 359	1 704	1 655	97%	19 496
Environmental protection		28	-	-	-	-	-	-	-	-
Trading services		841 945	928 952	928 952	59 973	272 585	299 940	(18 375)	-6%	928 952
Energy sources		809 370	550 602	550 602	37 686	147 745	164 134	(16 389)	-10%	550 602
Water management		164 025	178 925	178 923	12 236	62 729	58 894	3 835	7%	178 923
Waste water management		96 423	104 433	104 433	6 725	26 634	26 974	(279)	-1%	104 433
Waste management		72 127	94 954	94 994	3 926	38 396	40 838	(5 542)	-14%	94 994
Other	4	-	-	-	-	-	-	-	-	-
Total Revenue - Functional	2	1 456 380	1 569 589	1 570 269	99 158	476 045	486 489	(20 404)	-4%	1 570 269
Expenditure - Functional										
Governance and administration		228 536	239 304	259 844	13 604	56 732	51 178	5 554	11%	259 844
Executive and council		58 011	29 136	29 136	446	4 068	3 541	526	15%	29 136
Finance and administration		183 093	224 280	224 790	12 450	51 370	46 199	5 211	11%	224 790
Internal audit		4 532	5 918	5 918	506	1 204	1 478	(184)	-12%	5 918
Community and public safety		281 637	278 139	278 138	21 790	47 421	52 787	(5 339)	-10%	278 139
Community and social services		35 527	34 644	34 644	2 673	9 043	8 035	1 010	13%	34 644
Sport and recreation		25 705	29 721	29 721	2 600	6 929	5 046	1 883	37%	29 721
Public safety		166 929	162 781	162 781	11 358	20 350	30 189	(9 838)	-33%	162 781
Housing		50 416	51 922	51 592	4 959	11 099	9 469	1 610	17%	51 592
Health		-	-	-	-	-	-	-	-	-
Economic and environmental services		87 789	137 787	137 767	4 108	19 268	18 927	341	2%	137 767
Planning and development		51 627	58 522	68 522	3 203	9 567	9 991	(294)	-4%	68 522
Road transport		43 174	52 951	62 951	2 583	8 829	9 269	540	7%	62 951
Environmental protection		3 076	8 204	6 284	323	842	647	195	30%	6 284
Trading services		714 989	851 136	851 356	58 726	137 626	144 121	(6 495)	-5%	851 356
Energy sources		324 238	363 281	383 281	43 120	91 125	(16 583)	107 691	-600%	363 281
Water management		209 607	237 948	237 948	6 713	20 738	125 423	(108 684)	-64%	237 948
Waste water management		91 661	136 953	136 953	4 078	12 762	15 806	(3 043)	-19%	136 953
Waste management		91 183	93 574	93 574	4 815	13 001	15 462	(2 461)	-18%	93 574
Other		-	-	-	-	-	-	-	-	-
Total Expenditure - Functional	3	1 320 651	1 627 565	1 528 105	100 129	281 047	286 983	(5 935)	-2%	1 528 105
Surplus (Deficit) for the year		136 289	42 103	42 103	(870)	214 997	229 456	(14 459)	-6.063853	42 103

Monthly and Quarterly Budget Statement – September 2026

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Table C3: Financial Performance (Revenue and Expenditure by Municipal Vote)

WC048 Knysna - Table C3 Monthly Budget Statement - Financial Performance (revenue and expenditure by municipal vote) - M03 September										
Vote Description		Ref	Budget Year 2026/27							
			2025/26 Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %
R thousands										
Revenue by Vote										
Vote 1 - EXECUTIVE AND COUNCIL (31: IE)		1	-	-	-	-	-	-	-	-
Vote 2 - CORPORATE SERVICES (32: IE)			-	-	-	-	-	-	-	-
Vote 3 - COMMUNITY SERVICES (33: IE)			-	-	-	-	-	-	-	-
Vote 4 - FINANCIAL SERVICES (34: IE)			-	-	-	84	84	-	84	#DIV/0!
Vote 5 - OPERATING SERVICES (35: IE)			-	-	-	(122)	116	-	116	#DIV/0!
Vote 6 - (50: IE)			-	-	-	-	-	-	-	-
Vote 7 - 1. Executive AND Council (110: IE)			-	-	-	-	-	-	-	-
Vote 8 - 2. Corporate (120: IE)			20 022	17 757	17 757	-	2 191	2 191	0	0.0%
Vote 9 - 3. Finance (130: IE)			7 190	12 084	12 624	535	2 796	5 217	(2 421)	-45.4%
Vote 10 - (140: IE)			391 304	412 854	412 854	24 111	155 382	156 646	(765)	-0.5%
Vote 11 - 5. Planning (150: IE)			-	-	-	-	-	-	-	-
Vote 12 - 6. Community (160: IE)			8 146	8 794	8 794	554	1 579	2 643	(853)	-36.5%
Vote 13 - 7. Electricity (170: IE)			202 985	231 644	231 644	11 842	67 123	71 416	(4 293)	-6.0%
Vote 14 - 8. Technical (180: IE)			508 061	550 602	550 602	37 036	147 145	164 134	(16 989)	-10.0%
Vote 15 - 9. Housing Services (190: IE)			278 984	258 000	258 000	20 525	91 582	88 250	5 323	6.2%
Vote 15 - 9. Housing Services (190: IE)			27 918	37 582	37 582	4 146	9 848	7 943	(1 050)	-13.8%
Total Revenue by Vote		2	1 444 549	1 569 419	1 569 959	99 183	476 045	486 449	(20 404)	-4.1%
Expenditure by Vote		1								
Vote 1 - EXECUTIVE AND COUNCIL (31: IE)			22 458	-	-	-	-	-	-	-
Vote 2 - CORPORATE SERVICES (32: IE)			-	-	-	-	-	-	-	-
Vote 3 - COMMUNITY SERVICES (33: IE)			(1 668)	50 564	50 364	19	19	12 716	(12 597)	-99.8%
Vote 4 - FINANCIAL SERVICES (34: IE)			19 184	30 922	30 922	2 577	7 730	7 730	-	-
Vote 5 - OPERATING SERVICES (35: IE)			98 085	49 956	49 956	4 627	12 900	12 384	516	4.2%
Vote 6 - (50: IE)			-	-	-	-	-	-	-	-
Vote 7 - 1. Executive AND Council (110: IE)			42 887	55 645	55 645	1 491	6 636	6 309	327	5.2%
Vote 8 - 2. Corporate (120: IE)			55 391	89 984	90 624	4 644	24 224	20 344	3 880	19.1%
Vote 9 - 3. Finance (130: IE)			62 902	62 046	62 046	4 038	12 853	12 002	851	7.2%
Vote 10 - (140: IE)			1 024	-	-	-	-	-	-	-
Vote 11 - 5. Planning (150: IE)			96 087	41 500	41 500	1 842	6 806	6 479	327	5.0%
Vote 12 - 6. Community (160: IE)			324 356	271 099	271 099	21 722	50 169	46 591	3 578	7.6%
Vote 13 - 7. Electricity (170: IE)			(127 940)	365 217	365 217	41 440	85 326	(21 232)	107 558	-306.6%
Vote 14 - 8. Technical (180: IE)			215 911	453 196	453 196	12 424	41 993	153 008	(111 015)	-72.6%
Vote 15 - 9. Housing Services (190: IE)			32 678	51 992	51 992	4 959	11 099	9 489	1 610	17.0%
Total Expenditure by Vote		2	851 558	1 522 421	1 522 961	99 788	286 706	285 822	(5 115)	-1.8%
Surplus/ (Deficit) for the year		2	593 083	46 998	48 998	(800)	215 338	230 627	(15 289)	-6.6%

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Table C4: Financial Performance (Revenue and Expenditure)

WC048 Kraysna - Table C4 Monthly Budget Statement - Financial Performance (Revenue and expenditure) - M03 September

Description	Ref	2025/26		Budget Year 2026/27		YTD		YTD		Full Year Forecast
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	variance	variance %	
R Revenues										
Exchange Revenue										
Service charges - Electricity		450 792	500 277	500 277	35 831	126 814	143 720	(16 906)	-12%	500 277
Service charges - Water		306 646	138 187	136 187	13 765	44 713	41 421	3 292	8%	136 187
Service charges - Waste Water Management		38 873	61 704	61 704	3 447	11 838	12 500	(662)	-5%	61 704
Service charges - Waste management		46 901	70 407	70 407	3 456	25 427	21 044	(4 383)	-18%	70 407
Sale of Goods and Rendering of Services		34 696	8 004	8 004	501	1 853	3 006	(1 153)	-38%	8 004
Agency services		4 161	4 385	4 385	436	1 148	1 248	(100)	-8%	4 385
Interest										
Interest earned from Receivables										
Interest from Current and Non Current Assets		29 018	14 581	14 581	2 808	7 035	7 753	(718)	-2%	14 581
Dividends		12 852	11 281	11 281	1 052	3 010	1 888	1 022	51%	11 281
Rent on Land										
Rent from Fixed Assets										
License and permits		6 422	7 657	7 657	432	2 590	2 458	132	6%	7 657
Special rating levies		114	246	246	6	29	30	(1)	-4%	246
Construction Contract Revenue					(122)	118		116	80V0%	
Development Charges			26 890	26 890	4 142	8 838	5 685	3 153		26 890
Operational Revenue			1 638	1 638	194	655	330	325		1 638
Non-Exchange Revenue		5 682	1 481	1 481	56	129	1 541	(1 412)	-92%	1 481
Property rates										
Bus charges and Taxes		363 013	389 118	389 118	22 002	149 968	151 464	(1 496)	-1%	389 118
Fines, penalties and forfeits										
License and permits		96 463	60 017	60 017	5 865	16 136	16 757	(621)	-8%	60 017
Transfers and subsidies - Operational		1 320	1 259	1 259	105	346	315	31	20%	1 259
Interest		168 913	174 228	174 228	2 358	85 419	85 614	(195)	-1%	174 228
Fuel Levy		10 682	8 800	8 800	682	2 486	2 071	415	7%	8 800
Operational Revenue										
Gains on disposal of Fixed and Intangible Assets										
Other Gains		16 275	12 730	12 730	84	84				12 730
Discontinued Operations		(942)						84	#DIV/0!	
Total Revenue (excluding capital transfers and contributions)		1 792 204	1 515 122	1 515 662	94 501	471 647	483 888	(21 441)	-4%	1 515 662
Expenditure By Type										
Employee related costs										
Remuneration of councillors		358 807	413 591	414 151	21 253	80 124	92 118	(11 994)	-12%	414 151
Bulk purchases - electricity		8 816	11 472	11 472	779	2 413	2 647	(234)	-9%	11 472
Inventory purchased		340 663	406 070	406 070	36 872	84 040	87 417	(3 377)	-4%	406 070
Debt Impairment		39 647	45 656	45 656	2 871	7 279	4 533	2 745	81%	45 656
Depreciation, amortisation and impairment		162 982	122 960	122 960	9 705	29 115	32 888	(3 773)	-30%	122 960
Interest, Dividends and Rent on Land		60 549	152 397	152 397	3 828	11 465	13 753	(2 288)	-13%	152 397
Contracted services		32 088	34 755	34 755	220	848	907	(59)	-30%	34 755
Transfers and subsidies		156 096	212 775	212 775	26 055	30 519	23 788	6 731	32%	212 775
Irrecoverable debts written off		7 955	7 423	7 423	781	1 187	1 263	(76)	-7%	7 423
Operational costs			8 323	8 323						8 323
Disposal of Fixed and Intangible Assets		168 022	111 763	111 763	4 646	21 133	16 327	4 806	16%	111 763
Other Losses		6 853								
Total Expenditure		1 320 651	1 527 585	1 528 100	100 129	261 047	265 683	(4 636)	-2%	1 528 100
Surplus/(Deficit)		471 553	(11 463)	(11 438)	(5 566)	210 600	218 205	(7 605)	(9)	(11 438)
Transfers and subsidies - capital (moneys allocations)		63 730	63 547	63 547	4 587	4 307	3 900	407	9%	63 547
Surplus/(Deficit) after capital transfers & contributions		407 823	(17 010)	(17 885)	(10 153)	206 293	214 305	(8 012)	(4)	(17 885)
Income Tax		136 239	42 103	42 103	(970)	214 997	226 486	(11 489)	(5)	42 103
Surplus/(Deficit) after income tax		271 584	(59 107)	(60 000)	(9 183)	91 300	87 819	5 481	6%	(59 107)
Share of Surplus/Deficit attributable to Joint Venture		136 229	42 103	42 103	(970)	214 997	226 486	(11 489)	(5)	42 103
Share of Surplus/Deficit attributable to Municipality										
Surplus/(Deficit) attributable to Municipality		136 229	42 103	42 103	(970)	214 997	226 486	(11 489)	(5)	42 103
Share of Surplus/Deficit attributable to Associate										
Intercompany Parent subsidiary transactions										
Surplus/(Deficit) for the year		136 229	42 103	42 103	(970)	214 997	226 486	(11 489)	(5)	42 103

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Table C5: Capital Expenditure (Municipal Vote, Standard Classification and Funding)

WC048 Knyrina - Table C5 Monthly Budget Statement - Capital Expenditure (municipal vote, functional classification and funding) - M03 September										
Vote Description	Ref	2025/26	Budget Year 2026/27		Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
		Actuals Currents	Original Budget	Adjusted Budget						
R thousands										
Multi-Year expenditure appropriations	1									
Vote 15 - CAPITAL SUSPENSE (00: CAPEX)	2	-	-	-	-	-	-	-	-	-
Vote 17 - 1. Executive AND Council (110: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 18 - 2. Corporate (120: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 19 - 3. Finance (130: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 20 - 5. Planning (150: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 21 - 6. Community (160: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 22 - 7. Electricity (170: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 23 - 8. Technical (180: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 24 - 9. Housing Services (190: CAPEX)		-	-	-	-	-	-	-	-	-
Total Capital Multi-year expenditure	4.7									
Single Year expenditure appropriations	2									
Vote 16 - CAPITAL SUSPENSE (20: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 17 - 1. Executive AND Council (110: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 18 - 2. Corporate (120: CAPEX)		-	-	-	-	-	-	-	-	-
Vote 19 - 3. Finance (130: CAPEX)		-	1,857	1,857	-	-	424	(424)	-100%	1,857
Vote 20 - 5. Planning (150: CAPEX)		-	200	200	-	-	-	-	-	200
Vote 21 - 6. Community (160: CAPEX)		-	1,000	1,000	-	-	-	-	-	1,000
Vote 22 - 7. Electricity (170: CAPEX)		-	31,838	31,946	456	811	5,309	(4,498)	-85%	31,546
Vote 23 - 8. Technical (180: CAPEX)		-	38,926	41,517	173	173	21,486	(21,313)	-99%	41,517
Vote 24 - 9. Housing Services (190: CAPEX)		-	161,998	162,538	5,117	5,456	28,779	(24,202)	-62%	162,030
Vote 24 - 9. Housing Services (190: CAPEX)		-	13,754	13,754	-	-	3,440	(3,440)	-100%	13,754
Total Capital single-year expenditure	5									
Total Capital Expenditure	6		248,340	252,792	5,746	6,400	60,610	(54,029)	-89%	252,792
Capital Expenditure - Functional Classification			248,310	252,792	5,746	6,400	60,558	(54,029)	-89%	252,792
Governance and administration			-	-	-	-	-	-	-	-
Executive and council		-	-	-	-	-	-	-	-	-
Finance and administration		-	-	-	-	-	-	-	-	-
Internal audit		-	-	-	-	-	-	-	-	-
Community and public safety			-	-	-	-	-	-	-	-
Community and social services		-	-	-	-	-	-	-	-	-
Sport and recreation		-	-	-	-	-	-	-	-	-
Public safety		-	-	-	-	-	-	-	-	-
Housing		-	-	-	-	-	-	-	-	-
Health		-	-	-	-	-	-	-	-	-
Economic and environmental services			-	-	-	-	-	-	-	-
Planning and development		-	-	-	-	-	-	-	-	-
Road transport		-	-	-	-	-	-	-	-	-
Environmental protection		-	-	-	-	-	-	-	-	-
Trading services			-	-	-	-	-	-	-	-
Energy services		-	-	-	-	-	-	-	-	-
Water management		-	-	-	-	-	-	-	-	-
Waste water management		-	-	-	-	-	-	-	-	-
Waste management		-	-	-	-	-	-	-	-	-
Other			8,204	8,204	-	-	2,213	(2,213)	-100%	8,204
Total Capital Expenditure - Functional Classification	3		8,204	8,204	-	-	2,213	(2,213)	-100%	8,204
Funded by:			8,204	8,204	-	-	2,213	(2,213)	-100%	8,204
National Government		-	752	559	81	20	183	(130)	-85%	850
Provincial Government		-	5,783	5,753	157	207	1,443	(1,240)	-86%	5,793
District Municipality		-	6,813	6,819	214	431	1,705	(1,210)	-71%	6,819
Transfers and subsidies - capital (excludes allocations) (N & P Prov. Depots)		-	12,745	12,745	-	-	3,190	(3,190)	-100%	12,745
Agencies, Households, Non-profit Institutions, Public Enterprises, Public Corporations, Higher Education Institutions		-	-	-	-	-	-	-	-	-
Transfers received - capital		-	25,358	25,358	375	838	6,339	(5,501)	-86%	25,358
Borrowing		-	48,961	48,961	1,629	1,308	17,427	(5,693)	-33%	48,961
Internally generated funds		-	-	-	-	-	-	-	-	-
Total Capital Funding			74,338	74,338	2,009	2,578	17,787	(15,209)	-86%	74,338

Note: This schedule is not populating the correct values investigation on C5 is currently underway.

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Table C6: Financial Position

WC048 Knysna - Table C6 Monthly Budget Statement - Financial Position - M03 September

Description	Ref	2025/26	Budget Year 2026/27			
		Audited Outcome	Original Budget	Adjusted Budget	YearTD actual	Full Year Forecast
R thousands	1					
ASSETS						
Current assets						
Cash and cash equivalents		146 936	290 767	136 374	188 148	136 374
Short term investments						
Trade and other receivables from exchange transactions		100 713	91 484	91 484	179 227	91 484
Receivables from non-exchange transactions		102 185	100 564	100 564	135 442	100 564
Current portion of non-current receivables		(171)	4	4	(81)	4
Inventory		14 841	10 653	10 653	16 874	10 653
VAT Receivable		262 841	150 374	150 374	268 832	150 374
Other current assets		(196)	(137)	(137)	(135)	(137)
Total current assets		626 991	553 709	489 317	787 407	489 317
Non current assets						
Investments		-	3 423	3 423	-	3 423
Investment property		60 632	67 229	67 229	60 688	67 229
Property, plant and equipment		1 496 168	1 570 246	1 573 728	1 490 058	1 573 728
Biological assets						
Living resources						
Heritage assets						
Intangible assets		14 613	14 613	14 613	14 613	14 613
Trade and other receivables from exchange transactions		18	(1)	(1)	(14)	(1)
Non-current receivables from non-exchange transactions		(8)	(8)	(8)	(8)	(8)
Other non-current assets		4 208	3 869	3 869	4 208	3 869
Total non current assets		1 575 631	1 659 371	1 662 853	1 569 445	1 662 853
TOTAL ASSETS		2 202 622	2 213 080	2 152 170	2 356 853	2 152 170
LIABILITIES						
Current liabilities						
Bank overdraft						
Financial liabilities		47 416	108 226	47 319	46 786	47 319
Consumer deposits		16 380	15 872	15 872	15 749	15 672
Trade and other payables from exchange transactions		204 891	178 629	178 629	101 920	178 629
Trade and other payables from non-exchange transactions		(31 402)	11 696	11 696	(13 023)	11 696
Provision		48 375	35 372	35 372	38 831	35 372
VAT Payable		233 936	150 617	150 617	266 093	150 617
Other current liabilities		(5 704)	9 589	9 589	9 251	9 589
Total current liabilities		513 875	510 003	449 093	466 506	449 093
Non current liabilities						
Financial liabilities		200 853	353 205	353 205	198 509	353 205
Provision		45 541	18 306	18 306	18 818	18 306
Long term portion of trade payables						
Other non-current liabilities		132 390	117 152	117 152	149 065	117 152
Total non current liabilities		378 784	488 663	488 663	367 391	488 663
TOTAL LIABILITIES		892 659	998 666	937 756	833 997	937 756
NET ASSETS		1 309 963	1 214 414	1 214 414	1 522 856	1 214 414
COMMUNITY WEALTH/EQUITY	2					
Accumulated surplus/(deficit)		1 171 629	1 214 414	1 214 414	1 307 858	1 214 414
Reserves and funds						
Other						
TOTAL COMMUNITY WEALTH/EQUITY	2	1 171 629	1 214 414	1 214 414	1 307 858	1 214 414

Monthly and Quarterly Budget Statement – September 2026

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Table C7: Cash Flow

WC049 Kaysna - Table C7 Monthly Budget Statement - Cash Flow - M03 September

Description	Ref	2025/26	Budget Year 2025/27							Full Year Forecast
		Actual Outcome	Original Budget	Adjusted Budget	Monthly actual	Year-to-Date Actual	Year-to-Date Budget	YTD Variance	YTD Variance %	
CASH FLOW FROM OPERATING ACTIVITIES	1									
Receipts										
Property rates		299 898	389 975	357 696	44 652	116 113	91 413	25 700	26%	367 966
Service charges		224 700	814 863	815 492	16 173	56 363	201 006	(144 622)	-72%	815 435
Other revenue		530 647	225 494	224 481	67 988	146 488	64 830	93 658	171%	224 491
Transfers and Subsidies - Operational		214 831	163 962	165 772	1 202	67 752	64 896	12 857	23%	165 772
Transfers and Subsidies - Capital		49 342	53 947	53 947	-	19 324	7 122	12 202	171%	53 947
Interest		19 239	34 822	34 822	1 292	3 563	9 553	(6 060)	-63%	34 822
Dividends		-	-	-	-	-	-	-	-	-
Payments										
Suppliers and employees		(1 263 348)	(1 325 389)	(1 320 941)	(127 258)	(330 673)	(283 104)	(97 967)	29%	(1 320 941)
Finance charges		(27 775)	(34 769)	(34 769)	(206)	(806)	(10 008)	10 297	-94%	(34 769)
Transfers and Subsidies		-	(7 823)	(7 423)	-	-	11 268	1 368	-100%	(7 423)
NET CASH FROM/(USED) OPERATING ACTIVITIES		(69 296)	307 783	306 397	(7 795)	29 444	122 461	93 907	76%	306 397
CASH FLOWS FROM INVESTING ACTIVITIES										
Receipts										
Proceeds on disposal of PPE		18 630	12 730	12 730	64	64	-	64	80M/3	12 730
Decrease (increase) in non-current receivables		-	-	-	-	-	-	-	-	-
Decrease (increase) in non-current investments		-	-	-	-	-	-	-	-	-
Increase (decrease) in Capital		-	-	-	-	-	-	-	-	-
Increase (decrease) in Short Term Investment (Greater than 90 days) and Long Term Investment		-	-	-	-	-	-	-	-	-
Payments										
Capital assets		(87 694)	(285 706)	(280 710)	(6 158)	(31 383)	(87 259)	55 869	-64%	(280 710)
Repayment of Capital		-	-	-	-	-	-	-	-	-
NET CASH FROM/(USED) INVESTING ACTIVITIES		(69 064)	(273 076)	(267 980)	(6 093)	(31 295)	(87 259)	(56 002)	64%	(277 980)
CASH FLOWS FROM FINANCING ACTIVITIES										
Receipts										
Short term loans		-	60 910	-	-	-	-	-	-	-
Borrowing long term/refinancing		-	96 440	99 440	-	-	-	-	-	99 440
Increase (decrease) in customer deposits		-	-	-	270	1 246	-	1 246	90M/3	-
Payments										
Repayment of borrowing		-	-	-	-	-	-	-	-	-
NET CASH FROM/(USED) FINANCING ACTIVITIES		-	160 350	99 440	270	1 246	-	(1 246)	80M/3	99 440
NET INCREASE/ (DECREASE) IN CASH HELD		(137 670)	194 157	129 757	(13 606)	(662)	39 142	(120 437)		129 757
Cash/bank equivalents at beginning		106 091	106 091	106 091	-	146 638	26 500	-	-	106 091
Cash/bank equivalents at monthly end		(1 569)	300 130	235 746	(13 606)	145 334	62 942	-	-	235 746

Note: The figures contained in the above schedule is incorrect the correct Cash and Cash Equivalent balance as at 30 September 2026 amounts to R 188,148,143 (Refer to C6 Statement of Financial Position)

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Supporting Table SC2: Debtors Age Analysis

WC048 Knysna - Supporting Table SC2 Monthly Budget Statement - aged debtors - M03 September

Description	NT Code	Budget Year 2026/27									Total over 90 days	Actual over 90 days	Debtors Written Off against Debtors	Impairment Lto Council
		0-30 Days	31-60 Days	61-90 Days	91-120 Days	121-150 Days	151-180 Days	181 Dys-1 Yr	Over 1Yr	Total				
R thousands														
Debtors Age Analysis By Income Source														
Trade and Other Receivables from Exchange Transactions - Water	1200	30 810	4 788	4 898	2 404	2 464	2 178	18 032	69 728	135 282	94 806	-	-	-
Trade and Other Receivables from Exchange Transactions - Electricity	1300	32 245	15 032	5 639	4 362	4 427	3 894	22 510	96 120	184 228	131 313	-	-	-
Receivables from Non-exchange Transactions - Property Rates	1400	54 638	9 602	5 628	4 383	3 785	3 615	31 612	82 279	195 443	125 675	-	-	-
Receivables from Exchange Transactions - Waste Water Management	1500	5 058	2 744	2 726	1 748	1 724	1 559	10 338	65 752	91 689	81 162	-	-	-
Receivables from Exchange Transactions - Waste Management	1600	15 468	2 355	1 757	1 324	1 260	1 057	11 997	54 246	88 475	68 806	-	-	-
Receivables from Exchange Transactions - Property Rental Debtors	1700	424	39	1 123	56	48	82	177	8 273	10 220	8 635	-	-	-
Interest on Arrear Debtor Accounts	1810	-	-	-	-	-	-	-	-	-	-	-	-	-
Recoverable unauthorised, irregular, fruitless and wasteful expenditure	1820	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	1900	323	195	162	258	340	119	584	(8 712)	(6 730)	(7 411)	-	-	-
Total By Income Source	2000	138 966	34 654	21 923	14 535	14 049	12 554	95 250	367 687	699 617	504 075	-	-	-
2025/26 - totals only														
Debtors Age Analysis By Customer Group														
Organs of State	2200	6 616	2 909	1 588	658	644	802	4 244	4 418	21 277	10 765	-	-	-
Commercial	2300	33 356	9 637	7 474	5 134	5 060	4 663	36 132	140 746	242 202	191 735	-	-	-
Households	2400	98 794	23 005	12 781	8 743	8 345	7 088	54 874	222 525	436 138	301 575	-	-	-
Other	2500	-	-	-	-	-	-	-	-	-	-	-	-	-
Total By Customer Group	2600	138 966	34 654	21 923	14 535	14 049	12 554	95 250	367 687	699 617	504 075	-	-	-

Monthly Budget Statement – August 2026

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Supporting Table SC4: Creditors Age Analysis

WC048 Knysna - Supporting Table SC4 Monthly Budget Statement - aged creditors - M03 September

Description	NT Code	Budget Year 2026/27									Prior year totals for chart (same
		0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 - 150 Days	151 - 180 Days	181 Days - 1 Year	Over 1 Year	Total	
R thousands											
Creditors Age Analysis By Customer Type											
Bulk Electricity	0100	-	-	-	-	-	-	-	-	-	-
Bulk Water	0200	-	-	-	-	-	-	-	-	-	-
PAYE deductions	0300	-	-	-	-	-	-	-	-	-	-
VAT (output less input)	0400	-	-	-	-	-	-	-	-	-	-
Pensions / Retirement deductions	0500	-	-	-	-	-	-	-	-	-	-
Loan repayments	0600	-	-	-	-	-	-	-	-	-	-
Trade Creditors	0700	2 644	503	-	-	-	-	-	-	-	-
Auditor General	0800	-	-	-	-	-	-	2	242	3 391	-
Other	0900	-	-	-	-	-	-	-	-	-	-
Medical Aid deductions	0950	-	-	-	-	-	-	-	-	-	-
Total By Customer Type	1000	2 644	503	-	-	-	-	2	242	3 391	-

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Supporting Table SC13(a): Capital Expenditure on New Assets

WC048 Knysna - Supporting Table SC13a Monthly Budget Statement - capital expenditure on new assets by asset class - M03 September										
Description	Ref	2025/26		Budget Year 2026/27						
		Audited Outcomes	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands										
<u>Capital expenditure on new assets by Asset Class/Sub-class</u>										
<u>Infrastructure</u>										
Roads Infrastructure		-	38 354	38 822	488	489	12 164	11 679	96.0%	28 822
Roads		-	13 145	13 145	-	-	2 733	2 733	100.0%	13 145
Electrical Infrastructure		-	13 145	13 145	-	-	2 733	(2 733)	-100.0%	13 145
MV Networks		-	13 524	14 993	-	-	6 615	6 615	100.0%	14 993
LV Networks		-	11 496	12 531	-	-	5 145	(5 145)	-100.0%	12 531
Water Supply Infrastructure		-	2 025	2 461	-	-	1 471	(1 471)	-100.0%	2 461
Dams and Weirs		-	7 564	7 564	488	489	2 218	1 729	77.9%	7 564
Water Treatment Works		-	1 000	1 000	-	-	225	(225)	-100.0%	1 000
Drainage		-	6 084	6 084	488	489	1 253	(1 404)	-74.2%	6 064
Sanitation Infrastructure		-	500	500	-	-	100	(100)	-100.0%	500
Reticulation		-	2 000	2 000	-	-	-	-	-	2 000
Rail Infrastructure		-	2 000	2 000	-	-	-	-	-	2 000
Drainage Collection		-	2 100	2 100	-	-	600	600	100.0%	2 100
		-	2 100	2 100	-	-	600	(600)	-100.0%	2 100
<u>Community Assets</u>										
Community Facilities		-	8 954	8 954	267	480	2 239	1 759	78.8%	8 954
Centres		-	8 954	8 954	267	480	2 239	1 759	78.8%	8 954
Fire/Ambulance Stations		-	3 640	3 540	-	-	910	(610)	-100.0%	3 640
Testing Stations		-	1 049	1 049	216	431	282	169	64.3%	1 049
Police		-	1 350	1 350	-	-	338	(338)	-100.0%	1 350
Parks		-	1 762	1 762	-	-	441	(441)	-100.0%	1 762
Public Abolition Facilities		-	524	524	-	-	131	(131)	-100.0%	524
Taxi Ranks/Bus Terminus		-	280	280	49	49	75	(21)	-30.4%	280
		-	350	350	-	-	87	(87)	-100.0%	350
<u>Computer Equipment</u>										
Computer Equipment		-	1 697	1 697	-	-	424	424	100.0%	1 697
<u>Furniture and Office Equipment</u>										
Furniture and Office Equipment		-	1 697	1 697	-	-	424	(424)	-100.0%	1 697
<u>Machinery and Equipment</u>										
Machinery and Equipment		-	1 220	1 220	-	1	72	71	96.6%	1 220
		-	1 220	1 220	-	1	72	(71)	-98.6%	1 220
<u>Transport Assets</u>										
Transport Assets		-	3 104	3 104	6	11	310	299	96.4%	3 104
		-	3 104	3 104	6	11	310	(299)	-96.4%	3 104
<u>Transport Assets</u>										
Transport Assets		-	9 714	9 714	-	-	2 236	2 236	100.0%	9 714
		-	9 714	9 714	-	-	2 236	(2 236)	-100.0%	9 714
Total Capital Expenditure on new assets	1	-	85 042	84 511	762	881	17 449	16 468	94.4%	84 511

Monthly Budget Statement – August 2026

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Supporting Table SC13(b): Capital Expenditure on Renewal of Existing Assets

WC048 Knyame - Supporting Table SC13b Monthly Budget Statement - capital expenditure on renewal of existing assets by asset class - M03 September										
Description	Ref	2025/26	Budget Year 2026/27							
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands	1									
Capital expenditure on renewal of existing assets by Asset Class/Sub-class										
Infrastructure										
Roads Infrastructure		-	16 581	68 316	1 676	1 676	17 821	16 145	90.6%	68 316
Roads		-	13 262	13 262	1 255	1 255	3 943	2 688	68.2%	13 262
Electrical Infrastructure		-	19 262	13 282	1 255	1 255	3 943	(2 688)	-48.2%	13 262
MV Switching Stations		-	1 699	1 699	-	-	1 172	1 172	100.0%	1 699
MV Networks		-	1 000	1 000	-	-	667	(667)	-100.0%	1 000
Water Supply Infrastructure		-	689	689	-	-	505	(505)	-100.0%	689
Distribution		-	11 722	12 295	8	8	3 134	3 126	96.7%	12 295
Sewerage Infrastructure		-	11 722	12 295	8	8	3 134	(3 126)	-96.7%	12 295
Waste Water Treatment Works		-	29 649	29 649	358	358	5 804	5 447	93.8%	29 649
Solid Waste Infrastructure		-	29 649	29 649	358	358	5 804	(5 447)	-93.8%	29 649
Waste Transfer Stations		-	8 645	9 772	95	55	2 298	2 213	67.8%	9 772
Capital Spares		-	7 500	7 500	-	-	1 191	(1 191)	-100.0%	7 500
Rail Infrastructure		-	1 049	2 272	55	55	1 027	(1 022)	-94.5%	2 272
MV Substations		-	1 500	1 500	-	-	1 500	1 500	100.0%	1 500
Computer Equipment		-	1 500	1 500	-	-	1 500	(1 500)	-100.0%	1 500
Computer Equipment	43	-	-	-	-	-	-	-	-	-
Computer Equipment	43	-	-	-	-	-	-	-	-	-
Total Capital Expenditure on renewal of existing assets	1	43	66 581	68 316	1 676	1 676	17 821	16 145	90.6%	68 316

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Supporting Table SC13(c): Expenditure on Repairs & Maintenance

WC048 Knysna - Supporting Table SC13c: Monthly Budget Statement - expenditure on repairs and maintenance by asset class - M03 September

Description	Ref	2025/26	Budget Year 2025/27						
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %
R thousands	1								
Repairs and maintenance expenditure by Asset Class/Sub-class									
Infrastructure		21 041	34 988	34 988	473	1 669	1 903	(668)	-51.4%
Roads Infrastructure		4 240	7 574	7 574	151	978	204	(88)	-9.8%
Roads		4 240	7 574	7 574	151	978	204	(88)	-9.8%
Storm water Infrastructure		834	1 536	1 536	33	280	44	(235)	-334.3%
Storm water Conveyance		634	1 536	1 536	33	280	44	(235)	-334.3%
Electrical Infrastructure		11 289	16 918	16 918	282	342	238	(112)	-48.9%
HV Substations		1 133	10 966	10 969	229	251	-	251	#DIV/0!
HV Switching Station		34	305	305	2	5	(13)	18	-135.7%
HV Transmission Conductions		957	2 588	2 589	-	57	243	(177)	-72.6%
HV Networks		3 428	3 047	3 047	40	40	-	40	#DIV/0!
LV Networks		5 739	-	-	-	-	-	-	-
Water Supply Infrastructure		3 260	5 264	5 264	9	45	(43)	(88)	203.7%
Water Treatment Works		3 192	3 232	3 232	4	39	(14)	52	-377.3%
Capital Spares		108	2 061	2 061	4	6	(29)	35	-128.7%
Sanitation Infrastructure		1 159	3 200	3 200	17	22	-	(22)	#DIV/0!
Waste Water Treatment Works		1 193	3 200	3 200	17	22	-	22	#DIV/0!
Solid Waste Infrastructure		419	466	466	2	2	(15)	(21)	111.1%
Landfill Sites		419	466	466	2	2	(15)	-	-
Waste Transfer Stations		419	466	466	2	2	(15)	21	-111.1%
Community Assets		2 790	5 929	5 929	414	956	315	(641)	-203.3%
Community Facilities		1 074	3 238	3 239	294	701	287	(434)	-362.3%
Halls		367	1 555	1 555	50	253	140	113	81.1%
Museums		-	56	56	-	-	-	-	-
Libraries		78	373	373	11	21	68	(47)	-68.9%
Cemeteries/Crematorium		188	472	472	91	186	26	160	621.8%
Police		24	33	33	-	-	-	-	-
Public Open Space		407	751	751	30	241	33	207	622.4%
Sport and Recreation Facilities		1 717	2 690	2 690	170	285	48	(207)	-431.4%
Outdoor Facilities		1 717	2 690	2 690	170	285	48	207	431.4%
Other assets		443	2 769	2 768	217	272	41	(231)	-588.4%
Operational Buildings		441	1 176	1 176	217	270	41	(229)	-533.9%
Municipal Offices		441	1 089	1 089	217	270	45	235	486.8%
Depots		1	87	87	-	-	(4)	4	-100.0%
Housing		2	1 593	1 593	-	2	-	(2)	#DIV/0!
Staff Housing		2	93	93	-	2	-	2	#DIV/0!
Social Housing		-	1 500	1 500	-	-	-	-	-
Transport Assets		5 517	7 966	7 966	719	793	174	(619)	-355.1%
Transport Assets		5 517	7 966	7 966	719	793	174	619	355.1%
Total Repairs and Maintenance Expenditure	1	29 781	81 652	81 652	1 822	3 690	1 633	(2 057)	-125.9%

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Supporting Table SC13(d): Depreciation

WC048 Kayana - Supporting Table SC13d Monthly Budget Statement - depreciation by asset class - M03 September

Description		2025/26	Budget Year 2026/27								
R thousands		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD Variance %	Full Year Forecast	
Depreciation by Asset Class/Sub-class											
Infrastructure											
Roads Infrastructure		48 528	33 265	33 265	2 786	8 359	8 230	(129)	-1.6%	33 265	
Roads		10 134	6 899	6 899	627	1 880	1 839	(40)	-2.2%	6 899	
Storm water Infrastructure		10 134	6 899	6 899	627	1 880	1 839	(40)	-2.2%	6 899	
Drainage Collection		46	1 053	1 053	-	-	196	196	100.0%	1 053	
Electrical Infrastructure		46	1 053	1 053	-	-	196	196	100.0%	1 053	
Power Plants		9 045	8 975	8 975	703	2 110	2 000	(110)	-5.5%	8 975	
HV Substations		2	2	2	2	5	2	3	200.0%	2	
Water Supply Infrastructure		9 046	8 973	8 973	702	2 105	1 999	(106)	-5.3%	8 973	
Distribution		10 374	10 700	10 700	1 430	4 251	4 127	(124)	-4.0%	10 700	
Sanitation Infrastructure		10 374	10 700	10 700	1 430	4 251	4 127	(124)	-4.0%	10 700	
Pump Station		5 595	53	53	14	42	22	(20)	-90.8%	53	
Refuse/Refuse		41	-	-	-	-	6	12	200.0%	6	
Waste Water Treatment Works		6 513	4	4	4	12	4	8	200.0%	4	
Toler Facilities		94	43	43	4	11	12	(1)	-2.3%	43	
Solid Waste Infrastructure		1 252	66	66	4	13	21	(8)	-38.8%	66	
Landfill Sites		1 252	66	66	4	13	21	(8)	-38.8%	66	
Information and Communication Infrastructure		77	118	118	8	23	24	(1)	-4.2%	118	
Distribution Layers		77	118	118	8	23	24	(1)	-4.2%	118	
Community Assets											
Community Facilities		2 052	2 049	2 049	139	418	410	(8)	-1.9%	2 049	
Halls		1 434	1 400	1 400	137	411	408	(3)	-0.7%	1 400	
Centres		619	600	600	16	48	185	(137)	-70.8%	600	
Fire/Ambulance Stations		7	57	57	68	145	50	94	157.5%	57	
Testing Stations		45	23	23	2	5	6	(1)	-4.0%	23	
Mosques		0	0	0	0	0	0	-	-	0	
Libraries		5	2	2	0	1	1	0	2.2%	2	
Gemstones/Crystalline		394	271	271	21	62	76	(14)	-18.8%	271	
Police		16	88	88	0	1	38	(29)	-99.0%	88	
Parks		2	-	-	-	-	-	-	-	-	
Public Abolition Facilities		120	116	116	11	33	32	(1)	-2.7%	116	
Stalls		-	3	3	0	1	2	(1)	-20.0%	3	
Taxi/Ramplous Terminals		44	51	51	22	66	28	38	135.2%	51	
Sport and Recreation Facilities		191	185	185	16	49	48	(1)	-0.5%	185	
Indoor Facilities		618	650	650	2	7	172	(165)	-96.0%	650	
Outdoor Facilities		5	513	513	-	-	156	(159)	-100.0%	513	
Investment properties		613	37	37	2	7	13	(6)	-40.1%	37	
Revenue Generating		138	142	142	15	44	38	(6)	-23.9%	142	
Unimproved Property		138	142	142	15	44	38	(6)	-23.9%	142	
Other assets											
Operational Buildings		676	679	679	41	124	200	76	28.1%	679	
Municipal Offices		676	673	673	35	105	194	89	66.0%	673	
Housing		676	673	673	35	105	194	89	66.0%	673	
Social Housing		-	6	6	6	18	6	(12)	-200.0%	6	
Intangible Assets		-	6	6	6	18	6	(12)	-200.0%	6	
Licences and Rights		15	35	35	11	32	13	(19)	-140.7%	35	
Computer Software and Applications		15	35	35	11	32	13	(19)	-140.7%	35	
Computer Equipment		15	35	35	11	32	13	(19)	-140.7%	35	
Computer Equipment		911	1 757	1 757	135	405	658	253	38.4%	1 757	
Furniture and Office Equipment		911	1 757	1 757	135	405	658	253	38.4%	1 757	
Furniture and Office Equipment		2 177	8 054	8 054	361	1 683	2 068	382	15.5%	8 054	
Machinery and Equipment		2 177	8 054	8 054	361	1 683	2 068	382	15.5%	8 054	
Machinery and Equipment		845	2 799	2 799	31	93	765	(672)	-87.6%	2 799	
Machinery and Equipment		845	2 799	2 799	31	93	765	(672)	-87.6%	2 799	
Transport Assets		1 668	1 636	1 636	109	327	665	336	40.0%	1 636	
Transport Assets		1 668	1 636	1 636	109	327	665	336	40.0%	1 636	
Total Depreciation	1	55 090	59 353	59 353	3 428	11 483	13 183	1 699	12.9%	59 353	

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Supporting Table SC13(e): Upgrading of Existing Assets

WC048 Knysna - Supporting Table SC13e Monthly Budget Statement - capital expenditure on upgrading of existing assets by asset class - M03 September

Description	Ref	Budget Year 2026/27							
		2025/26 Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD Budget	YTD variance	YTD variance %
R thousands	1								Full Year Forecast
Capital expenditure on upgrading of existing assets by Asset Class/Sub-class									
Infrastructure									
Roads Infrastructure		-	113 963	114 134	3 119	3 483	23 748	20 256	84.3%
Roads		-	33 319	33 319	372	532	7 437	6 756	90.6%
Storm water Infrastructure		-	33 319	33 319	372	582	7 437	(6 769)	-90.8%
Drainage Collection		-	580	580	-	64	418	354	84.8%
Electrical Infrastructure		-	580	580	-	64	418	(354)	-84.1%
MV Substations		-	18 183	18 183	119	118	8 094	8 976	98.7%
LY Networks		-	15 248	15 248	118	118	7 033	(6 915)	-98.3%
Water Supply Infrastructure		-	2 935	2 935	-	-	2 051	(2 051)	-100.0%
Water Treatment Works		-	15 961	15 961	2 343	2 343	6 293	3 951	82.8%
Bulk Mains		-	2 405	2 405	-	-	560	(660)	-100.0%
Distribution		-	382	382	10	10	952	(972)	-99.0%
Sewerage Infrastructure		-	12 590	12 590	2 352	2 332	4 751	(2 419)	-90.9%
Pump Station		-	45 900	45 071	285	285	505	219	43.5%
Retention		-	25 600	25 600	-	-	(258)	258	-100.0%
Waste Water Treatment Works		-	18 300	18 471	265	265	625	(239)	-45.0%
Community Assets		-	1 000	1 000	-	-	236	(236)	-100.0%
Community Facilities		157	5 339	5 339	157	207	1 335	1 127	84.5%
Halls		157	612	612	157	207	153	(54)	-8.8%
Cemeteries/Crematoria		-	-	-	-	-	-	-	-
Parks		-	361	360	-	-	87	(87)	-100.0%
Sport and Recreation Facilities		-	262	262	157	207	66	142	216.3%
Outdoor Facilities		-	4 727	4 727	-	-	1 192	1 192	100.0%
Other assets		-	4 727	4 727	-	-	1 192	(1 192)	-100.0%
Operational Buildings		277	385	491	32	124	158	34	21.7%
Municipal Offices		277	385	491	32	124	158	34	21.7%
Depots		-	-	107	-	-	-	-	-
Total Capital Expenditure on upgrading of existing assets	1	434	119 883	119 944	3 308	3 824	29 240	27 416	84.9%
									119 964

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Supporting Table SC16: Investment Portfolio

WC048 Knysna - Supporting Table SC16 Monthly Budget Statement - Investment Portfolio - M03 September

Investments by maturity Name of Institution & Investment ID	Ref	Period of Investment	Type of Investment	Capital Guarantee (Yes/ No)	Variable or Fixed Interest rate	Interest Rate %	Commission Paid (Rands)	Commission Recipient	Expiry date of Investment	Opening balance	Interest to be realised	Partial / Premature Withdrawal (4)	Investment Top Up	Closing Balance
		Yrs/Months												
R thousands														
Municipality														
Investec - (Ceded to DBSA)	021941-500	Call	Call Deposit	Call Deposit	Call Deposit	6.75%	-	-	Call Deposit	3 699	21	-	-	3 720
Investec - (Own Funds)	021941-503	Call	Call Deposit	Call Deposit	Call Deposit	6.75%	-	-	Call Deposit	24	0	-	-	24
Standard Bank - (Own Funds)	288567420-031	Call	Call Deposit	Call Deposit	Call Deposit	8.25%	-	-	Call Deposit	0	-	-	-	0
Standard Bank - (Own Funds)	288567420-032	Fixed	Fixed	Fixed	Fixed	8.35%	-	-	Fixed	-	-	-	-	-
Standard Bank - (Own Funds)	288567420-035	Fixed	Fixed	Fixed	Fixed	7.35%	-	-	Fixed	-	-	-	-	-
Standard Bank - (Own Funds)	288567420-034	Fixed	Fixed	Fixed	Fixed	7.98%	-	-	Fixed	-	-	-	-	-
Standard Bank - (Own Funds)	288567420-033	Call	Call Deposit	Call Deposit	Call Deposit	8.15%	-	-	Call Deposit	28 058	168	-	-	28 247
Standard Bank - (Own Funds)	288567420-036	Fixed	Fixed	Fixed	Fixed	7.46%	-	-	Fixed	0	-	-	-	0
Standard Bank - (Own Funds)	288567420-037	Fixed	Fixed	Fixed	Fixed	7.65%	-	-	Fixed	-	-	-	-	-
Municipality sub-total	336588115-001	Call	Call Deposit	Call Deposit	Call Deposit	7.60%	-	-	Call Deposit	16 219	99	-	50 000	50 000
TOTAL INVESTMENTS AND INTEREST	2									48 001	308	-	50 000	98 309
										48 001	308	-	50 000	98 309

Monthly Budget Statement – August 2026

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

APPENDIX A - Capex Report as at 31 August 2026

2026/27 mSCOA CAPITAL FINANCIAL PERFORMANCE REPORT AS AT 31 AUGUST 2026												
Row Labels	MEMO ACCOUNT	NOTE DESCRIPTION	MISCOA CODE	MISCOA EXPENDITURE OBJECT PAYW	FUNDING SOURCES	ORIGINAL BUDGET	ROLL-OVER ADJUSTMENTS BUDGET	YTD ACTUAL	YTD BUDGET	YTD VARIANCE	COMMITMENTS	VARIANCE
INFORMATION TECHNOLOGY	20-00-05-20-1102	Program Computer Equipment	9/7006-0-0	- Re placement Laptop	Internally Generated Funds	1,897,126	1,897,126	928,259	928,259	968,867	0	1,897,126
	20-00-05-20-0000	- New Server	9/7006-0-0	- Re placement Dell Work	Internally Generated Funds	304,885	304,885	0	304,885	304,885	0	304,885
	20-00-05-20-1070	- Network Upgrade Network	9/7006-02277-300000	- FINE Core Model Computer Equipment and Cost Assume	Internally Generated Funds	87,000	87,000	0	87,000	87,000	0	87,000
			9/7006-02277-00000	- FINE Core Model Computer Equipment and Cost Assume	Internally Generated Funds	1,812,000	1,812,000	0	1,812,000	1,812,000	0	1,812,000
DIRECTOR FINANCE	20-02-00-20-0000	- New LED	9/7006-02277-00000	- FINE Core Model Computer Equipment and Cost Assume	Internally Generated Funds	104,885	104,885	0	104,885	104,885	0	104,885
			9/7006-02277-00000	- FINE Core Model Computer Equipment and Cost Assume	Internally Generated Funds	288,000	288,000	0	288,000	288,000	0	288,000
DIRECTOR PLANNING LHS	20-20-00-20-0000	- Program Office Furniture	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	200,000	200,000	0	200,000	200,000	0	200,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	15,793,888	15,793,888	0	15,793,888	15,793,888	0	15,793,888
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,800,000	1,800,000	0	1,800,000	1,800,000	0	1,800,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20-00-20-0001	- Office Furniture and Equipment	9/7006-20-00	- Office Furniture and Equipment	Internally Generated Funds	1,000,000	1,000,000	0	1,000,000	1,000,000	0	1,000,000
	20-20											

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

PARTY SERVICE DEPARTMENT	28-19-88-25-0156	Vehicle Refurbishments (2)	9/125-2007-60094	PPC/Cost Model (Transport Asset) and (see page 1)	Internally Generated Funds	945,961	945,961	2,85,990	215,990	844,961
	28-19-88-25-0157	Refurbishment of Drivers License Issuing Centre	9/125-2007-60094	Refurbishment of Drivers License Issuing Centre	Internally Generated Funds	1,350,000	1,350,000	-	-	1,350,000
	28-49-85-25-0090	Upgrading of Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of Judges' Lodges (3) at North Court	Internally Generated Funds	131,848	131,848	107,500	887,800	2,705,000
	28-49-85-25-0091	Upgrading of Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of Judges' Lodges (3) at North Court	Internally Generated Funds	48,808	48,808	45,962	34,962	149,540
TRANSFER SECTION	28-49-85-25-0092	Upgrading of Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of Judges' Lodges (3) at North Court	Internally Generated Funds	66,208	66,208	12,297	12,297	49,540
	28-49-85-25-0093	Upgrading of Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	174,498	174,498	211,967
	28-49-85-25-0094	Upgrading of Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	794,000	794,000	1,000,000
	28-49-85-25-0095	Upgrading of Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
ELECTRICITY DEPARTMENT	28-79-85-25-0096	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0097	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0098	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0099	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
WATER SUPPLY DEPARTMENT	28-79-85-25-0100	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0101	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0102	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0103	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
WATER SUPPLY DEPARTMENT	28-79-85-25-0104	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0105	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0106	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0107	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
WATER SUPPLY DEPARTMENT	28-79-85-25-0108	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0109	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0110	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000
	28-79-85-25-0111	Upgrading of the Judges' Lodges (3) at North Court	9/125-2007-60094	Upgrading of the Judges' Lodges (3) at North Court	Internally Generated Funds	1,000,000	1,000,000	125,000	125,000	1,000,000

FINAL SPECIAL COUNCIL MEETING
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Water & Sewerage Services													
Direction: Technical Services													
RDS WATER ANALYSIS/STORMWATER	25-00-05-25-0001	Water analysis and equipment	9/2025-05-09	Program Tools - Equipment	Internally Generated Funds	181,855,540	142,839,220	979,181	18,041,848	15,459,890	34,543,915	1,728,119,934	
	25-00-05-25-0101	Program Office Furniture	9/2025-05-09	Office Furniture Replacements	Internally Generated Funds	200,709	205,794	4,709	-	-	-	-	
	25-00-05-25-0201	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	17,892	17,892	-	-	-	-	305,000	
	25-00-05-25-0301	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	174,806	174,806	-	-	-	-	97,992	
	25-00-05-25-0401	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	107,000	107,000	-	-	-	-	100,000	
RDS WATER RMA REPAIRS/STORMWATER	25-00-05-25-0501	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	300,000	300,000	-	-	-	-	300,000	
	25-00-05-25-0601	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	104,815	104,815	-	-	-	-	100,000	
	25-00-05-25-0701	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	2,400,000	2,400,000	-	-	-	-	2,400,000	
	25-00-05-25-0801	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	8,885,052	8,885,052	-	-	-	-	8,885,052	
	25-00-05-25-0901	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	24,002	24,002	-	-	-	-	24,002	
	25-00-05-25-1001	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	4,227,044	4,227,044	-	-	-	-	4,227,044	
	25-00-05-25-1101	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	4,000,000	4,000,000	-	-	-	-	4,000,000	
	25-00-05-25-1201	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	2,257,400	2,257,400	-	-	-	-	2,257,400	
	25-00-05-25-1301	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	9,373,731	9,373,731	-	-	-	-	9,373,731	
	25-00-05-25-1401	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	9,365,417	9,365,417	-	-	-	-	9,365,417	
RDS WATER RMA REPAIRS/STORMWATER	25-00-05-25-1501	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	2,545,483	2,545,483	-	-	-	-	2,545,483	
	25-00-05-25-1601	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	3,355,434	3,355,434	-	-	-	-	3,355,434	
	25-00-05-25-1701	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	5,000,000	5,000,000	-	-	-	-	5,000,000	
	25-00-05-25-1801	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-1901	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2001	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2101	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2201	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2301	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2401	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
RDS WATER RMA REPAIRS/STORMWATER	25-00-05-25-2501	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2601	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2701	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2801	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-2901	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-3001	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-3101	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-3201	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-3301	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	
	25-00-05-25-3401	Storm water meter replacements (All water)	9/2025-05-09	Storm water meter replacements (All water)	Internally Generated Funds	1,000,000	1,000,000	-	-	-	-	1,000,000	

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

[illegible]

6.3

SC03/10/26 QUARTERLY INVESTMENT REPORT: QUARTER 1 OF 2026/2027 ENDING 30 SEPTEMBER 2026

REPORT FROM THE ACTING DIRECTOR: FINANCIAL SERVICES

PURPOSE OF THE REPORT

To present to the Council the summary of Investments for the quarter ending 30 September 2026.

BACKGROUND

Section 52(d) of the Municipal Finance Management Act (MFMA) determines that the Executive Mayor of the Municipality must within 30 days of the end of each quarter, submit a report to the Municipal Council on the implementation of the budget and the financial state of affairs of the Municipality.

DISCUSSION

The Summary of Investments for the quarter ending 30 September 2026 has been prepared in accordance with section 52(d) of the MFMA.

KNYSNA MUNICIPALITY											
Cash & Investments reconciliation as at 30 SEPTEMBER 2026											
Investment No	Institution	Comment	Term	Rate	Start	Term	Acc No	Balance 01-Sep-26	Deposit	Interest	Balance 30-Sep-26
9	Standard	Ring-fenced_GRANTS	call	8.16%	2025/03/31	48 Hour Notice	288567420-033	28,058,388.81		188,183.39	28,246,572.20
14	Standard	Ring-fenced_Various	fixed	7.65%	2026/09/01	fixed	288567420037		50,000,000.00		50,000,000.00
7	Standard	Ring-fenced_GRANTS	call	7.10%	2024/09/17	48 Hour Notice	338568115-001	16,219,418.86		98,538.52	16,317,957.38
								44,277,807.67	50,000,000.00	286,721.91	94,564,529.58
1	Investec	Ceded to DBSA	call	6.75%	2017/05/01	call	021941-500	3,699,669.97		20,677.61	3,720,347.58
2		Own Funds	call	6.75%	2021/03/17	call	021941-503	24,331.55		135.99	24,467.54
								3,724,001.52	-	20,813.60	3,744,815.12
Sub Total All Investments								48,001,809.19	50,000,000.00	307,535.51	98,309,344.70
Cashbook Balance - Standard Bank								121,622,881.15			89,824,214.80
Petty Cash Advances								10,350.00			10,350.00
Total cash & all investments								169,635,040.34			188,143,909.50

As at 30 September 2026, the total balance on current Investments equated to R98,309,344.70.

FINANCIAL IMPLICATIONS

No financial implications.

RELEVANT LEGISLATION

Section 52(d) of the MFMA

RECOMMENDATION OF THE ACTING MUNICIPAL MANAGER

That the Quarterly Investment report for the quarter ending 30 September 2026 be noted.

APPENDIX / ADDENDUM

Annexure A – Cash and Investment reconciliation as at 30 September 2026

File Number: 9/1/2/10
Execution: Director: Financial Services
Manager: Expenditure

FINAL SPECIAL COUNCIL MEETING
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KNYSNA MUNICIPALITY											
Cash & Investments reconciliation as at 30 SEPTEMBER 2026											
Investment No	Institution	Comment	Term	Rate	Start	Term	Acc No	Balance 01-Sep-26	Deposit	Interest	Balance 30-Sep-26
9	Standard	Ring-fenced GRANTS	call	5.50%	2026/01/01	30 Year Bulbex	288507450-033	28,958,388.81		388,183.30	29,246,572.10
14	Standard	Ring-fenced Various	Bond	7.00%	2026/01/01	Bond	288507420037		50,000,000.00		50,000,000.00
7	Standard	Ring-fenced GRANTS	call	7.38%	2026/01/17	30 Year Bulbex	338568115-001	16,219,418.66		98,518.52	16,317,937.18
								44,277,807.67	50,000,000.00	286,721.91	94,564,529.58
3	Investec	Ceded to DBSA	call	6.75%	2022/01/01	call	021944-908	3,809,609.97		20,677.61	3,720,447.58
2		Own Funds	call	6.25%	2022/01/17	call	021944-903	24,381.51		115.90	24,407.54
								3,724,801.52	-	20,813.60	3,744,515.12
Sub Total All Investments								48,001,809.19	50,000,000.00	307,435.51	98,309,344.70
Cashbook Balance - Standard Bank								121,622,881.15			99,824,214.89
Petty Cash Advances								10,350.00			10,350.00
Total cash & all investments								169,635,040.34			188,143,909.59

6.4

SC04/10/26 REPORT ON FRUITLESS AND WASTEFUL EXPENDITURE FOR JULY 2026 TO SEPTEMBER 2026

REPORT FROM THE DIRECTOR FINANCIAL SERVICES

PURPOSE OF THE REPORT

The purpose of this report is to submit to Council the report on fruitless and wasteful and expenditure for the period ending September 2026.

BACKGROUND

In terms of section 32(4) of the MFMA, the accounting officer must promptly inform the mayor, the MEC for local government in the province and the Auditor-General, in writing, of

- (a) any unauthorized, irregular, or fruitless and wasteful expenditure incurred by the municipality.
- (b) Whether any person is responsible or under investigation for such unauthorized, irregular, or fruitless and wasteful expenditure; and
- (c) The steps that has been taken :
 - a. To recover or rectify such expenditure; and
 - b. To prevent a recurrence of such expenditure

Definition of fruitless and wasteful expenditure

- Expenditure that was made in vain and would have been avoided had reasonable care been exercised

DISCUSSION

Fruitless and Wasteful expenditure identified for quarter 1 of the 2026/2027 financial year, from July 2026 to September 2026 amounts to R838,116.25.(See Annexure A). The item is for Council to note the report and recommend to MPAC for investigation.

FINAL SPECIAL COUNCIL MEETING
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Register of Fruitless and Wasteful Expenditure														
July 2026 to June 2027														
Knysna Municipality W048														
No	Date of discovery	Date Reported to Accounting Officer	Transaction details				Person Liable (Official or Political Office Bearer)	Type of Prohibited Expenditure	Status					
			Date of Payment	Payment Number	Amount	Description of Incident			UI	DP	CC	TR	P	WO
1	02/07/2026		02/07/2026	EFT 374774	R1,875.00	Accommodation cancellation	To be investigated	Fruitless and Wasteful Expenditure	X					
2	13/08/2026		10/09/2026	EFT 382862	R8,615.00	Travel Arrangement - The AMM did not utilize service and did not inform service provider to cancel service	To be investigated	Fruitless and Wasteful Expenditure	X					
3	29/09/2026		30/09/2026	EFT 386706	R827,626.25	Payment for worked not verified in terms of scope. Invoice claimed previously rejected due to the fact that the work could not be verified.	To be investigated	Fruitless and Wasteful Expenditure	X					
					R838,116.25									
Abbreviations:														
UI: Fruitless and wasteful expenditure Under Investigation														
DP: Disciplinary process initiated against responsible person														
CC: Criminal charges laid with SAPS														
TR: Transferred to receivables for recovery														
P: Paid or in process of paying in installments														
WO: Written-off by council as irrecoverable														

FINANCIAL IMPLICATIONS

N/A

RELEVANT LEGISLATION

In terms of section 32(4) of the MFMA.

DELEGATION

Delegated to Finance and Governance Committee to resolve (F.2.1)

RECOMMENDATION OF THE MUNICIPAL MANAGER

That Council note the report for fruitless and wasteful expenditure and recommend to MPAC for investigation.

APPENDIX / ADDENDUM

ANNEXURE A – Fruitless and wasteful expenditure 2026_2027

File Number: 9/1/2/10
Execution: Municipal Manager
Director Financial Services
Manager Expenditure

FINAL SPECIAL COUNCIL MEETING
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Register of Fruitless and Wasteful Expenditure															
July 2026 to June 2027															
Knyasa Municipality W049															
No	Date of discovery	Date Reported to Accounting Officer	Transaction details				Person Liable (Official or Political Office Bearer)	Type of Prohibited Expenditure	Status						
			Date of Payment	Payment Number	Amount	Description of Incident			UI	DP	CC	TR	P	WO	General comments
1	02/07/2026		02/07/2026	EFT 374774	R1 875.00	Accommodation cancellation	To be investigated	Fruitless and Wasteful Expenditure	X						
2	13/08/2026		10/09/2026	EFT 382862	R8 615.00	Travel Arrangement - The ANM did not utilize service and did not inform service provider to cancel service	To be investigated	Fruitless and Wasteful Expenditure	X						
3	29/09/2026		30/09/2026	EFT 386706	R827 626.25	Payment for worked not verified in terms of scope. Invoice claimed previously rejected due to the fact that the work could not be verified.	To be investigated	Fruitless and Wasteful Expenditure	X						
					R838 116.25										

Abbreviations:

UI	Fruitless and wasteful expenditure Under Investigation
DP	Disciplinary process initiated against responsible person
CC	Criminal charges laid with SAPS
TR	Transferred to receivables for recovery
P	Paid or in process of paying in instalments
WO	Written-off by council as irrecoverable

6.5

SC05/10/26 INTENDED ACQUISITION OF ERF 18841, KNYSNA (HORNLEE) FROM WESTERN CAPE GOVERNMENT

REPORT FROM THE DIRECTOR: CORPORATE SERVICES

PURPOSE OF THE REPORT

To request the Municipal Council to consider the acquisition of Erf 18841, Knysna (the former Hornlee Clinic), for the establishment of a Thusong Centre.

PROPERTY DESCRIPTION:

	ERF DESCRIPTION	
	Erf Number	Erf 18841, Knysna
	Area	Hornlee
	Street Address	Sunridge Street
	Ward	6
	Ownership	Western Cape Department of Infrastructure
	Zoning	Community Zone II
	Usage	Vacant (Old Clinic)
	Valuation Roll	R 1 095 000
	Current Income	R 0.00
	Title Deed Number	Unknown

BACKGROUND/ DETAILS OF APPLICATION

The Western Cape Government Department of Infrastructure, through the State Attorney, transferred Erf 18841, Knysna, from Knysna Municipality to the Western Cape Government Department of Infrastructure (See **Annexure A**). The property was previously used as the Hornlee Clinic.

The Municipality approved an application by the Western Cape Government Department of Infrastructure to utilise the abandoned and vandalised Hornlee Taxi Rank as the new Hornlee Clinic, as the existing Hornlee Clinic situated on Erf 18841 had become too costly to maintain. Municipal Council subsequently approved a 99-year lease at a rental of R1 per annum (See **Annexure B**).

Following the completion and opening of the replacement Hornlee Clinic on 1 June 2026, the old clinic situated on Erf 18841 became vacant. The Western Cape Government Department of Infrastructure thereafter approached the Municipality to determine whether it would be interested in acquiring Erf 18841, Knysna.

The Municipality confirmed that the municipal administration had considered the acquisition of Erf 18841, Knysna for the establishment of a Thusong Centre, comprising a satellite fire station, satellite police station, satellite Home Affairs office, together with associated administrative and operational office accommodation (See **Annexure C**).

CURRENT ZONING

Erf 1343, Knysna, is currently zoned as 'Community Zone III' in terms of the Knysna Municipality zoning scheme by-law (2020).

CURRENT USAGE OF PROPERTY

The subject property is currently vacant.

CURRENT VALUE OF THE PROPERTY AS PER GENERAL VALUATION ROLL

The subject property is currently valued at R 1 065 000 on the General Valuation Roll of 2023 – 2028.

INTENDED FUTURE USAGE OF PROPERTY

The municipal administration advised that there is a need for a Thusong Centre comprising a satellite fire station, satellite police station, and satellite Home Affairs office, together with associated administrative and operational office accommodation.

LEGISLATIVE FRAMEWORK

- Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003).
- The Knysna Municipality Supply Chain Management Policy.
- Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003): Municipal Asset Transfer Regulations.
- Western Cape Land Administration Act, No. 6 of 1998.
- Government Immovable Asset Management Act, No. 19 of 2007.
- State Land Disposal Act, No. 48 of 1961

PUBLIC PARTICIPATION PROCESS

To be determined.

FINANCIAL IMPLICATIONS

The purchasing, registration and development of Erf 18841, Knysna.

RECOMMENDATION OF THE ACTING MUNICIPAL MANAGER

- [a] That the request for the Municipal Council to consider the acquisition of Erf 18841, Knysna (the former Hornlee Clinic), for the establishment of a Thusong Centre, be noted;
- [b] That the Municipal Council approve the acquisition of Erf 18841, Knysna (the former Hornlee Clinic), for the establishment of a Thusong Centre;
- [c] That provision of funds be made available for the maintenance of the building and for security services for the property;
- [d] That an MOU be signed with the Western Cape Department of Local Government regarding the establishment of the Thusong Centre on Erf 18841, Knysna; and

- [e] That the Acting Municipal Manager be mandated to engage and consult with the relevant Western Cape Government officials regarding the acquisition of Erf 18841, Knysna, at a nominal purchase price.

ANNEXURES

ANNEXURE A – STATE ATTORNEY LETTER DATED 26 NOVEMBER 2013

ANNEXURE B – MUNICIPAL APPROVAL AND LEASE AGREEMENT

ANNEXURE C – MUNICIPAL RESPONSE TO PROPOSED DISPOSAL OF ERF 18841, HORNLEE CLINIC

File Number: 7/1/1/1
Execution: Acting Municipal Manager
Acting Director: Corporate Services
Director Community Services

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

**The State Attorney
Die Staatsprokureur
iGqweta likaRhulumente**

4th FLOOR / 4^{de} VERDIEPING
22 Long Street
Langstraat 22
CAPE TOWN / KAAPSTAD
8001

Coloib No.:

File No. 13/R

Postal address / Posadres:
Private Bag 29001
Private Sak
CAPE TOWN
KAAPSTAD
8000

☎ (021) 441-9200

☎ (021) 421-1956

DOCEX: 156, CAPE TOWN

My Ref/My Verw/Isalathiso sam:

Your Ref/U Verw/Isalathiso sakho:

2308/13/A5/K

26 November 2013

for attention: Renwill Hardnick

The Municipal Manager
Knysna Municipality
Planning Department
P.O. Box 21
KNYSNA
6570

**TRANSFER AND REGISTRATION OF HEALTH CARE FACILITIES to THE PROVINCIAL
GOVERNMENT OF THE WESTERN CAPE / ERF 18841 KNYNSNA**

The above matter refers.

Our instructions are to transfer Erf 18841 Knysna to the Provincial Government of the Western Cape as this property is one of the health care facilities to be transferred to the said Government. Erf 18841 Knysna however is an unregistered portion of Erf 3627 Knysna as will appear from the copy of the attached diagram SG No. 324/2013. You will note that this diagram was approved on 28 February 2013 in terms of section 25 of Ordinance 15 of 1985.

In terms of the list of exemptions issued by the then Administrator of the Cape (copy annexed), we are however of the opinion that this subdivision is exempt in terms of paragraph 1.4 of the said list of exemptions of the said Ordinance.

If you agree, kindly furnish us with a letter to that effect. We will then request the Surveyor-General to endorse the diagram accordingly.


L. ROSSOUW
for: STATE ATTORNEY
/lm



Always quote my reference number in all my correspondence / Always quote my reference number in all my correspondence

1109th
01 MAR 2013

VPM SURVEYS

SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES System: WG.23	
				Y	X
		Constants		+0.00	+3 760 000,00
A B	10,80	222.31.20	A	-9 004,11	+9 059,67
B C	17,62	253.27.10	B	-9 011,41	+9 051,71
C D	14,71	326.11.20	C	-9 028,30	+9 046,70
D E	47,15	53.40.20	D	-9 036,49	+9 058,92
E A	27,75	191.39.20	E	-8 998,51	+9 086,85
		(108) KNYS50	△	-9 761,36	+7 013,35
		(252) RESKOP	△	-8 071,04	+9 052,15

SG No.

324/2013

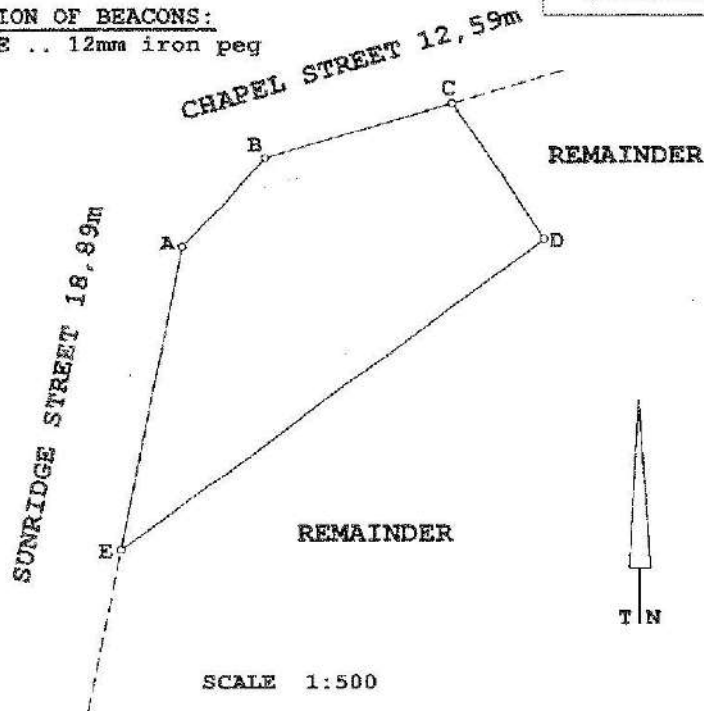
Approved

20-2-2013
for

SURVEYOR-
GENERAL

DESCRIPTION OF BEACONS:

A, B, C, D, E .. 12mm iron peg



The figure A B C D E
represents 688 square metres of land being
ERF 18841 (a Portion of Erf 3627) KNYSNA
Situate in Knysna Ext. No.5, in the Municipality and
Administrative District of Knysna, Province of the
Western Cape
Surveyed in November 2011

by me Professional Land Surveyor (R.J.KOHLER - PLS0840)

This diagram is annexed to
No.

a.p.

p.p.c.

Registrar of Deeds

The original diagram
is No. 5650/1985
Transfer 1986- - 263
Grant.

File S/4587/30 /4 v.3
S.R. No. 142/2013
Gen. Plan TP 8171
Comp. AM-142/144 (714)
22-142/144 (715)

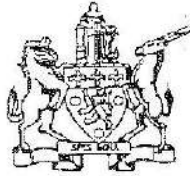
THIS DIAGRAM REPRESENTS A
CLOSED PUBLIC PLACE

EXEMPT FROM PROVISIONS OF ACT
75 OF 1970
SECTION 1(a)

APPROVED IN TERMS OF SECT. 35
OF CHIEF 15/1998
REF 3627 KNY
DATE 2012-12-12

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

PROVINSIALE ADMINISTRASIE
VAN DIE KAAP DIE GOEIE HOOP



PROVINCIAL ADMINISTRATION
OF THE CAPE OF GOOD HOPE

Circular No. GOK/LDC. 1/1990

Community Services Branch: Chief
Directorate Land Development
Co-ordination
Private Bag X9006
CAPE TOWN
8000

6 February 1990

TO ALL LOCAL AUTHORITIES IN THE CAPE PROVINCE,
REGIONAL SERVICES COUNCILS, THE MUNICIPAL
ASSOCIATION OF THE CAPE PROVINCE, THE ASSOCIATION
OF DIVISIONAL COUNCILS OF THE CAPE PROVINCE,
THE INSTITUTES FOR PROFESSIONAL LAND SURVEYORS OF
THE WESTERN AND EASTERN CAPE, THE INSTITUTE FOR
TOWN AND REGIONAL PLANNERS, THE SOUTH AFRICAN PROPERTY
OWNERS ASSOCIATION, THE SOUTH AFRICAN INSTITUTE FOR
CIVIL ENGINEERS AND THE CAPE PROVINCE INSTITUTE
FOR ARCHITECTS

LAND USE PLANNING ORDINANCE, 1985 (ORDINANCE 15 OF 1985)

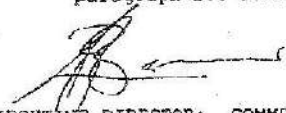
1. The list of exemptions in terms of section 23 of the Ordinance as contained in Circular GOK/LDC.9 of 8 December 1988, has been amended by the extension of the category dealing with the subdivision of agricultural land. As the exemption contained in Circular LG/DE.21 of 5 September 1986 was inadvertently omitted from the list contained in Annexure 5 of the Manual for Applications in terms of the Ordinance, the complete list with amendments is set out herewith for the sake of convenience.
 - 1.1 The subdivision of land for the purpose of the construction or alteration of roads or any other matter related thereto.
 - 1.2 Subdivisions which necessitate the survey of closed streets and/or public open spaces with a view to their consolidation with an abutting erf or erven.
 - 1.3 The subdivision of land in order to bring about its conveyance to a local authority, semi-state institution or other statutory body.
 - 1.4 The subdivision of land in order to bring about its conveyance from a local authority, semi-state institution or other statutory body. This does not, however, include land units which are alienated for development.
 - 1.5 The subdivision of land where the State may require a survey, whether or not the State is the land-owner.
 - 1.6 The subdivision of land exclusively for bona fide agricultural purposes in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), on condition that, in cases where such subdivisions lead to the creation of one or more additional land units the local authority or a delegated official appointed thereby has indicated in writing that it/he has no objection to the proposal from the viewpoint of the provision of services.

1.7/...

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

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- 1.7 The subdivision of land in the case of ~~surveys required for an expropriation~~ in terms of the Expropriation Act, 1975 (Act 63 of 1975).
- 1.8 The subdivision of Land in order to ~~carry into effect~~ a court ruling.
- 1.9 The subdivision of land in order to bring about the registration of a ~~servitude area purchase area on the map of a local authority, the State, a semi-state institution or some other statutory body.~~
- 1.10 The subdivision of land ~~to~~ ^{to} ~~establish~~ a communal border ~~between two or more land~~ ^{in existing} ~~units.~~
- 1.11 The ~~subdivision~~ ^{in existing} of land in ~~existing~~ housing schemes in order ~~to make~~ ^{to make} private property ownership possible.
2. Councils should note that the only purpose of their evaluation in accordance with paragraph 1.6 is to determine whether or not the subdivision should be exempted from the provisions of Ordinance 15 of 1985. This evaluation is not a substitute for evaluation in terms of the ordinance. Therefore, no information may be required that serves a wider purpose than that set out in paragraph 1.6 above.


EXECUTIVE DIRECTOR: COMMUNITY SERVICES

Circular GOK/LDC. 6/1989 was sent to all local authorities and Regional Services Councils along the coast line of the Cape Province.

KPL002AD10M (2)

2184492 (Harte 1)

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

ORDINARY COUNCIL MEETING
MINUTES
6 AUGUST 2020

CG12/07/2020 **REPORT BACK ON THE APPLICATION TO LEASE A PORTION OF ERF
3281, (HORNLEE) KNYSNA - HORNLEE REPLACEMENT CLINIC**

UNANIMOUSLY RESOLVED

- [a] That the report back on the application to lease a portion of Erf 3281, (Hornlee) Knysna, be noted;
- [b] That it be noted that the intended leasing of a portion of Erf 3281, (Hornlee) Knysna was advertised for public comment/and/or objections;
- [c] That it be noted that the Garden Route Taxi Association objected against the intended leasing of a portion of Erf 3281 (Hornlee) Knysna to The Western Cape Department of Transport and Public Works to use the unused Hornlee Taxi Rank as a replacement clinic, during the public participation process;
- [d] That the proposed lease agreement **be approved** subject to the Western Cape Department of Transport and Public Works take up the building within the next 6 (six) months;
- [e] That the Municipal Manager enters into a lease agreement with the Western Cape Department of Transport and Public Works for a portion of Erf 3281 (Hornlee) Knysna.

File Number : 7/2/2/1
Execution: Acting Municipal Manager
Director Corporate Services
Manager: Legal Services

HEADS OF AGREEMENT

Entered into by and between

THE KNYSNA LOCAL MUNICIPALITY

(Herein represented by **Mr Ombali Phineas Sebola** in his capacity as

Municipal Manager, duly authorised thereto by Council

Resolution...C.A.12/2019

(Hereinafter referred to as "**the Lessor**")

and

THE WESTERN CAPE GOVERNMENT (WCG)

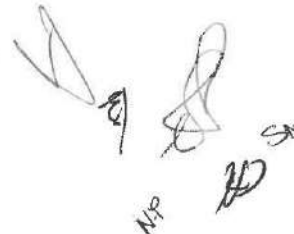
(via its **Department of Infrastructure** herein represented by

Shane Duane Hindley in his capacity as **Head of Component: Immovable**

Asset Management, duly authorised thereto)

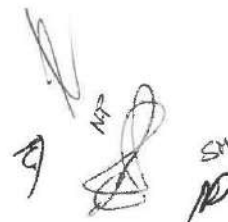
(Hereinafter referred to as "**the Lessee**")

(Jointly referred to hereinafter as "**the Parties**")

Handwritten signatures and initials, including 'N/P' and 'HD', are present at the bottom right of the page.

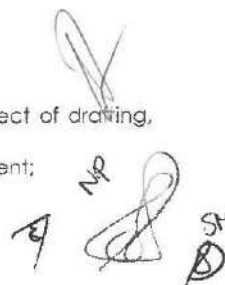
PREAMBLE

- A. WHEREAS** the Lessor is the registered owner of the Property, situated at Erf 3281, Knysna, situated in the Municipality and Division of Knysna, Province of the Western Cape, measuring 3.7436 hectares, held by Deed of Transfer T6624/1967 (hereinafter referred to as "the Property");
- B. AND WHEREAS** the Lessee is desirous of leasing a portion of the Property measuring approximately 4932.8m², from the Lessor ("the lease area"), and the Parties have agreed to enter into a lease agreement in respect of the said Property, as between themselves, on the terms contained herein and subject to any further provisions as agreed between the Parties, the terms of which are to be contained and specified in the contemplated Notarial Lease Agreement;
- C. AND WHEREAS** the Lessor hereby agrees to give an exclusive right to the Lessee to lease the above-mentioned area on the above-mentioned terms.
- D. WHEREFORE** the Parties agree as follows:
- 1. MATERIAL TERMS OF THE LEASE AGREEMENT**
- 1.1. The property will be offered for lease to the Lessee first;
- 1.2. The lease period shall be 99 (ninety-nine) years;

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- 1.3. The rental shall be R1.00 (one Rand) per month for the duration of the lease period, plus the agreed upon levies, rates and taxes against the lease area, which will be borne by the Lessee; and
- 1.4. The Lessee shall use the property for the purposes of erecting and operating a clinic.
2. The Parties agree that the contemplated Lease Agreement shall be concluded on substantially the same terms as recorded in these Heads of Agreement, which lease agreement shall be notarially executed and registered at the Deeds Office in Cape Town (hereinafter referred to as "the Notarial Lease Agreement").
3. The costs of executing and registering the Notarial Lease Agreement shall be borne by the Lessee and shall include, *inter alia*:
 - 3.1. The costs and fees of a town planner to prepare and submit a land use planning application for subdividing and rezoning the identified portion of the Property and/or lease area;
 - 3.2. The costs and fees of a land surveyor for surveying the lease area and preparing and submitting a diagram to the Surveyor-General's office for approval;
 - 3.3. The costs and fees of the Lessor's attorneys in respect of drafting, executing and registering the Notarial Lease Agreement;

Handwritten signatures and initials in black ink, including a large signature at the top, and initials 'NR', 'P', and 'SM' below it.

- 3.4. All ancillary and related costs reasonably necessary and actually incurred by the Lessee; and
- 3.5. The Lessor shall pay the costs and fees of the relevant professionals including those mentioned above, required for any notarising and registration, and the Lessee shall reimburse the Lessor for such costs within 60 days of presentation of a valid invoice, alternatively, within 60 days of registration of the Notarial Lease Agreement in the Deeds Office.
4. The Notarial Lease Agreement shall be substantially in accordance with the terms of the draft Notarial Lease Agreement and schedules thereto, the draft of which is annexed hereto and marked as annexure "KM1".

SIGNED at Knyasa on this, the 20th day of MARCH 2024


Signed for and on behalf of the LESSOR

OMBALI SEBOLA

Full Name

MUNICIPAL MANAGER

Capacity

Duly authorised as per

Resolution No. CG.1.2/2020 dated 06/08/2020

AS WITNESSES

1. Sibongile Moko 
Full Name and Signature

2. Nomvula Moko 
Full Name and Signature

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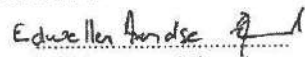
SIGNED at Cape Town on this, the 14th day of June 2023.

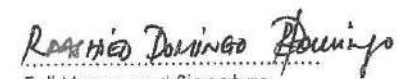

.....
Signed for and on behalf of the LESSEE

Shane Duane Hindley
Full Name

Head of Component: Immovable Asset Management
Capacity
Duly authorised as per
Departmental delegation dated

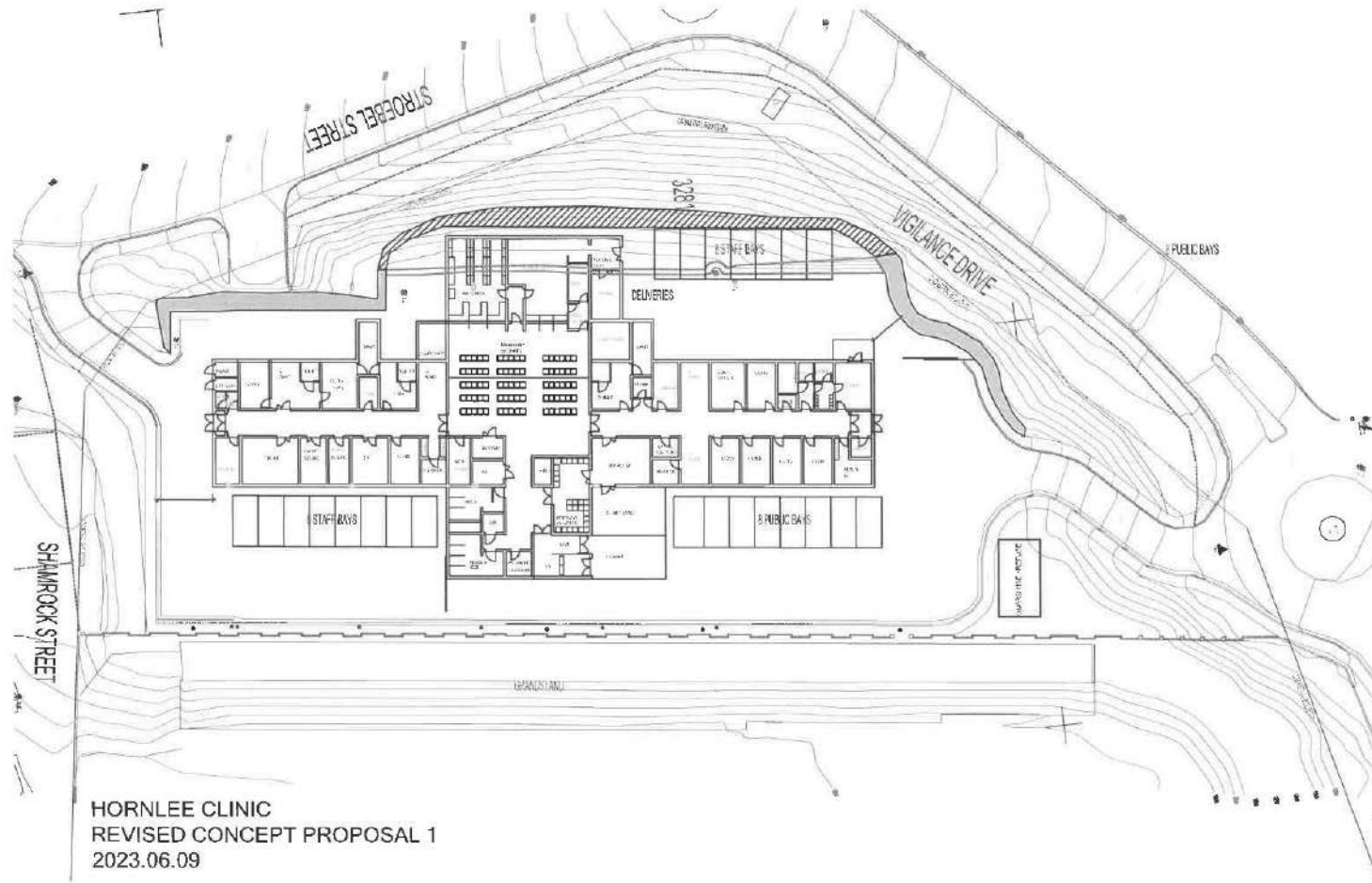
AS WITNESSES

1. 
.....
Full Name and Signature

2. 
.....
Full Name and Signature


Mr SM.

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026



The floor plan illustrates the layout of the 1st floor, featuring a central corridor and several functional areas:

- Top Section:** Includes the Outpatient (OUTPATIENT) area, Records, Radiology (RAD), and a large Waiting Room (WAITING) with 60 seats.
- Left Wing:** Contains treatment rooms (TREAT), examination rooms (EXAM), and a storage area (STORE).
- Right Wing:** Features a large Waiting Room (WAITING), a Reception area (RECEPTION), and a large Office area (OFFICE).
- Bottom Section:** Includes a large Waiting Room (WAITING), a Reception area (RECEPTION), and a large Office area (OFFICE).
- Central Area:** A large open space with a central corridor and several smaller rooms, including a Waiting Room (WAITING) and a Reception area (RECEPTION).
- Outdoor Spaces:** Two courtyards are shown, one on the left and one on the right, with a playground area at the bottom right.

Dimensions are provided along the top and bottom edges of the plan.

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Collab. Ref: 3051988
File Ref:
JB Douglas



8 September 2026

Assistant Director: Property Planning
Department of Infrastructure
Western Cape Government

Dear Ms Chetty,

**Subject: MUNICIPAL RESPONSE TO PROPOSED DISPOSAL OF ERF 18841,
HORNLEE CLINIC**

Thank you for your correspondence regarding Erf 18841, Hornlee Clinic, and the opportunity afforded to Knysna Municipality to comment on the proposed disposal of the property.

The Municipal Administration has considered the proposal and acknowledges the potential strategic value of the site in supporting municipal service delivery within the Hornlee area. In particular, preliminary discussions have identified the possible suitability of the property for the establishment of a **Thusong Centre** comprising a satellite fire station, satellite police station, satellite Home Affairs Offices together with associated administrative and operational office accommodation.

The Municipality is therefore interested in exploring the feasibility of utilising the property for national, provincial and municipal purposes and requests that the proposed disposal process take this interest into consideration.

A formal proposal will be submitted to the Municipal Council for a resolution to this effect on 30 September 2026.

Should you require any additional information or clarification, please contact **Mr Renwill Hardnick** on **044 302 6459** or via email at rhardnick@knysna.gov.za.

Thank you for your assistance and continued cooperation.

Yours sincerely,

Mr. B. MANQOBA NGUBO
ACTING MUNICIPAL MANAGER
/jbd

Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 • Knysna • 6570 • Tel: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

6.6

C06/10/26 APPOINTMENT OF AN ACTING DIRECTOR CORPORATE SERVICES
--

REPORT FROM THE ACTING MUNICIPAL MANAGER

PURPOSE OF THE REPORT

To request Council to appoint an Acting Director Corporate Services.

BACKGROUND

Council, in terms of the Council Resolution SC04/07/26, appointed an Acting Director Corporate Services in terms of abovementioned Council Resolution for a period of 3 months, ending 13 October 2026. The Acting Municipal Manager has since used his delegated authority to appoint an Acting Director Corporate Services for a period of 10 days.

To ensure the continuation of service delivery, Council needs to express itself on the appointment of an Acting Director Corporate Services.

The minimum requirements for an Acting Director Corporate Services are as follows:

- At least a Postgraduate in Public Administration/Management Sciences /Law; or equivalent at NQF Level 8 with a minimum of 120 credits.
- Minimum of seven (7) years' work-related experience at senior and middle management level, of which at least 2 years must be at senior management level;
- Have proven successful management experience in administration
- Good knowledge and understanding of relevant policy and legislation;
- Good knowledge and understanding of institutional governance systems and performance management;
- Good knowledge of corporate support services, including:
 - Human capital management;
 - Legal Services;
 - Facilities Management;
 - Information communication technology; and
 - Council support;
- Good knowledge of supply chain management regulations and the Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000);
- Good Governance;
- Labour Relations Act, and other labour-related prescripts;
- Legal background and human capital management; and
- Knowledge of coordination and oversight of all specialized support functions.
- The required core competencies as stipulated in Annexures A and B of the Regulations on Appointment and Conditions of Employment of Senior Managers Government Notice 21 in Government Gazette 37245 dated 17 January 2014.
- Compliance with the National Treasury Regulations on the Required Minimum Competency Level in Unit Standards is a recommendation. In terms of the exemption from Regulations 15 and 18 of Government Gazette 29967 officials not

compliant will be granted 18 months from date of employment to comply with the aforesaid regulations.

The Municipal Systems Act, Act 32 of 2000, as amended states as follows:

“Appointment of managers directly accountable to municipal managers

56. (1) (a) *A municipal council, after consultation with the municipal manager, must appoint—*

- (i) a manager directly accountable to the municipal manager; or*
- (ii) an acting manager directly accountable to the municipal manager under circumstances and for a period as prescribed*
- (b) A person appointed in terms of paragraph (a)(i) or (ii) must at least have the skills, expertise, competencies and qualifications as prescribed.*
- (c) A person appointed in terms of paragraph (a)(ii) may not be appointed to act for a period that exceeds three months: Provided that a municipal council may, in special circumstances and on good cause shown, apply in writing to the MEC for local government to extend the period of appointment contemplated in paragraph (a), for a further period that does not exceed three months.”*

FINANCIAL IMPLICATIONS

MTREF 2026\2027

RELEVANT LEGISLATION

Municipal Systems Act 32 of 2000, as amended.

Regulations on the Appointment of and Conditions of Senior Managers, January 2014

Upper Limits of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers

RECOMMENDATION

[a] That the report regarding the Acting Director Corporate Services be noted; and

[b] That Council appoint _____ as Acting Director Corporate Services for a period of 3 months.

File Number: 9/1/2/14

Execution: Acting Municipal Manager
Manager: Human Resources

6.7

C07/10/26 APPOINTMENT OF AN ACTING CHIEF FINANCIAL OFFICER
--

REPORT FROM THE ACTING MUNICIPAL MANAGER

PURPOSE OF THE REPORT

To request Council to appoint an Acting Chief Financial Officer.

BACKGROUND

Due to the current absence of the Acting Chief Financial Officer, Council needs to express itself on the appointment of an Acting Chief Financial Officer for the interim.

The minimum requirements for an Acting Chief Financial Officer are as follows:

- At least a Post Graduate Degree or qualification in Accounting/Finance/Economics registered on the National Qualifications Framework at NQF Level 8 with a minimum of 120 credits
- Minimum of seven (7) years relevant experience at a senior and middle management level, of which at least two (2) years must be at senior management level, preferably in the Local Government sector
- A proven institutional transformation record in the public or private sector
- Compliance with the National Treasury Regulations on the Required Minimum Competency Level in Unit Standards for Chief Financial Officers
- The required core competencies as stipulated in Annexures A and B of the Regulations on Appointment and Conditions of Employment of Senior Managers Government Notice 21 in Government Gazette 37245 dated 17 January 2014
- Advanced knowledge and understanding of relevant policy and legislation
- Advanced understanding of institutional governance system
- A proven track record of budget and finance management
- Ability to be an innovative and strategic leader
- Good facilitation and communication skills in English and one more official languages
 - of the Western Cape
- Valid driver's license and NO criminal record.

FINANCIAL IMPLICATIONS

MTREF 2026\2027

RELEVANT LEGISLATION

Municipal Systems Act 32 of 2000, as amended.

Regulations on the Appointment of and Conditions of Senior Managers, January 2014

Upper Limits of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers

RECOMMENDATION

- [a] That the report regarding the Acting Chief Financial Officer be noted; and
- [b] That Council appoint _____ as Acting Chief Financial Officer for a period of 3 months.

File Number: 9/1/2/14

Execution: Acting Municipal Manager
Manager: Human Resources

6.8

C08/10/26 APPOINTMENT OF AN ACTING DIRECTOR: COMMUNITY SERVICES

REPORT FROM THE ACTING MUNICIPAL MANAGER

PURPOSE OF THE REPORT

To recommend to Council on the appointment of an Acting Director Community Services.

BACKGROUND

Mr Johnny Douglas, the Director Community Services resigned, his last day at Knysna Municipality being 31 Oct '26. Council therefore needs to appoint an Acting Director Community Services to assume those responsibilities from 01 Nov '26, for a period of three months.

The minimum requirements for an Acting Director Community Services are as follows:

Requirements:

- At least a Degree in Social Sciences/Public Administration/Law; or equivalent at NQF Level 8 with a minimum of 120 credits.
- Minimum of seven (7) years' work-related experience at a senior and middle management levels of which at least 2 years must be at senior management level; and
- Good knowledge and understanding of relevant policy and legislation;
- Good knowledge and understanding of institutional governance systems and performance management;
- Understanding of council operations and delegation of powers, as well as –
 - Health service management
 - Cemetery management
 - Public Safety; and
 - Parks and recreation management
- Registration with the South African Council for Social Service Professionals (SACSSP), or similar recognized relevant professional body, will be an added advantage.
- Good knowledge of supply chain management regulations and the Preferential Procurement Policy Framework Act, 2000 (Act No 5 of 2000)
- The required core competencies as stipulated in Annexures A and B of the Regulations on Appointment and Conditions of Employment of Senior Managers Government Notice 21 in Government Gazette 37245 dated 17 January 2014
- Compliance with the National Treasury Regulations on the Required Minimum Competency Level in Unit Standards is a recommendation. In terms of the exemption from Regulations 15 and 18 of Government Gazette 29967 officials not compliant will be granted 18 months from date of employment to comply with the aforesaid regulations.
- Good facilitation and communication skills in at least two of the three official languages of the Western Cape
- Valid driver's license and NO criminal record.

FINANCIAL IMPLICATIONS

MTREF 2024\2025

The position is budgeted for in terms of the MTREF. Upper Limits in terms of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers for a Category 3 Municipality.

RELEVANT LEGISLATION

Municipal systems Act 32 of 2000

Regulations on the Appointment of and Conditions of Senior Managers, January 2014

Government Gazette on the Upper Limits of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers

RECOMMENDATION OF THE MUNICIPAL MANAGER

- [a] That the report regarding the appointment of an Acting Director Community Services be noted; and
- [b] That Council appointment _____ as Acting Director Community Services, for a period of three months.

File Number: 9/1/2/14

Execution: Acting Municipal Manager
Manager: Human Resources

7. CONSIDERATIONS OF MOTIONS

7.1 **NOTICE OF MOTION FOR THE REVIEW OF THE PLANNING APPROVALS – ERF 4308, SEDGEFIELD**

NOTICE OF MOTION FOR THE REVIEW OF PLANNING APPROVALS- ERF 4308 SEDGEFIELD

I Cllr. MS Campbell, representing the Knysna Independent Movement, do hereby give notice that, on the 22nd of October 2026, or at the next Ordinary or Special Meeting of council, I intend to move the following motion in terms of Rule 26(1) of Knysna Municipality: Rules of Order for Internal Arrangements By-Law of 2017.

MOTION

THAT COUNCIL RESOLVES AS FOLLOWS:

(a) That the following land use and building plan approvals, in respect of Erf 4308, Sedgefield be taken on review to the High Court to be set aside:

1. Rezoning and Consent use, dated 7 March 2023:

Condition 4(iv) On-site parking for the tourist facility uses (restaurant and gift shop) and plant nursery shall be provided in accordance with the Knysna Zoning Scheme By-law (2020). In the case of the farmer's market, parking shall be provided at a minimum of 4 bays for every 100m of trading/stall space.

and be replaced with the following condition:

Condition 4(iv) On-site parking for the tourist facility uses (restaurant and gift shop) and plant nursery shall be provided in accordance with the Knysna Zoning Scheme By-law (2020). In the case of the farmer's market, parking shall be provided at a minimum of 4 bays for every trading/stall space.

2. Site Development Plan, dated 18 May 2026.

3. Building Plans-approval date unknown.

(b) That consequence management be implemented and disciplinary steps be taken against all officials who deliberately or negligently were either responsible for the unlawful approvals, or could have prevented the unlawful approvals.

MOTIVATION

In 2009 the Knysna Municipality granted a temporary departure to operate the Scarab Market on Erf 4308. The following parking requirements were imposed by the municipality:
1 bay per 60sqm of business space and
4 bays per craft market/stall.

In 2020, the owner of the above property applied for rezoning to business zone. The purpose of the application was to obtain permanent land use rights to legalise the temporary land use rights that had lapsed.

The applicant specifically stated that:

"All structures/buildings on the subject property are existing and no new development is proposed in the areas below 3msl"... "the intention is merely to legalise the existing land uses in the area zoned as 'Undetermined Zone'".

According to the applicant, 240 parking bays were required. A SDP was attached to the application, showing that the property could accommodate 242 parking bays. A copy of the application is annexed as Annexure "A".

In **2022** the application was before the Knysna Planning Tribunal. It was withdrawn by the applicant's planner, Marike Vreken, and readvertised in or about **July 2022**.

The application was almost identical, except that the applicant applied for rezoning of the portion that was previously "Undetermined" to "Open Space II". The parking requirement remained the same, namely 240 bays.

The Authorised Official, JH Smit, approved the application on **7 July 2023**. A copy of the Assessment Report and the approval are annexed as Annexure "B".

Despite the fact that the municipality had previously determined that 240 parking bays, or 4 bays per stall, were required, and the applicant confirmed that 240 bays were required, the Authorised Official inexplicably made a decision that only 4 bays per 100 metres of Trading/Stall space is required.

Towards the end of 2025 the owners of Erf 5008 applied for rezoning, subdivision and consent use. The applicant stated that the Mosaic Market was in the process of relocating to the adjacent Scarab Market site.

In **April 2026**, I was contacted by Trustees of the Homeowners Association of Island Village, who were concerned about how the Scarab site could accommodate both markets, as well as parking. I enquired from the Planning Department as to how far the process was and was advised that the Site Development Plan (SDP) was being considered for approval. I contacted the Planner, Linda Mniki, and was shocked to see that the proposed parking requirements were approximately 156 for both markets, whereas the applicant in the 2020 application had stated that the parking requirement for Scarab alone was 240.

While I was asking Ms. Mniki why the Authorised Official, who had approved the application, had reduced the parking requirements by about 80%, Hennie Smit, the Authorised Official, walked past us and it appeared as if he had heard what we were discussing. I informed the Trustees and advised them to write to the municipality and request that the SDP be advertised for public comment.

On the **17th of April 2026** the Association wrote to the Municipality and advised the municipality that Erf 4308 cannot possibly accommodate 600 parking bays, in addition to the Mosaic stalls. The letter was motivated with extracts from the land use application and a copy of the site development plan depicting 242 parking bays. The municipality was requested to advertise the application to approve the SDP for public comment and to inform all interested parties and surrounding neighbours.

The email was sent to Dr. Martin, the Acting Municipal Manager, the Director Planning and Cllr. Gericke and was neither acknowledged nor replied to. A copy of the email and annexures is annexed as Annexure "C".

On the **21st of May 2026** a further email was sent to Mr. Ngubo. It included a complaint against the Authorised Official and the letter of 17 April 2026, as well as the attachments.

This email was also neither acknowledged nor replied to. A copy of the email is annexed as Annexure "D".

On the **18th of July 2026**, I contacted Mr. Ngubo on a Saturday morning and asked him whether he could come to the market, so that he could see how inadequate the parking requirements would be for both markets.

He arrived and I showed him around the Scarab and Mosaic markets, so that he could understand the parking situation. The market was relatively quiet, because it was winter, yet there were approximately

300 vehicles parked in the Mosaic parking bay alone. Mr. Ngubo realised that Erf 4308 could not possibly accommodate the trading stalls and parking that was required for the Mosaic Market, in addition to the Scarab stalls and parking. He gave me the assurance that the SDP would be advertised for public comment.

I forwarded the letters from the Association to him.

On the **21st of July 2026** Mr. Ngubo wrote to Hennie Smit, Director Dunywa and Marilyn Botha and he instructed that a public participation process had to be followed.

On the **27th of July 2026** the Homeowners were copied into an email with several attachments. The email was forwarded to me the following day. The email is attached as Annexure "E".

One of the attachments was the approval of the SDP, dated the **18th of May 2026**. The approval is attached as Annexure "F".

Only half of the SDP was attached. It excluded the parking requirements. I later established that only 156 parking bays were catered for. At least 450 less than the actual requirement for the two markets.

I contacted Shaun Madumbo and Director Dunywa and expressed my concern about the hopelessly inadequate parking provision. My concern was that, once the building plans had been approved, there was going to be a chaotic parking and access situation at the Scarab Market. Director Dunywa advised me that she would visit the market. After visiting she confirmed to me that the parking would be hopelessly inadequate, as there already was spillover parking into residential streets.

I was given the assurance that the building plans would not be approved, unless there was adequate provision for **lawful** parking. I advised her that the adjoining Erf 1627, was zoned for undetermined use and could therefore not legally be used for parking.

Earlier this month I noticed construction activities on Erf 4308 and established that the building plans had been approved.

This was the third unlawful approval. At least two illegal approvals could have been avoided, had the April letter from the Association been taken seriously. Despite the assurances provided to me, the plans were approved without provision for legal parking and without consulting SANRAL about the traffic impact.

The approval of the building plans now paves the way for the Mosaic Market to move to Erf 4308, which will result in absolute chaos on Saturdays.

The only entrance to Scarab is extremely narrow and situated a few metres from the N2. It cannot possibly cater for all the vehicles that will enter and exit on a Saturday. The traffic will back up into the N2.

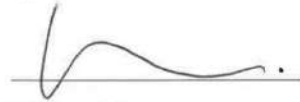
As the site can only cater for 156 parking bays, the other 450 vehicles will in all probability park illegally on Erf 1627. The applicant has already prepared the illegal parking area and it is being used on Saturdays.

I have been copied into a well-motivated letter from the Trustees, dated **12 October 2026**, in which they request the municipality to review the unlawful approvals. The letter is attached as Annexure "G".

It is trite law that an organ of state has a legal obligation to take its illegal decisions in review. the municipality must fulfil its obligation and request a court to set aside all three approvals.

The matter is urgent, as the construction on Erf 4308 is proceeding quickly.

I therefore move that Council instruct the Acting Municipal Manager to urgently instruct attorneys to apply to the High Court to have all three the approvals set aside and that consequence management, including disciplinary steps, be taken against all officials who were responsible for the unlawful approvals.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a dot.

MS Campbell

Submitted per electronic mail on the 14th day of October 2026 by Cllr Campbell.

SEDGEFIELD ERF 4308

**APPLICATION FOR:
REZONING**



CLIENT: GRIBBON TRADING 39 CC
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



MARCH 2020

SEDGEFIELD ERF 4308: PROPOSED REZONING



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- ANNEXURE A.** Previous Approval
- ANNEXURE B.** Company Resolution & Power of Attorney
- ANNEXURE C.** Application Form
- ANNEXURE D.** Copy of Title Deed – T62398/2005 & Windeed Copy
- ANNEXURE E.** SG No. 7085/1999
- ANNEXURE F.** SG No. 1919/2002
- ANNEXURE G.** SG No. 3379/2004
- ANNEXURE H.** Pre Application Minutes

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- PLAN 1.** Locality Plan
- PLAN 2.** Land Use Plan

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PLAN 3. Site Development Plan

PLAN 4. Land Surveyor Plan

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SEDGEFIELD ERF 4308: PROPOSED REZONING



SECTION A :

BACKGROUND

1. BACKGROUND

Sedgefield Erf 4308 is located at the Engen Sedgefield node, at the entrance of Sedgefield Island. The N2 National Road forms the northern boundary of Erf 4308. Erf 4308 is directly east of the Engen Sedgefield 1-Stop. The property measures 1,594 ha in extent and currently has a split-zoning consisting of "Business Zone" and "Undetermined Zone", in terms of the Sedgefield Zoning Scheme Regulations.



FIGURE 1: SEDGEFIELD ERF 4308

During 2009, the Municipality approved a temporary land use departure (**ANNEXURE A**) for a local craft market on Sedgefield Erf 4308, but this temporary land use departure has subsequently lapsed. Section 18(4) of the Municipal Land Use Planning Bylaw, states that "...A temporary departure contemplated in subsection (1)(b) may not be approved more than once in respect of a particular use on a specific land unit..." For this reason, it will now be necessary to rezone the property.

An application for the rezoning and subdivision of Sedgefield Erf 4308 into 2x Portions (Portion A and Remainder) was approved by the Knysna Council on 5 May 2004. Since the approved land use was exercised, the zoning rights vested. Portion A was surveyed and approved by the Surveyor General as Sedgefield Erf 4657. This subdivided portion was never registered and therefore, the approved subdivision lapsed.

The property currently contains the following:

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SEDFIELD ERF 4308: PROPOSED REZONING

- A business building consisting of a restaurant, craft shop, brewery etc.
- An open Lapa being used as part of the local crafts market (east of the business building)
- A workshop exhibiting & selling craft items (south of the existing business building)
- A nursery (north-east of the business building)

Sedgefield Erf 4308 is being used for tourism orientated businesses and the area is known as the "Scarab Arts & Crafts Village".

Since the temporary land use departure has lapsed; it is necessary to rezone the property to an applicable zoning, in order to allow the existing business uses on the entire property. Since a portion of the property is already zoned "Business Zone"; it is proposed to rezone the remaining "Undetermined Zone" portion also to "Business Zone". This will solve the "policing challenge" of a split-zoning and it will allow the existing business uses (craft market) on the entire property. Therefore, application is made to rezone a portion of Sedgefield Erf 4308 from "Undetermined Zone" to "Business Zone".

2. THE APPLICATION

Marika Vreken Urban and Environmental Planners have been appointed by **GRIBBON TRADIN 39 CC** to prepare and submit the required application documentation (See attached: **ANNEXURE B**) Previous Approval

Company Resolution Resolution & Power of Attorney and (**ANNEXURE C**): Application Form for:

- The rezoning of a portion (± 1.448 ha) of Sedgefield Erf 4308, from "Undetermined Zone" to "Business Zone" to allow for business purposes and the Scarab Arts & Crafts Village, in terms of Section 15(2)(a) of the Knysna Municipality By-law on Municipal Land Use Planning, 2016.

3. PROPERTY DESCRIPTION, SIZE & OWNERSHIP

A copy of the Title Deed & Windeed Copy that includes the information outlined below is contained in (**ANNEXURE D**). The SG Diagram No. 7085/1999 for the application area is contained in (**ANNEXURE E**).

Title Deed Number:	62398/2005
Property Owner:	GRIBBON TRADIN 39 CC
Property Description:	Remainder Erf 4308 Sedgefield, in the municipality and division of Knysna, Province of Western Cape.
Property Size:	1,5464 (One Comma Five Four Six Four) Hectares
Title Deed Restrictions:	There are no restrictive title deed conditions.
Existing Servitudes:	There are a number of servitudes registered to the property, these servitudes were registered in favour of the subdivision that was never formally register, therefore the servitudes serve no purposes. The registered servitudes will have no impact on the proposed rezoning application (ANNEXURE F & ANNEXURE G).

SEDGEFIELD ERF 4308: PROPOSED REZONING



Bonds: There are no bonds registered over the property.

SECTION B : DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS

The owners of Sedgefield Erf 4308 wishes to obtain permanent business rights to allow the continuation of the existing Scarab Arts & Crafts Village on the entire property. The temporary land use rights that were granted in the past, lapsed and therefore it is necessary to apply for permanent rights, as per the provisions of the Knysna Land Use Planning By-Law.

All structures / buildings on the subject property are existing and no new development is proposed on the areas below 3m MSL. The SDP has made provision for the future expansion of the existing business building (on the area above 3m MSL) and the parking required for the future expansion.

However, no new development / construction is proposed on the areas below 3m MSL, the intension of the land use application is merely to legalise the existing land uses on the area zoned 'Undetermined Zone'.

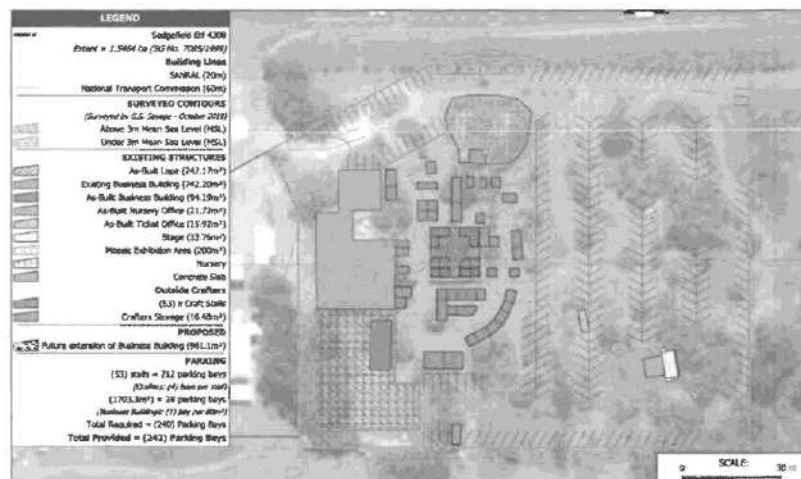


FIGURE 2: SITE DEVELOPMENT PLAN

The Scarab Arts & Crafts Village has a total of (53) crafters (stalls) that each sell their own authentic, handmade craft. Scarab's Craft Market has been in operation for over fifteen years, providing visitors with a variety of high-quality and unique crafts. The crafters sell their crafts every Saturday at the Scarab Arts & Crafts Village.

SEDGEFIELD ERF 4308: PROPOSED REZONING



The crafters are situated in and around the existing building. There are (53) crafters outside; not all crafters have permanent structures; (40) crafters make use of gazebo's and umbrellas; (11) crafters are located in the open Lapa and (2) crafters are situated within an existing structure.



FIGURE 3: AERIAL IMAGE OF THE OUTSIDE CRAFTERS

The aim of the application is to legalise the entire property to be used as a local craft market, and to allow business uses on the remaining areas above 3m MSL. Currently only a small portion of the site is zoned "Business Zone"; which permits the use of 'business'. A large portion of the craft market is situated on the portion which is zoned "Undetermined Zone", therefore it is necessary to rezone the remaining portion to "Business Zone".

The proposed rezoning will solve the issue of a split-zoning, as the property will have a uniform zoning, which will allow the craft market, as depicted on the Site Development Plan, over the entire property.

The following uses are indicated on the site development plan, and forms the subject of this application:

- (i) Existing Business Building on the area currently zoned for business purposes (742.20m²);
- (ii) As-built Business Building used to produce and sell craft (94.19m²);
- (iii) Proposed future extension of the existing business building on the remaining area above 3m MSL (961.1m²);



SEDGELYIELD ERF 4308: PROPOSED REZONING

- (iv) As-built open Lapa (242.17m²) that contain (11) crafter stalls;
- (v) Total of (53) outside crafter stalls;
- (vi) Stage (33.76m²), used for small school performances / local artists to perform during the craft market;
- (vii) Mosaic exhibition area (200m²);
- (viii) As-built structure, used for ticket office (15.92m²);
- (ix) As-built structure for crafters storage (16.48m²);
- (x) A nursery, with a as-built nursery office (21.72m²).

The figures below illustrate the above-mentioned uses:



FIGURE 4: BUSINESS BUILDING



FIGURE 5: BUSINESS BUILDING (CRAFT SHOP)



FIGURE 6: OPEN LAPA



FIGURE 7: STAGE



FIGURE 8: MOSAIC EXHIBITION AREA



FIGURE 9: TICKET OFFICE

SEDGEFIELD ERF 4308: PROPOSED REZONING



FIGURE 10: CRAFTERS STORAGE



FIGURE 11: NURSERY

4.1. Pre-Application Consultation

A pre-application meeting was held with Knysna Municipality on 21 August 2019 and the minutes is attached in (**ANNEXURE H**). Initially, the suggestion was to rezone the property to "Special Zone" but after a long discussion it was decided the land use isn't "special" enough to warrant the creation of a "Special Zone".

After suggesting to rezone to "Business Zone", the officials present at the meeting was concerned that "Business Zone" is too intensive, pre-empting that the owner will be able to develop to the full potential as set out by the development parameters in "Business Zone" and that it will not fit in the character of the area.

There currently isn't a zoning category in the Sedgefield Zoning Scheme that allows specifically for a 'craft market'. It is the considered opinion to rezone the remaining portion of "Undetermined Zone" to "Business Zone"; to ensure a uniform zoning on the property.

It should be noted that the approval of a "Business Zone" does not automatically allow blanked business rights on the property. The decision-making authority can limit the approval to the site development plan, and may also impose any relevant conditions of approval, that the decision maker may deem necessary, to ensure that the scope of development on the areas below 3m MSL remain a local craft market.

4.2. Developable Area (Above 3m MSL)

The former Sedgefield Council adopted a policy, that allows no land development below 3m MSL. A professional land surveyor was appointed to survey the property, in order to determine all the areas above 3m MSL.

All the areas above 3m MSL are considered suitable for development. As per the figure below; only a small portion of the property is above 3m MSL. The area hatched in **GREEN** is above 3m MSL and suitable for development; all the areas hatched in **BLUE** are below 3m MSL.

A large portion of the property is below 3m MSL, thus the land suitable for future development is very limited. The existing structures within the areas below 3m MSL, are all associated with the craft market. The structures comprise of an open Lapa, ticket office,

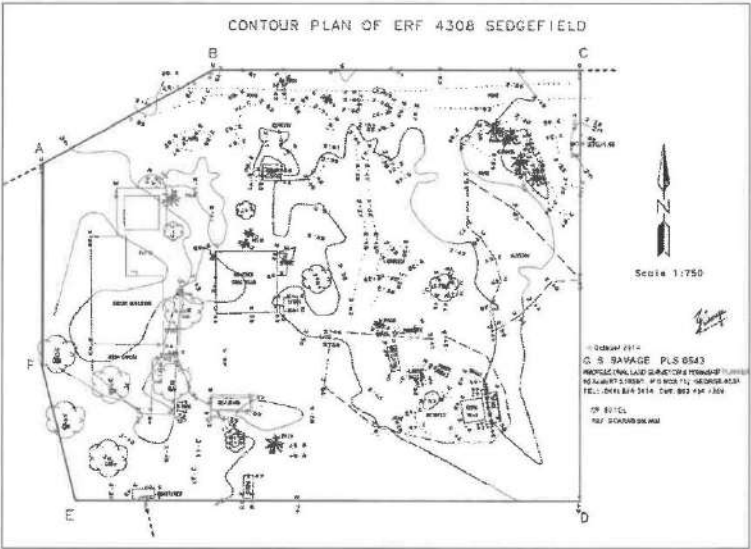
SEDGEFIELD ERF 4308: PROPOSED REZONING



crafters storage, a nursery and a stage. The crafter stalls are gazebos and umbrellas; which they assemble the morning of the market and take-down afterwards.

The municipality can impose specific conditions that prevent any development on the areas below 3m MSL; and only allow structures that are reasonably connected to the craft market. The conditions can determine that the scope of the land use on the property (below 3m MSL) will remain that of a craft market.

It is proposed to allow full business rights to all the areas above 3m MSL, as a large portion of this area is already zoned "Business Zone" and is used accordingly.



SEDGEFIELD ERF 4308: PROPOSED REZONING



FIGURE 13: AREAS ABOVE 3M MSL (DEVELOPABLE AREA)

4.3. Business Buildings

There are currently (2) existing business buildings on the property. The one business building (742.2m²) is located on the area currently zoned for business purposes; and consists of a restaurant, craft shop, brewery etc. The other as-built business building (94,19m²) is located south of the existing business building. Both buildings are located in the area above 3m MSL.

It is proposed to continue to use both these business buildings for business purposes.

As per the SDP, it is proposed to expand the business building in the future, within the area above 3m MSL. An expansion of approximately (961.1m²) can be accommodated within the developable area (above 3m MSL). The SDP have set out enough parking to accommodate the future expansion of the business building.

4.4. Open Lapa & Crafter Stalls

(11) Crafter stalls are located within the existing open Lapa, and an additional (42) crafter stalls are provided outside of the Lapa. There is a total of (53) crafter stalls on the property.

4.5. Stage & Ticket Office

A small stage is situated in the south-eastern portion of the property, the stage is used to host small school performances (school choirs) and local artists during the craft market.

SEDGEFIELD ERF 4308: PROPOSED REZONING



The stage is also occasionally used to host artist performances, that require an entrance fee. The as-built ticket office sells the entrance fee tickets during these occasions. These occasional events do not run simultaneously with the craft market.

4.6. Community Mosaic Project

Near the stage area is a Mosaic Exhibition Area; which consists of various objects and features made out of mosaic art, created by the local community. The public also buys tickets at the as-built ticket office to look at these Mosaic exhibitions.

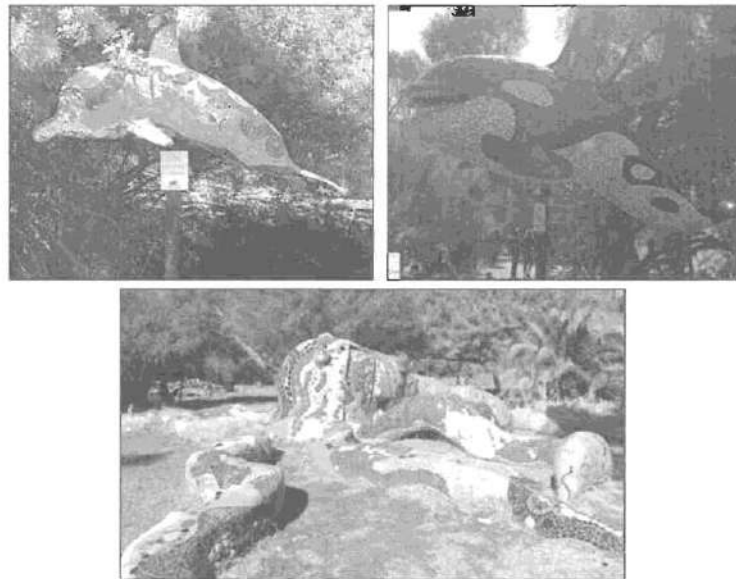


FIGURE 14: MOSAIC EXHIBITION

4.7. Nursery

The nursery is situated north of the open Lapa. The nursery has a as-built office of approximately (21,72m²). The nursery operates throughout the week and during the craft market (Saturdays).

4.8. Parking

When the temporary land use departure for the market was approved during 2009, the parking requirement that was imposed, was:

- 1 bay per 60m² of business space, and
- 4 bays per craft / market stall.



SEDGEFIELD ERF 4308: PROPOSED REZONING

According to the SDP, the business space will be 1703.3m² (existing + proposed), and there are (53) stalls.

- (53) stalls = 212 parking bays
- (1703.3m² business space) = 28 parking bays

Therefore, a total of (240) parking bays is required. According to the SDP, a total of (242) parking bays can easily be provided on the site.

4.9. Access & Egress

Sedgefield Erf 4308 have direct access on Paul Kruger Street, that connects the Sedgefield Island, with the N2 National Road. No direct access will be provided to the N2 National Road. The property has safe and sufficient access from the existing access point.



FIGURE 15: ACCESS POINT

SEDGEFIELD ERF 4308: PROPOSED REZONING



FIGURE 16: ACCESS FROM THE N2 ROAD ONTO PAUL KRUGER STREET

5. STATUTORY SPECIFICATIONS

The following land use application is lodged in terms of the Knysna Municipality By-law on Municipal Land Use Planning, 2016 to achieve the desired outcome:

5.1. Rezoning

The Sedgefield Zoning Scheme Regulations (1980) does not have a specific zoning category for the proposed land use (local craft market); and it could be argued that 'business' is conducted at the 'craft market'. With the limited zoning categories available and considering the existing zonings applicable to the property, it is proposed to rezone the remaining "Undetermined Zone" portion to "Business Zone", to ensure a uniform zoning on the property. There is an existing portion already zoned "Business Zone"; thus the precedent has been set to allow such a zoning.

The proposed "Business Zone" will allow the existing craft market to operate lawfully on the entire property.

Even though the "Business Zone" allows for more intensive business uses, the municipality are in the authorised position to impose certain conditions to ensure that the scope of development remain a local craft market, on all the portions that are below 3m MSL.

The proposal is to allow business purposes on the area above 3m MSL, and only the local craft market on the area below 3m MSL.

In order to allow permanent right to allow the Scarab Arts & Crafts Village on the entire Sedgefield Erf 4308, it is necessary to submit an application for rezoning a portion of

SEDGEFIELD ERF 4308: PROPOSED REZONING



Sedgefield Erf 4308. from "Undetermined Zone" to "Business Zone" in terms of Section 15(2)(a) of Knysna Municipality By-law on Municipal Land Use Planning, 2016.

5.1.1. Sedgefield Town Planning Regulations

The table below illustrate the development parameters for "Business Zone":

BUSINESS ZONE		
<i>"business building" means a building used or intended to be used as shops and/or offices and includes banks, professional chambers, doctors' surgeries, stock or produce exchanges, restaurants and buildings designed for similar uses, but does not include places of assembly, places of amusement, institutional buildings, public garages, industrial buildings or noxious industrial buildings</i>		
Coverage	Development Parameter	Compliance
	<ul style="list-style-type: none"> - Blocks of flats and residential buildings above business buildings 50% - All other permissible buildings 100% 	<p>No development is proposed, merely to allow permanent rights for the existing craft market</p> <p>Far less than 100%</p> <p>Comply</p>
Maximum Bulk Factor	No building in this zone shall exceed a bulk factor of 2,00 of which not more than 1,00 may be utilized for residential accommodation above the ground floor.	<p>No development is proposed, merely to allow permanent rights for the existing craft market</p> <p>Far less than 2,00</p> <p>Comply</p>
Building Lines	<p>Street building line: 4.5m</p> <p>Lateral building line: 0m</p> <p>Rear building line: 0m</p>	<p>No development is proposed, merely to allow permanent rights for the existing craft market</p> <p>Further away than the proposed building lines</p> <p>Comply</p>
Provisions for On-site Parking	<p>Business Premises:</p> <p>Refer to previous approval:</p> <ul style="list-style-type: none"> ▪ 1 bay per 60m² of business space, and ▪ 4 bays per craft / market stall. 	<p>(240) parking bays is required</p> <p>(242) parking bays is provided</p> <p>Comply</p>

Even though the "Business Zone" allows for more intensive business uses, the Municipal Land Use Planning By-law makes provision for the decision maker (authorised official or Tribunal) to impose certain conditions of approval, linked to a site development plan, to ensure that the scope of development remain as proposed, and that an approval of a "business zone", will not be a blanket approval.

SEDGEFIELD ERF 4308: PROPOSED REZONING



The proposal is to allow business purposes on the area above 3m MSL, and only the local craft market on the area below 3m MSL.

6. SERVICES INFRASTRUCTURE

The craft market had approved temporary land use rights for the past 10 years, in which they never required additional service infrastructure. The current service infrastructure is sufficient.

Any infrastructure upgrades necessary at the time of the future expansion of the existing business building will be at the cost of the property owner.

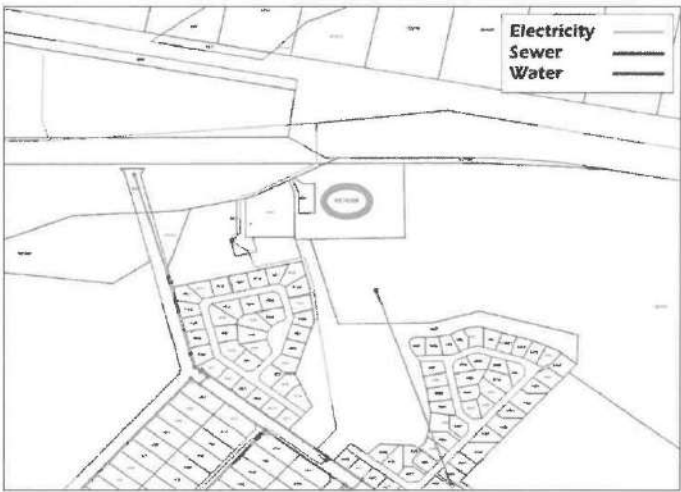


FIGURE 17: EXISTING SERVICES INFRASTRUCTURE

SEDFIELD ERF 4308: PROPOSED REZONING



SECTION C :

CONTEXTUAL INFORMANTS

7. LOCALITY

(Plan 1: Locality)

Sedgefield Erf 4308 is situated alongside the N2 Road just outside Sedgefield, towards George. The subject property is situated south of the N2 Road, and adjacent to the Engen Sedgefield 1-Stop. The property is approximately halfway between Sedgefield Central and Sedge Links (golf course). The GPS coordinates for the centre of the property is 34° 0'36.12"S & 22°46'53.00"E.



FIGURE 18: LOCALITY

8. CURRENT LAND USE & ZONING

8.1. Land Use

(Plan 2: Land Use Plan)

The site is currently being used for the Scarab Arts & Crafts Village. The current land uses operating on the subject property consists of a restaurant, brewery, craft shop, Lapa, stage, nursery and a ticket office, which are all associated with the craft market. There is a total of (53) crafters who trade their unique craft every Saturday.

SEDGEFIELD ERF 4308: PROPOSED REZONING



FIGURE 19: EXISTING LAND USES

8.2. Zoning

Sedgefield Erf 4308 currently has a split-zoning consisting of "Business Zone" and "Undetermined Zone" in terms of the Sedgefield Zoning Scheme Regulations (1980).

The "Business Zone" portion is approximately 981m² in extent and the "Undetermined Zone" is approximately 14959m² (1.495 ha) in extent.

An application for the rezoning and subdivision of Sedgefield Erf 4308 into 2x Portion (Portion A and Remainder) was approved by the Knysna Council on 5 May 2004. Portion A was surveyed and approved by the Surveyor General as Sedgefield Erf 4657. This subdivided portion was never registered and therefore, the subdivision was never confirmed and lapsed.

The portion of the property zoned for business purposes was utilised as such. Thus, the legal rights to operate business activities on a portion of Sedgefield Erf 4308 has commenced, therefore, confirming the legal business rights on the north western portion of the property.

SEDGEFIELD ERF 4308: PROPOSED REZONING

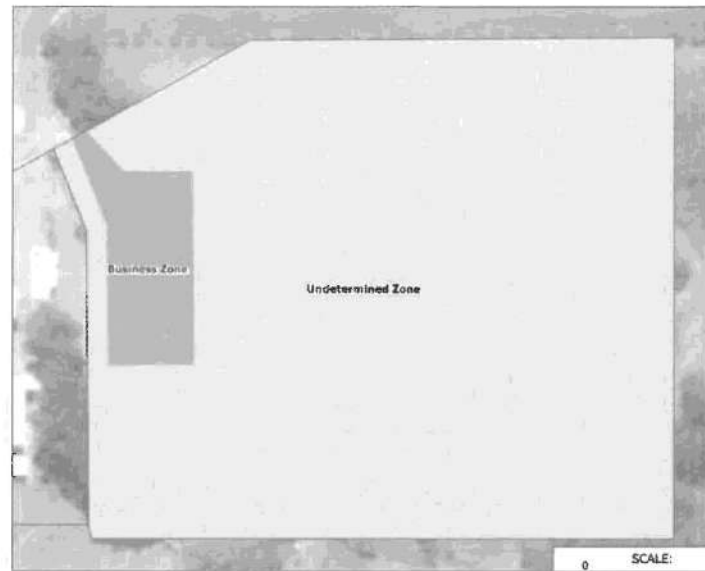


FIGURE 20: CURRENT ZONING

9. CHARACTER OF THE AREA

The Scarab Arts & Crafts Village is situated approximately 1.3km outside Sedgefield towards George. The site is situated in close proximity to a number of tourist related uses. The immediate character of the area is of a tourism node, as all the following uses are adjacent to one another:

- Engen Sedgefield 1-Stop
- Wimpy - Sedgefield 1 Stop
- Wild Oats Community Farmers' Market
- Mosaic Village and Outdoor Market
- Slow Roasted Coffee Shop and Roastery

All the land uses directly surrounding the Engen Sedgefield 1-Stop are tourism related; thus the area constitutes a small tourism node. The subject property is directly adjacent to these uses, and is basically within this tourism node.

The craft market will continue to contribute to the existing tourism character of the area, as it has been doing for the past 10 years.

SEDGEFIELD ERF 4308: PROPOSED REZONING



FIGURE 21: WILD OATS COMMUNITY FARMERS MARKET



FIGURE 22: MOSAIC VILLAGE AND OUTDOOR MARKET



FIGURE 23: SLOW ROASTED COFFEE SHOP



FIGURE 24: ENGEN 1-STOP

10. EXISTING POLICY FRAMEWORKS

10.1. Western Cape Provincial SDF (2014)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape Parliament and serves as a strategic spatial planning tool that “communicates the provinces spatial planning agenda”

The PSDF sets out a policy framework within which the Western Cape Government will carry out its spatial planning responsibilities. Each of the three spatial themes contributes to the achievement of the Western Capes strategic objectives. These policies are categorised into three themes, namely:

- **Resources:** Sustainable use of spatial assets and resources
- **Space Economy:** Opening up opportunities in the Space Economy
- **Settlement:** Developing Integrated and sustainable settlements

The Western Cape’s agenda for spatial transformation and improved efficiencies in the use of natural resources are closely linked. The PSDF states that the paradigm that economic growth implies the on-going depletion of the Province’s natural capital needs to be broken. This is the rationale for the PSDF embracing a transition to a Green Economy. The so-called ‘decoupling’ of economic growth strived for, requires reductions/substitutions and/or

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026



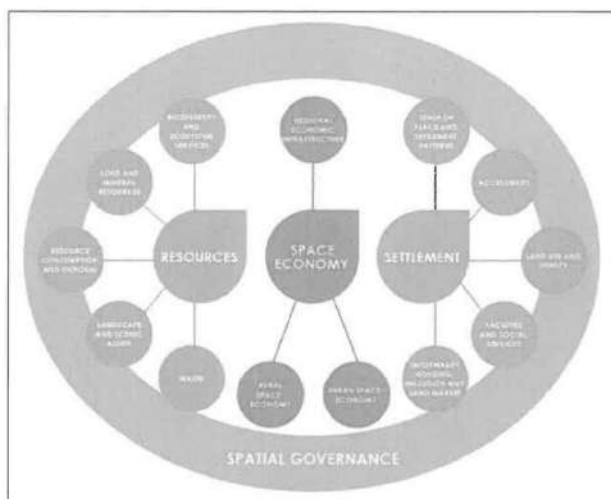
SEDGEFIELD ERF 4308: PROPOSED REZONING

replacements in the use of limited resources, while avoiding negative environmental impacts. The table below contains a summary of the key transitions promoted in the PSDF:

PSDF THEME	FROM	TO
RESOURCES	Mostly reactive interventions	More preventative interventions
	Resource consumption living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
SPACE-ECONOMY	Fragmented planning and management of economic activities	Totally aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
SETTLEMENT	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on "greenfield" development and low density sprawl	Emphasis on "brownfield" development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space efficiency
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer-led growth	Building private and public property rights and increased public decision on growth
	Exclusive land markets and top-down delivery	Inclusive land markets and partnership with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
	Delivering limited services through large contracts and public provision with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service

The recent shift in legislative and policy frameworks have clearly outlined the roles and responsibility of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general limited to provincial scale planning.

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The proposed development compliments the SDF's spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development and strengthening the economy in rural areas;
- (iii) Strengthening resilience and sustainable development.

However, it is important to note some of the key policies laid down by the PSDF have a bearing on this application.

POLICY E2: DIVERSIFY AND STRENGTHEN THE RURAL ECONOMY

4. Compatible and sustainable rural activities (i.e. activities that are appropriate in a rural context, generate positive socioeconomic returns, and do not compromise the environment or ability of the municipality to deliver on its mandate) and of an appropriate scale and form can be accommodated outside the urban edge.

POLICY E3: REVITALISE AND STRENGTHEN URBAN SPACE-ECONOMIES AS THE ENGINE OF GROWTH

7. Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development (e.g. mixed use development and densification in appropriate locations), and private sector involvement in the rental and gap housing markets,



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POLICY S3: PROMOTE COMPACT, MIXED USE AND INTEGRATED SETTLEMENTS

1. Target existing economic nodes (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc) as levers for the regeneration and revitalisation of settlements.

4. Prioritise rural development investment based on the economic role and function of settlements in rural areas, acknowledging that agriculture, fishing, mining and tourism remain important economic underpinnings of rural settlements.

Planning Implication:

The proposal to permanently allow a local craft market complies with the key policies laid down by the PSDF. The proposal is to allow business uses on the remaining areas above 3m MSL, and to legalise the existing craft market. The land use is considered an appropriate scale and form which can be accommodated outside the urban edge. The craft market generates income to various local crafters, which contributes to the economic growth of the area and it also contributes to the tourism sector, as the market attracts a large number of visitors. The local market is situated within a small tourism node, thus it contributes to attract economic activity to the area. Tourism is one of the main economic contributors of the Garden Route area, the existing craft market most definitely contributes to attract visitors, which leads to expenditure in the area.

10.2. Western Cape Land Use Planning: Rural Areas Guidelines (2019)

At this stage, it is not possible to accurately to confirm whether the application area is “rural” or not, and therefore whether the rural area guidelines would be applicable to the application area or not.

The application is located within the former municipal boundaries of the Sedgefield Municipality, the version of the Knysna Municipal SDF that was approved by the Knysna Council, contained no map of Sedgefield, and has therefore no clear urban edge. The draft Municipal SDF that was published for public comments, did indicate a map for Sedgefield, and then it was excluded from the urban edge. The Knysna SDF was not supported / approved by the Provincial Government. However, if one refers to the definition of “Urban area” of NEMA, then the application area is actually in the “urban area” as it is within the edge of the built up footprint of Sedgefield, and the existing business building on Erf 4308 is connected to the municipal services.

The Western Cape Land Use Planning: Rural Areas Guideline as approved by Provincial Minister on 3 March 2019 and forms part of the roll-out of the PSDF; the objectives Rural Areas Guideline are to:

- To promote sustainable development in **appropriate rural locations** throughout the Western Cape and ensure that the poor share in the **growth of the rural economy**.
- Safeguard priority biodiversity areas and the functionality of the Province’s life-supporting **ecological infrastructure and ecosystem services** (i.e. environmental goods and services).



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- To maintain the integrity, authenticity, and accessibility of the Western Cape's significant farming, ecological, cultural and scenic rural **landscapes, and natural resources**.
- To assist Western Cape municipalities to **plan and manage** their rural areas more effectively and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate **beyond the current built-up areas**, suitable locations where it could take place, and the **desirable form and scale** of such development.
- Be viewed as a gender mainstreaming tool which will move the Western Cape further along the trajectory towards the achievement of equality, particularly the youth and gender equality imperatives in rural land use planning.

GUIDELINES FOR RESPECTIVE LAND USES

Development in rural areas should not:

- have a significant negative impact on biodiversity, ecological system services or the coastal environment;
- lead to the loss or alienation of agricultural land or has a cumulative impact thereupon;
- compromise existing or potential farming activities;
- compromise the current and future possible use of mineral resources;
- be inconsistent with the cultural and scenic landscape within which it is situated;
- lead to inefficient service delivery or unjustifiable extensions to the municipality's reticulation networks;
- impose real costs or risks to the municipality delivering on their mandate; and
- infringe on the authenticity of the rural landscape.

The Western Cape Government approach to managing development pressures for the rural land uses placed under the following categories:

SEDGEFIELD ERF 4308: PROPOSED REZONING

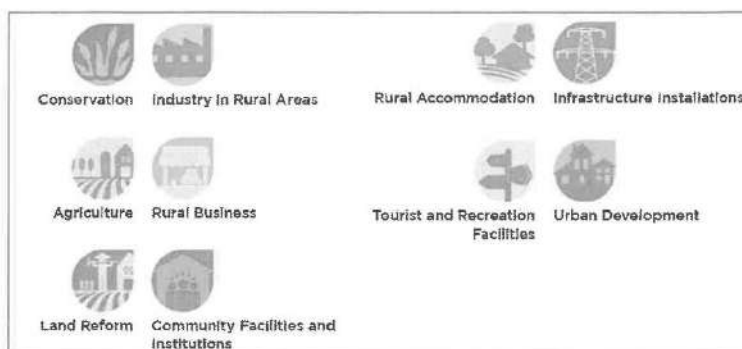


FIGURE 25: WCG RURAL LAND USE CATEGORIES

The proposed land uses would be categorised as:

TOURIST & RECREATION FACILITIES RURAL BUSINESS

These categories are summarised as follow:

Tourist & Recreation Facilities: Towards diversifying the Western Cape's rural economic base into the tourism and recreation sectors and developing these sectors on a sustainable and equitable basis – the WC G approach to tourism and recreational facilities in rural areas is to facilitate appropriate investment in these sectors across the rural landscape.

The objectives for this category as per the guidelines are:

- To diversify the Western Cape's rural economic base into the tourism and recreation sectors, and develop these sectors on a sustainable and equitable basis.
- To offer a range of appropriate nature, cultural and agri-based rural tourism facilities, and recreational opportunities across the rural landscape (e.g. animal sanctuary, paintball, shooting ranges, and conference facilities).
- To provide citizens access to resources, the coast and the rural landscape.

Rural Business: Towards strengthening the rural economy, the WCG approach to businesses in rural areas is to facilitate the development of businesses serving the needs of rural communities and tourists, as well as agricultural production, in suitable locations throughout the landscape.

- To facilitate the development of rural businesses serving the needs of local communities, rural tourists and agricultural production.
- To provide guidance on suitable locations for appropriate development along main tourism routes.



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Planning Implication:

*The Rural Areas Guidelines are guidelines to maintain the unique character of **rural areas** and to guide spatial planning and land use management in rural areas.*

Nonetheless, the existing craft market is in line and consistent with the objectives of the above-mentioned categories. The proposal is to allow permanent rights for an existing local craft market, hence not detracting from the existing rural/tourism character.

10.3. Eden Spatial Development Framework (2017)

The Eden District Spatial Development Framework was approved in 2017 and aims to establish a strong strategic direction and vision, towards increasing levels of detail in the spatial recommendations that are directive rather than prescriptive and providing guidance to local municipalities in the District regarding future spatial planning, strategic decision-making and regional integration.

This vision and strategic direction identify the four key drivers of spatial change within the District. These drivers are defined in terms of spatial legacies, current challenges, future risks and prospects. The four drivers of change around which this SDF are framed are"

Strategy 1: The economy is the environment; a strategy founded on the principle that a sustainable economy in Eden District is an economy that is positioned for growth.

Strategy 2: Regional accessibility for inclusive growth; a strategy that is based on the notion that improved regional accessibility is essential to achieving inclusive growth

Strategy 3: Coordinated growth management for financial sustainability; a strategy informed by the realities of global fiscal austerity and the need for responsible growth management that does more with less to secure future social and economic resilience.

Strategy 4: Planning, budgeting and managing as one government, this strategy highlights that real intergovernmental cooperation is essential to achieving the spatial transformation goals of SPLUMA and the three spatial strategies above.

These strategies lie at the heart of this SDF and the problem statement, spatial concept, spatial proposals and implementation are organised around these directives.

According to the Eden SDF, Sedgefield's role within the Eden District is "**Specialised Coastal Centres**", which is defined as: 'Urban centres with a special function (often tourism related), as well as a role in terms of serving the surrounding areas and containing a mixture of economic activities and services. Complete settlements aim to improve living standards and social inclusion. Investment in these areas should prioritise to achieve a balance between mixed uses, economic activities, socio-economic groups and services.

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The following Spatial Policy Statements & Guidelines are applicable to the proposed land development planning application:

STRATEGY: ACCESS
Policy 3.1. Direct and encourage growth to match capacity, resources and opportunity in relation to the regional socio-economic hierarchy of cities and towns
Guideline 3.1.3. Role and investment focus of specialised coastal centres
<ul style="list-style-type: none">These urban centres have a special function (often tourism related), as well as important roles in servicing the surrounding areas and rural settlements. They should be complete settlements. Complete settlements aim to improve standards of living and social inclusion. Investment in these areas should prioritise achieving a balanced mix of uses, economic activities, socioeconomic groups and services.

Planning Implication:

The Eden SDF classifies Sedgefield's role as "Specialised Coastal Centres". It recognises that Sedgefield's role is tourism related, in terms of serving the surrounding areas and containing a mixture of economic activities and services. The local craft market complies with this as it is a tourist attraction, which generate economic activities for the local area. The craft market forms part of a small tourism node outside Sedgefield, which has built up a reputation of one of the best local craft markets in the area.

The local market has been operating on that subject property for more than 10 years until the temporary rights have recently lapse. The craft market attracts people from Mossel Bay all the way to Plettenberg Bay on a weekly basis. This is most certainly an attraction node that connects these surrounding towns and with its accessible location it makes it convenient for the locals.

10.4. Knysna SDF (2017)

The spatial vision for the considered SDF for Knysna Municipality is to establish an authentic place that works for its residents and continues to attract visitors. Equitable and inclusive access to spatial justice (improving access to opportunities, services and amenities) improving economic opportunities.

Economic Development in Towns:

Towns such as Sedgefield, Rheenendal and Karatara (none of which have high growth potential) should receive only limited fixed infrastructure investment. Economic development in these areas may be better served by investing in 'people' rather than places, in the form of social capital spending.

Invest in Smart Growth Settlements

The spatial vision for the considered SDF for Knysna Municipality is to establish an authentic place that works for its residents and continues to attract visitors. Equitable and inclusive access to spatial justice (improving access to opportunities, services and amenities) improving economic opportunities.

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To achieve the objectives of SPLUMA and align with regional planning policy frameworks, the establishment of a network of "complete towns and villages" is proposed. Each should have a strong and unique identity, retain and enhance the Knysna coast and forest character and feature:

- Balanced land use
- Densification
- Economic opportunity
- Accessibility
- A high-quality public environment
- Effective and sustainable social services

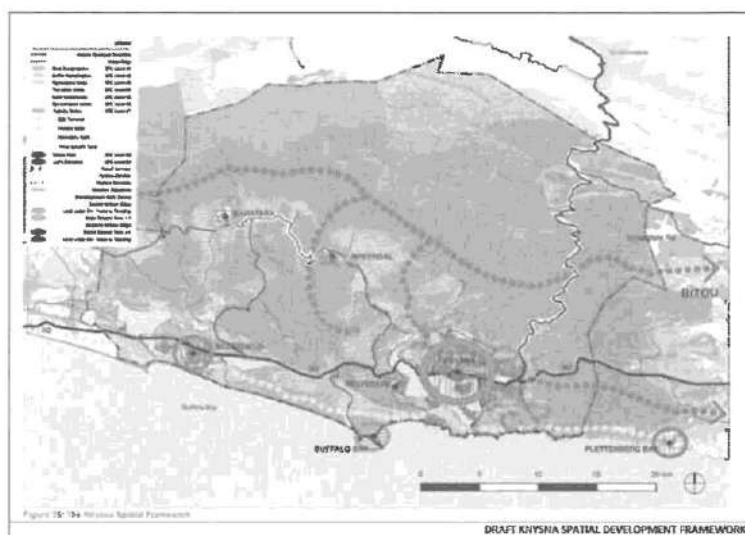


FIGURE 26: THE KNYSNA SPATIAL FRAMEWORK

According to the Knysna SDF the subject property is situated outside the urban edge.

- *The SDF makes no reference to what development is allowed or proposed outside the urban edge, thus there is no land development guidance.*

The SDF states the following regarding Sedgefield:

- Growth and densification in Sedgefield are constrained by service provision and it could be argued that its strong beach town character is an asset that needs to be protected.



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- High levels of unemployment in Knysna North, Hornlee, Sedgfield and Rheendal in particular.
- The environmental and ground water pollution risks associated with further development in Sedgfield constrain viable densification as areas such as the Island would need full service reticulation to densify without polluting the groundwater and river system.
- In addition its unique character as a quiet, slow town is should be protected suggesting that it remain largely a holiday and retirement town.
- However, there are opportunities for infill and densification close to the N2 that should be pursued to establish a town centre "heart" for Sedgfield.

Planning Implication:

*Apart from the above, nothing else is suggested or proposed in the SDF for Sedgfield. The SDF mentioned that Sedgfield must **focus on creating employment opportunities**. The existing local craft market currently provides employment opportunities for a number of local residents. The craft is produced locally, thus it involves employment opportunities not just at the market, but during the entire process, from harvesting, making and producing the craft at their respective homes/farms/shops. Numerous people are dependent on the market to provide an income for them. The continued success of the craft market is of great importance to a number of local residents and their employees.*

The proposed Spatial Development Framework approved 7 June 2018 does not set any policies or land use management guidelines to guide rural development and to support the spatial planning policies to guide Sedgfield to the desired spatial vision it wishes to achieve. Nonetheless, the property is situated outside the urban edge. The proposal will not impact on the spatial structure of Knysna nor the desired spatial vision and growth direction of the town as per the Knysna SDF.

10.4.1. Site Specific Circumstances

Section 22 of the Spatial Planning and Land Use Management Act, 2013 states that the competent authority may not make a decision which is inconsistent with the municipal spatial development framework.

In this case the municipal SDF does not set any policies or land use management guidelines to guide rural development and to support the spatial planning policies to guide Sedgfield to the desired spatial vision it wishes to achieve. The SDF merely confirms that the property is situated outside the urban edge.

One will therefore have to rely on (i) the Western Cape Land Use Planning: Rural Areas Guidelines (2019), (ii) site-specific circumstances and (iii) the relevant considerations, western cape - Environmental Affairs and Development Planning to achieve a desirable land use planning outcome.

Section 22(2) of the Spatial Planning and Land Use Management Act, 2013 state that the competent authority may depart from the provisions of a municipal SDF only if



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site-specific circumstances justify a departure from the provisions of such municipal SDF.

The following site-specific circumstances justify that the proposed local craft market is indeed desirable on the subject property:

- The Scarab Arts & Crafts Village has been operating on Sedgefield Erf 4308 for over the past 10 years. It is an established craft market in the Garden Route and has built up a reputation of being one of the leading tourist attractions in the Knysna/Sedgefield area. This area is famous for the three existing markets in this node, and a well-established tourism land mark, that make a significant contribution to the local economy of Sedgefield.
- The craft market had temporary land use rights to operate on Sedgefield Erf 4308, these rights have subsequently lapsed. The approval is testament that the land use has been considered desirable on the application area. The market has been operating successful under these temporary rights, and now wishes to have permanent rights.
- Section 18(4) of the Municipal Land Use Planning Bylaw, states that "...A temporary departure contemplated in subsection (1)(b) **may not be approved more than once** in respect of a particular use on a specific land unit..." For this reason, it will now be necessary to rezone the property to allow permanent rights for the craft market. Legally, the craft market cannot continue with temporary rights, it has to apply for permanent rights.
- A portion of the property is already zoned "Business Zone"; the business activities within the "Business Zone" is ancillary to the craft market. The property has existing rights for business purposes on the property. Even though the property is situated outside the current urban edge, the fact that a portion of the property has existing business rights, cannot be overlooked.
- The previous Knysna SDF (2007) has identified the area where the application area is located, as a 'Tourism Development' node and the application area was situated inside the urban edge. The 2007 SDF recognised the tourism node; as there are a number of tourism uses clustered together.
- The existing character of the area is that of a tourism character. The site is situated in close proximity to a number of tourism related uses. The immediate character of the area is of a tourism node, as all the following uses are adjacent to one another: Engen Sedgefield 1-Stop, Wimpy - Sedgefield 1 Stop, Wild Oats Community Farmers' Market, Mosaic Village and Outdoor Market & Slow Roasted Coffee Shop and Roastery. All the land uses directly surrounding the Engen Sedgefield 1-Stop are tourism related; thus the area constitutes a small tourism node. The subject property is directly adjacent to these uses, and is within this tourism node.
- There is existing service infrastructure in the surrounding area, no additional service infrastructure is required. The proposal is to allow permanent rights to operate the local market.



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- Even though the subject property is situated outside the urban edge of the Municipal SDF; it is argued that it is within the 'urban area' (defined as per the National Environmental Act, 1998), as it is situated within the edge of built-up areas.
- The property is highly accessible off the N2, and the existing access to more than sufficient for the craft market.
- The craft market plays an important role in contributing the local tourism market. The market has been existing for a number of years; and its reputation has certainly helped to attract visitors to the area. The market also plays an important role in providing numerous local people with employment opportunities.

10.5. Knysna Integrated Development Plan (2017-2022)

The IDP is the planning instrument that drives the process to address the socio-economic challenges as well as the service delivery and infrastructure backlogs experienced by communities in the municipality's area of jurisdiction.

Knysna Municipality approved the 4th generation IDP during June 2017. According to this IDP, the municipality's vision is to:

- Encourage all members of society to participate in and support the municipal governance structure and to create opportunities for dialogue.
- Conserving and managing natural resources.
- Planning for the growth and development of quality municipal services to support the community.
- Creating an enabling environment to foster the development of our people and enabling them to contribute.
- Supporting and encouraging the development of investment, business and tourism and emerging industries.

The Knysna IDP identified six Strategic Objectives that are aligned to the national strategic focus areas as well as the Provincial Strategic Goals of the Western Cape Government. These objectives applicable to the proposed development are:

STRATEGIC OBJECTIVES	
-	To create an enabling environment for social development and economic growth.
-	To grow the revenue base of the municipality

The subject property is located in **WARD 1** of the Knysna Municipality.

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The figure below illustrates the SWOT Analysis of Ward 1:

Ward 1: SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> • Good teamwork amongst ward committed members • Strong representative councillor that is committed to serve the people of the ward • Good culture of waste recycling • Reliable and sustainable water supply • Vibrant youth development programmes • Tourist attractions, including the established brand of the Slow Festival • Passionate, competent residents that create a sense of community • Availability of skills of retired residents - "Grey Power" • Sports and sport facilities • Resilience of the community • Adequate infrastructure in terms of public amenities • Talent amongst the community especially in terms of arts and culture 	<ul style="list-style-type: none"> • Not enough training programmes & workshops to develop the capacity amongst residents • Limited land available for development results in inadequate housing opportunities • Culture of non-payment of municipal accounts • Inadequate disaster management mechanisms • High rate of unemployment and poverty due to low skills base amongst local residents • Lack of proper street signage • Too many liquor outlets contributing to substance abuse that directly leads to a relatively high crime rate • Putting planning to action • Lack of planned maintenance on infrastructure • Lack of law enforcement results in a delayed police response time • High rate of learner drop-outs • Lack of ownership and sense of pride from the community in terms of their facilities
Opportunities	Threats
<ul style="list-style-type: none"> • Improved accessibility to public amenities for people living with disability / Effective utilization of public amenities • Creation of job opportunities • Functional youth advisory desk, to provide school learners with access to bursaries and career guidance • Improved alignment between the IDP and the budget of the municipality as well as other government departments • Sedgfield is earmarked as a pilot site for the "Building Healthy Communities" programme of Department of Health • Programmes to enhance social cohesion amongst all sectors of society • Instilling a sense of pride in community members • Installation of water meter readers • Relocation and upgrading of the fire and police stations into fully-fledged stations • Bringing services such as doctors' practices closer to the people, e.g. mobile clinic 	<ul style="list-style-type: none"> • Decreasing commercial activities • Remote location of police station and clinic for most people • Inadequate levels of services rendered by the municipality • Absence of a high school in the ward contributes to a high drop-out rate at schools • Lack of social services • Only one access road into Smalweide/Szamlu • Hazardous situation at the dunes • Waste water spillage in the estuary • Limited traffic law enforcement, especially in the township areas, results in a delayed police response time • Putting planning to action • Lack of planned maintenance on infrastructure • Limited land available for development results in inadequate housing opportunities • Too many liquor outlets contributing to substance abuse that directly leads to a relatively high crime rate • Lack of ownership and sense of pride from the community in terms of their facilities

FIGURE 27: SWOT ANALYSIS - WARD 1

Planning Implication:

The IDP is a municipal planning tool to integrate municipal planning and allocate municipal funding to achieve strategic objectives that will contribute to the overall municipal vision. The craft market will continue to attract tourists/visitors and generate income in Sedgfield.

It is, therefore, the considered opinion that the proposal will meet these strategic objectives of the Knysna IDP as outlined above which is self-explanatory and therefore the proposal could be regarded as being consistent with the Knysna IDP.

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SECTION D :

MOTIVATION

11. ASSESSMENT OF APPLICATIONS

11.1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

Section 42 of SPLUMA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:

- (1). Development principles set out in Chapter 2 of SPLUMA
- (2). Protect and promote the sustainable use of agricultural land
- (3). National and provincial government policies the municipal spatial development framework; and take into account: —
 - (i) the public interest.
 - (ii) the constitutional transformation imperatives and the related duties of the State.
 - (iii) the facts and circumstances relevant to the application.
 - (iv) the respective rights and obligations of all those affected.
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

11.2. Knysna Municipality By-law on Municipal Land Use Planning, 2016

The Knysna Municipality By-law on Municipal Land Use Planning, 2016 as promulgated by G.N 7565 dated 12 February 2016 states in Section 65 the general criteria necessary for considering an application by the municipality.

It must be noted that the application has not undergone the notice phase of the application process and that the information below is the necessary information required by the municipality to process the application. The following criteria must be considered when evaluating the desirability of this land development application:

CRITERIA	REFERENCE IN REPORT
The impact of the proposed land development on municipal engineering services .	Par. 6
The integrated development plan , including the municipal spatial development framework.	Par. 10,5

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CRITERIA	REFERENCE IN REPORT
The applicable local spatial development frameworks adopted by the Municipality.	Par. 10.4
The applicable structure plans .	n/a
The applicable policies of the Municipality that guide decision-making .	Par. 11.2
The provincial spatial development framework .	Par. 10.1
where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework.	Par. 10.3
The policies, principles and the planning and development norms and criteria set by the national and provincial government;	Par. 10.2
The matters referred to in Section 42 of the Spatial Planning and Land Use Management Act. Principles referred to in Chapter VI (6) of the Western Cape Land Use Planning Act ; and	Par. 19
Applicable provisions of the zoning scheme	Par. 5

12. SPECIFIC LOCATIONAL REQUIREMENT

The Scarab Arts & Crafts Village is situated within an existing tourism node at the entrance of the Sedgfield Island. Most of the adjacent properties are used for business/tourism purposes of similar use to the existing craft market on Sedgfield Erf 4308. This is the perfect location for a craft market, as it is in close proximity to the other existing markets and tourism related uses in the immediate surrounding area. Situated at the entrance of the Sedgfield Island neighbourhood, and close to the Sedgfield CBD, makes it highly accessible for the local residents to get fresh and unique produce/craft close to the comfort of their homes.

13. SOCIO-ECONOMIC IMPACT

The Scarab Arts & Crafts Village is one of the Garden Route's most successful and popular craft markets to date, and attracts hundreds of people (especially tourists) from surrounding areas on a weekly basis (every Saturday). This market is definitely one of Sedgfield's most popular tourist attractions. Tourism is one of the main economic drivers of Sedgfield. This craft market is currently providing work for a number of local entrepreneurs that sell all kinds of unique craft on a weekly basis.

This market has grown over the past 10 years and is a full-time job for most of these entrepreneurs.



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14. CONSISTENCY WITH SPATIAL PLANNING POLICIES

As described in **Par. 10** of this report, the proposal is consistent with the relevant spatial planning policies. The proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) Complies with the strategic objectives as set out in the Western Cape Spatial Development Framework,
- (ii) Consistent with the Spatial Policy Statements & Guidelines of the Eden Spatial Development Framework,
- (iii) Consistent with the Western Cape Land Use Planning: Rural Areas Guidelines,
- (iv) The proposal is directly aligned with 2 strategic objectives as set out in the IDP of Knysna Municipality and it will enhance the Sedgfield economy by encouraging year-round residents and permanent employment.

15. CONSISTENCY WITH THE CHARACTER OF THE SURROUNDING AREA

The Scarab Arts & Crafts Village is consistent with, and contributes to the existing character of the area. The existing tourism character of the area will not be negatively impacted by the proposed rezoning application. In fact, the rezoning will contribute to a permanent tourism character of the area, as it will allow permanent rights to operate the craft market.

16. NO IMPACT ON EXISTING RIGHTS

The Scarab Arts & Crafts Village had temporary land use rights to operate the craft market. Granting rights to operate the craft market permanently, will have no impact on any established land use rights of the surrounding land owners. The fact that there were no complaints / issues in running the craft market the past 10 years is proof that the existing land use have not impacted any existing rights in a negative way. Allowing permanent rights for a craft market will have no impact on the existing rights of the surrounding properties.

17. NO IMPACT ON EXISTING SERVICES

The proposal will have no impact on the existing municipal services infrastructure as it is only to legalise the existing craft market, in its current form. The existing services infrastructure is adequate for the current use, and since no extension of the market is proposed, there is no need for additional services capacity to allow the proposed land use application.

Any infrastructure upgrades necessary at the time of the future expansion of the existing business building will be at the cost of the property owner.



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18. RELEVANT CONSIDERATIONS, WESTERN CAPE - ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

The following key considerations are taken into account to determine the desirability of the proposed land use.

ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Economic impact	<i>Positive or Negative impact on neighbourhood / settlement?</i>	<ul style="list-style-type: none"> Positive economic impact. Additional Expenditure in Sedfield, and capturing passing tourism trade. Contribute to tourism growth.
Social impact	<i>Greater social justice, equity of access to opportunity</i>	<ul style="list-style-type: none"> Permanent access to local and unique craft. Contributes to the existing tourism node. Contributes to a space that attract people and promotes social interaction. The existing community mosaic project provides a space for the local community to produce their products and an outlet to sell their projects.
Scale of capital investment	<i>> capital investment - > positive impact</i>	<ul style="list-style-type: none"> Local crafters get the opportunity to sell the craft to tourists. Ensure a permanent place to sell local craft. No new or additional capital investment required from the municipality or private sector.
Compatibility with surrounding land uses		<ul style="list-style-type: none"> Contribute to the existing character of the area. Contribute to the tourism node. Highly compatible with the existing tourism character.
Impact on external engineering services	<i>How much must the developer contribute to municipal costs incurred?</i>	<ul style="list-style-type: none"> No impact on existing service infrastructure. No additional services needed. Make use of existing services connections.

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ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Impact on safety, health & wellbeing of the surrounding community		<ul style="list-style-type: none"> Provide opportunity for local entrepreneurs to sell their craft. Opportunity to get additional income by selling local produce. Opportunity for locals to buy local produce at the comfort of close to their homes. Community mosaic project support the upliftment and well-being of the marginalised Smutsville / Sizamele community.
Impact on heritage		<ul style="list-style-type: none"> No heritage impacts. Application area has no heritage value.
Impact on the biophysical environment	<i>Are there negative impacts? Are they adequately mitigated?</i>	<ul style="list-style-type: none"> No NEMA listed activities triggered. Outside any CBA areas. No harvesting of trees and plants No environmental impact, as no additional development is proposed. No new construction below the 3m MSL level.
Traffic impacts, parking access, other transport considerations	<i>Support for densification & functional public transport system?</i>	<ul style="list-style-type: none"> No additional traffic. Access from existing road network. Safe and sufficient access and egress exist.
Impact on quality of life (incl. views, sunlight, privacy, visual impact, character)		<ul style="list-style-type: none"> No views will be obscured. Fits within character of the area. No additional development is proposed.
Timing – need to densify or protect urban edges	<i>Best option for site at this point in time?</i>	<ul style="list-style-type: none"> Market has been operating for the past 10 years. Cannot continue lawfully as temporary rights have lapsed. Need to obtain permanent land development rights to continue the operation of the market in a lawful manner.

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ELEMENTS FOR CONSIDERATION	KEY QUESTIONS TO ASK	PROPOSAL (DESIRABILITY)
Cumulative impacts	<i>Unacceptable cumulative impacts?</i>	<ul style="list-style-type: none"> Positive cumulative impacts as the three markets in this area support each other.
Opportunity costs	<i>Any unacceptable opportunity costs?</i>	<ul style="list-style-type: none"> Private investment No municipal funding required Any potential upgrades that might be required, will be for the account of the applicant.
Alignment with SDF's		<ul style="list-style-type: none"> Proposal consistent with all applicable Spatial policy plans. Refer to Par. 10

Note: LUPA (Land Use Planning Act) does not refer to a lack of desirability, nor does it require there to be a positive advantage (i.e. the absence of a positive advantage should not automatically lead to a decision to refuse)

From the table above, it is clear that the proposed rezoning is desirable on the subject property.

19. WESTERN CAPE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014)

The purpose of this Provincial legislation is to consolidate legislation in the Province pertaining to provincial planning, regional planning and development, urban and rural development, regulation, support and monitoring of municipal planning and regulation of public places and municipal roads arising from subdivisions; to make provision for provincial spatial development frameworks; to provide for minimum standards for, and the efficient coordination of, spatial development frameworks; to provide for minimum norms and standards for effective municipal development management; to regulate provincial development management; to regulate the effect of land development on agriculture; to provide for land use planning principles; to repeal certain old-order laws; and to provide for matters incidental thereto.

Section 59 of this Act prescribe the Land Use Planning Principles that are applicable to all land development in the Province. These are summarised in the tables below. The tables below aim to summarise how the proposed development on Sedgefield Erf 4308 complies with these principles.

19.1. Spatial Justice

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	This policy is not applicable to the application area.

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CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	N/A	This policy is not applicable to the application area. Not a Spatial Development Framework or Policy.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	N/A	This policy is not applicable to the application area.
Land use management systems should include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas and informal settlements.	N/A	This policy is not applicable to the application area.
Land development procedures must include provisions that accommodate access to, and facilitation of, the security of tenure and the incremental upgrading of informal areas.	N/A	The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for Knysna Municipality, 2016.
A competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.	N/A	The municipality should process this application within the prescribed guidelines of the Land Use Planning By-Law for Knysna Municipality, 2016.
The right of owners to develop land in accordance with current use rights should be recognised.	COMPLY	The owners intend to apply for land use rights for a Scarab Market. The land use rights have lapse and therefore must apply for permanent rights.

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19.2. Spatial Sustainability

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Promote land development that is spatially compact , resource-frugal and within the fiscal, institutional and administrative means of the relevant competent authority in terms of this Act or other relevant authority;	COMPLY	<ul style="list-style-type: none"> The rezoning will allow the owner to lawfully operate the craft market on the subject property within the development parameters of Sedgefield Zoning Scheme. The market is an existing market within the existing "urban area" of the Sedgefield Island. No expansion is proposed, hence the proposal will not result in urban sprawl. The compact urban footprint will be retained.
Ensure that special consideration is given to the protection of prime, unique and high potential agricultural land.	N/A	Not agricultural land.
Uphold consistency of land use measures in accordance with environmental management instruments.	N/A	<ul style="list-style-type: none"> This policy is not applicable to the application area. The approved policy of no development / structures below the 3m MSL level is adhered to.
Promote and stimulate the effective and equitable functioning of land markets.	COMPLY	<ul style="list-style-type: none"> The Scarab Market have been there for the past 10 years and is functioning effectively on the land. Approval of the application for formalise the existing market in its current form, will not impact negatively in the surrounding property values.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	COMPLY	<ul style="list-style-type: none"> The existing infrastructure is adequate for the proposal. No additional service infrastructure is required. Any future costs will be at the cost of the applicant or as determined by the municipality.
Promote land development in locations that are sustainable and limit urban sprawl.	COMPLY	<ul style="list-style-type: none"> The Scarab Market is very suitable for that specific location. It does not require any permanent structure to be constructed. This location is very sustainable, as it is at the entrance to Sedgefield Island, in a well-established tourism node. No urban sprawl, as the proposal is within the existing "urban footprint" of Sedgefield, and no expansion is proposed.

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CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Result in communities that are viable.	COMPLY	<ul style="list-style-type: none"> The proposal will create a more viable and functional community, as the proposal will result in the continuation of economic opportunities for the Sedgefield Community. For the past ten years the craft market proofed to be viable on Sedgefield Erf 4308, and the other two markets in this node also functioned viable. The Community mosaic project result in much needed community upliftment for the marginalised Smutsville / Sizamele communities in Sedgefield.
Strive to ensure that the basic needs of all citizens are met in an affordable way.	N/A	This policy is not applicable to the application area
The sustained protection of the environment should be ensured.	COMPLY	The craft market does not result in any negative environmental impacts.

19.3. Spatial Efficiency

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Land development should optimise the use of existing resources, infrastructure, agriculture, land, minerals and facilities.	COMPLY	<ul style="list-style-type: none"> The proposal will fully optimise the existing resources, land and existing building/stands on site. The proposal will result in the continuation of the existing craft market. If the proposal is refused, crafters will have to find alternative space elsewhere, to sell their products. This could result in new resources that have to be obtained / used to accommodate the crafters. No additional infrastructure is required to legalise / formalise the Scarab market in its current form on Erf 4308. Any additional costs will be at the cost of the applicant or as determined by the Municipality
Integrated cities and towns should be developed.	COMPLY	The proposal contributes to the integration of the various land uses in the area and surrounding areas. The proposal will allow for better-integrated services for the town of Sedgefield.
Policy, administrative practice and legislation should promote speedy land development.	N/A	The municipality should process this application within the prescribed time frames of the Land Use Planning By-Law for Knysna Municipality, 2016.

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19.4. Spatial Resilience

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	COMPLY	<p>The proposal is in line with all the various spatial plans, zoning scheme and policies, as motivated by the report.</p> <p>The proposed application complies with the requirements of the Land Use Planning By-Law for Knysna Municipality, 2016.</p>

19.5. Good Administration

CRITERIA	COMPLIANCE	PLANNING IMPLICATION
<p>All spheres of government should ensure an integrated approach to land use planning.</p> <p>All government departments must provide their sector inputs and comply with any other statutory requirements during the preparation or amendment of spatial development frameworks.</p> <p>The requirements of any law relating to land development and land use must be met timeously.</p> <p>The preparation and amendment of spatial plans, policy, zoning schemes and procedures for land development and land use applications, should include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.</p> <p>The legislation, procedures and administrative practice relating to land development should be clear, promote predictability, trust and acceptance in order to inform</p>	Applicable to Knysna Municipality	<p>This principle has no direct bearing on the application; however, the Knysna Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</p> <p>What is however important is that all decision making is aligned with sound policies based on nation, provincial and local development policies.</p>

SEDGEFIELD ERF 4308: PROPOSED REZONING



CRITERIA	COMPLIANCE	PLANNING IMPLICATION
and empower members of the public.		
A spatial development framework, zoning scheme or policy should be developed in phases and each phase in the development thereof should include consultation with the public and relevant organs of state and should be endorsed by the relevant competent authority.		
Decision-making procedures should be designed to minimise negative financial, social, economic or environmental impacts.		
Development application procedures should be efficient and streamlined and timeframes should be adhered to by all parties.		
Decision-making in all spheres of government should be guided by and give effect to statutory land use planning systems.		

20. CONCLUSION

In light of this motivation, and the information contained in the foregoing report, it is clear that the application for:

- i. The rezoning of a portion (±1.448 ha) of Sedgefield Erf 4308, from "Undetermined Zone" to "Business Zone" to allow for business purposes and the Scarab Arts & Crafts Village, in terms of Section 15(2)(a) of the Knysna Municipality By-law on Municipal Land Use Planning, 2016.

Meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the Land Use Planning By-Law for Knysna Municipality, 2016; is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by Knysna Municipality.

Marika Vreken Urban and Environmental Planners
March 2020

ANNEXURE A:

Previous Approval

M MAUGHAN-BROWN
4308 SED

Tel: 044-3021605
Fax: 044-3021631

2009-12-17

H M Vreken TRP (SA)
P O Box 2180
KNYSNA
6570



Sir/Madam

**PROPOSED TEMPORARY DEPARTURE TO PERMIT A CRAFT MARKET:
ERF 4308 SEDGEFIELD**

Your application dated 31 January 2006 refers.

Please be advised that my Council, at its Council meeting of 26 November 2009, resolved as follows:

"(a) That the following correspondence be noted:

- (i) Application from Scarab Village (Pty) Ltd for a temporary use departure on Erf 4308, Sedgefield
- (ii) Letters from SANRAL, dated 23 August 2006, 28 February 2007 and 11 September 2009;
- (iii) Memoranda from the Director: Technical Services, dated 8 March 2006, 10 July 2006, 21 August 2006, and 9 February 2007
- (iv) Memorandum from the Town Electrotechnical Engineer, dated 7 April 2006;
- (v) E-mail from District Roads Engineer, dated 16 March 2006;
- (vi) Letter from Department of Health, dated 28 March 2006;
- (vii) Letter from Sedgefield Ratepayers and Voters Association, dated 13 April 2006;
- (viii) Letter from Western Cape Department of Agriculture, dated 19 April 2006;
- (ix) Applicant's response to comment dated 10 July 2006;
- (x) Letters from Marike Vreken, dated 28 August 2009 and 9 September 2009 and 16 September 2009;

Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 • Knysna • 6570 • Tel: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

- (xi) Letters from Wild Oats Farmers Market dated 27 May 2005, 30 September 2009 and 20 October 2009
- (b) That the application for a Temporary Use Departure on Erf 4308 Sedgefield for the operation of a Craft Market be APPROVED, subject to the following conditions:
 - (i) The Departure will be valid for a period of Five years, after which a new application must be submitted. It is the responsibility of the operator of the market to abide by this time limit and the Municipality shall not be responsible to notify the operator of the lapsing of the approval.
 - (ii) A detailed site development plan is to be submitted for approval by the Manager: Town Planning and Building Control and the Director: Technical Services and the operator is to adhere at all times to the Approved Site Development Plan, failing which the Temporary Use Departure approval will automatically lapse and the operator will be liable to legal action in terms of the Land Use Planning Ordinance;
 - (iii) The site development plan is to clearly indicate the positions and size of all stalls;
 - (iv) The site development plan is to indicate parking provision, which is to be in terms of the Sedgefield Zoning Scheme (1 bay per every 60 m² of space used for business purposes) for the area zoned for business and 4 bays per stall for the Craft Market;
 - (v) The number of stalls is to be limited to the one quarter of the number of parking bays that can be provided in excess of those required for business use;
 - (vi) Directional signage indicating the route to parking bays is to be provided to the satisfaction of the Manager: Protection Services;
 - (vii) Roads, parking bays and signs are to be established before 16 December 2009;
 - (viii) The 60 metre building line from the N2 is to be observed;
 - (ix) No permanent structures are to be erected in the Craft Market;
 - (x) No hardening of services is to be permitted;
 - (xi) Building plans must be submitted for all structures, whether temporary or permanent;
 - (xii) No water, sewer or electricity connections are to be provided other than those provided to the Art and Craft Centre;
 - (xiii) No structures are to exceed 8,5 metres above natural ground level;

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- (xiv) All improvements are to be for the applicant's cost;
- (xv) The Knysna Municipality will not accept liability for losses or damages of whatsoever nature resulting from flooding whether or not these damages occur to goods or structures below the 3m MSL.
- (xvi) All advertising must be approved by the Knysna Aesthetics Committee and any advertising on the N2 must be approved by SANRAL. The Municipality reserves the right to require the immediate removal of any non approved signage."

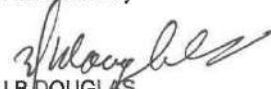
Your attention is drawn to the provisions of Section 44 of the Land Use Planning Ordinance, 1985 (Ord. No. 15 of 1985), in terms of which you have a right to appeal to the Premier of the Western Cape against the decision of Council. Should you wish to exercise this right of appeal, you must lodge such motivated appeal in writing to be received by the relevant authorities within **twenty one (21) days** of date of registration of this letter. The appeal should be addressed to:

The Director: Integrated Environmental Management (Region A)
Department of Environmental Affairs and Development Planning
Chief Directorate: Development Planning
Private Bag X9086
CAPE TOWN
8000

A copy of the appeal must be served on Council simultaneously.

Please note that you may not act in terms of the above decision of Council until it has been confirmed, in writing, that an appeal has not been lodged by an objector against that decision. Should you not have been informed within 30 days of receipt of this letter, you are advised to contact the writer. Should an appeal have been lodged, the decision of the Premier will have to be awaited, which decision will replace Council's decision on the matter.

Yours faithfully


J B DOUGLAS
MUNICIPAL MANAGER

/ac

cc: Director: Corporate Services
Director: Finance
Director: Technical Services
Director: Planning & Development
Director: Community Services
TEE
BCO

ANNEXURE B:

Company Resolution & Power of Attorney

SPECIAL POWER OF ATTORNEY

I/We A.F. KNOETAE, J. WRIGHT AND F.J.F. BOORGES (OF
SCARAB VILLAGE (PTY) LTD) the undersigned,

do hereby nominate, constitute and appoint
THE AUTHORISED AGENTS OF MARIKE VREKEN TOWN & REGIONAL PLANNERS CC and duly
authorised employees of Marike Vreken Town Planners CC
with power of Substitution to be *my/our lawful representatives in *my/our application for:

REZONING

on

SEDGEFIELD ERF 4308

In addition to apply for such amendments of any zoning schemes / structure plans /
Removal of Title Deed Restrictions as may be deemed necessary and to make other
necessary application and further to represent *me/us at any inquiry in relation to the
abovementioned matters and generally do whatever may be necessary or desirable to
procure the approval of the application, by virtue of those present and whatever our said
representative have to date done herein.

Signed at SEDGEFIELD on this 26th day of JUNE 2019

SIGNED:

SIGNED:

SIGNED:

In the presence of the undersigned witnesses:

AS WITNESSES:

1.

2.



SCARAB VILLAGE (PTY) LTD, Reg No: 2005/033778/07
ON 22/09/2005 CONVERTED FROM:

GRIBBON TRADIN 39 CC
Reg No 200410731423

(Name of Company, Partnership, Trust or Close Corporation)

RESOLUTION

Resolution passed at the meeting of the Shareholders/~~Partners/ Trustees/~~
~~Members~~ held in SEDFIELD on the 26th day of JUNE 2019.

Resolved that A.F. KNOETAE in his capacity as DIRECTOR, be and is hereby authorized to do whatever may be necessary to give effect to this resolution and to enter into and to sign such documents necessary to proceed with the applications as specified hereunder on behalf of the Company/ Partnership/ Trust/ Close Corporation with such modification as he/ she in his/ her sole discretion shall deem fit, his/ her signature to be conclusive proof that the documents which bear it are authorised in terms hereof.

DESCRIPTION OF PROPERTY:

SEDFIELD ERF 4308

NATURE OF APPLICATION:

REZONING

SIGNATURE OF SHAREHOLDERS/~~PARTNERS/ TRUSTEES/ MEMBERS.~~

NAME:

A.F. KNOETAE
J. WRIGHT
F.J.F. BORGES

SIGNATURE:

[Signature]
[Signature]
[Signature]

SCARAB VILLAGE (Pty) Ltd
P.O. Box 1318, Sedgfield 6573
Phone / Fax: 044 345 2455
Reg. 2005/033778/07 VAT 4090219799
BANK: FNB - KNYSA 210214
Account Number: 62085026924

ANNEXURE C:

Application Form

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LAND USE PLANNING APPLICATION FORM (Section 15 of the Proposed Standard Draft By-law on Municipal Land Use Planning)					
KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.					
PART A: APPLICANT DETAILS					
First name(s)	Marike				
Surname	Vreken				
South African Council for Planners (SACPLAN) registration number (if applicable)	1101				
Company name (if applicable)	Marike Vreken Town Planners				
Postal Address	Po Box 2180 Knysna			Postal Code	6570
Email	marike@vreken.co.za				
Tel	044 382 0420	Fax		Cell	082 927 5310
PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)					
Registered owner(s)	Gibbon Trading 39 CC				
Physical address				Postal code	
E-mail					
Tel		Fax		Cell	
PART C: PROPERTY DETAILS (in accordance with title deed)					
Property description [Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.]	Remainder Erf 4308 Sedgefield, in the Municipality and division of Knysna, Province of Western Cape.				
Physical Address	Sedgefield Erf 4308 is located at the Engen Sedgefield node, at the entrance of Sedgefield Island. The N2 National Road forms the northern boundary of Erf 4308. Erf 4308 is directly east of the Engen Sedgefield 1-Stop.				
GPS Coordinates	34° 0'36.22"S and 22°46'54.97"E	Town/City	Sedgefield		
Current Zoning	<u>Split Zoning</u> • Business Zone	Extent	1.5464 Ha	Are there existing buildings?	☒ Y ☐ N

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	• Undetermined Zone					
Applicable Zoning Scheme	Section 8 Zoning Scheme Regulations (1988)					
Current Land Use	Business Building & Craft Market					
Title Deed number and date	T	T02398/2005				
Any restrictive conditions?	Y	N	If Yes, list condition(s)	N/A		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies)	N/A		
Is the property encumbered by a bond?	Y	N	If Yes, list bondholder(s)	N/A		
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use?
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?
PART D: PRE-APPLICATION CONSULTATION						
Has there been any pre-application consultation?			Y	If Yes, complete the information below and attach the minutes of the pre-application consultation.		
Official's name	Steward Mqhele	Reference Number	Pre-Application meeting - 21 August 2019	Date of consultation	21 August 2019	
PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE PROPOSED STANDARD DRAFT BY-LAW ON MUNICIPAL LAND USE PLANNING AND APPLICATION FEES PAYABLE						
Tick	Section	Type of application	Cost			
√	2(a)	a rezoning of land;	R 3 094.00			
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R 0			
√	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R			
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R			
√	2(e)	a consolidation of land that is not exempted in terms of section 24;	R			
	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R			
√	2(g)	a permission required in terms of the zoning scheme;	R			
√	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R			
√	2(i)	an extension of the validity period of an approval;	R			
√	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R			
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R			
	2(l)	a permission required in terms of a condition of approval;	R			

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#	2(m)	a determination of a zoning;	R
#	2(n)	a closure of a public place or part thereof;	R
#	2(o)	a consent use contemplated in the zoning scheme;	R
#	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R
TOTAL A:			R 3 094.00
PRESCRIBED NOTICE AND FEES** (for completion and use by official)			
Tick	Notification of application in media	Type of application	Cost
#	SERVING OF NOTICES	Delivering by hand; registered post; data messages	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
#	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
#	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES* (TOTAL A + B)			R
* Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.			
** The applicant is liable for the cost of publishing and serving notice of an application.			
KNYSNA MUNICIPALITY'S BANK ACCOUNT DETAILS			
Name: Knysna Municipality Bank: Nedbank Branch no.: 162645 Account no.: 1626561826 Payment reference: Erf Number			
PART F: DETAILS OF PROPOSAL			
Brief description of proposed development / intent of application:			
See attached Motivation Report			
PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Proposed Standard Draft By-law on Municipal Land Use Planning]			

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Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Information and documentation required in terms of section 38(1) of said legislation

<u>Y</u>	N	Power of attorney / Owner's consent if applicant is not owner	Y	<u>N</u>	Bondholder's consent (if applicable)
<u>Y</u>	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	<u>Y</u>	N	Proof of registered ownership or any other relevant right held in the land concerned
<u>Y</u>	N	Written motivation	<u>Y</u>	N	S.G. diagram / General plan extract
<u>Y</u>	N	Locality plan	<u>Y</u>	N	Site development plan or conceptual layout plan
Y	<u>N</u>	Proposed subdivision plan	Y	<u>N</u>	Proof of agreement or permission for required servitude
<u>Y</u>	N	Proof of payment of application fees	<u>Y</u>	N	Full copy of the title deed
Y	<u>N</u>	Conveyancer's certificate	<u>Y</u>	N	Minutes of pre-application consultation meeting (if applicable) (21 August 2019)

Supporting information and documentation:

Y	N	<u>N/A</u>	Consolidation plan	<u>Y</u>	N	<u>N/A</u>	Land use plan / Zoning plan
Y	N	<u>N/A</u>	Street name and numbering plan	Y	N	<u>N/A</u>	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	<u>N/A</u>	Landscaping / Tree plan	Y	N	<u>N/A</u>	Home Owners' Association consent
Y	N	<u>N/A</u>	Abutting owner's consent	Y	N	<u>N/A</u>	Services Report or indication of all municipal services / registered servitudes
Y	N	<u>N/A</u>	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	<u>N/A</u>	Proof of failure of Home owner's association
Y	N	<u>N/A</u>	Copy of original approval and conditions of approval	Y	N	<u>N/A</u>	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	<u>N/A</u>	Proof of lawful use right	Y	N	<u>N/A</u>	

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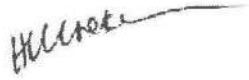
12

<u>Y</u>	N	N/A	Required number of documentation copies	Y	N	<u>N/A</u>	Other (specify)
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION							
Y	<u>N/A</u>	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	<u>N/A</u>	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)	
Y	<u>N/A</u>	National Environmental Management Act, 1998 (Act 107 of 1998)					
Y	<u>N/A</u>	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)					
Y	<u>N/A</u>	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)					
Y	<u>N/A</u>	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations					
Y	<u>N/A</u>	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	<u>N/A</u>	Other (specify)	
Y	<u>N</u>	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.					
<u>Y</u>	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Proposed Standard Draft By-law on Municipal Land Use Planning? If yes, please attach motivation.					
SECTION I: DECLARATION							
I hereby wish to confirm the following :							
1. That the information contained in this application form and accompanying documentation is complete and correct.							
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.							
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.							
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.							
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.							
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.							
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.							

Page 5 of 6

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

T2

Applicant's signature:		Date:	17/03/2020
Full name:	Hendrika Marike Vreken		
Professional capacity:	Professional Town Planner		
SACPLAN registration number:	1101		
FOR OFFICE USE ONLY			
Date received:		Received by:	
			
ANNEXURES			
The following Annexures are attached for your information, only if applicable:			
Please do not submit these Annexures with the application form.		<u>Annexure A:</u> Minimum requirements matrix <u>Annexure B:</u> Land use planning application submission and protocol <u>Annexure C:</u> Land use planning application workflow	

Page 6 of 6

ANNEXURE D:

*Copy of Title Deed – T62398/2005 & Windeed
Copy*

293
MILLER'S INC
BEACON HOUSE
123 MEADE STREET
GEORGE
6530

Prepared by me

CONVEYANCER
Snyman T

FEE

R.500,00..

BO 071545 / 2016

GEKANSLEER
CANCELLED

REGISTRAR/REGISTRAR

08 DEC 2016

VERBIND

MORTGAGED

VIR
FOR R 123.500.00

B 000083553 / 2005

05 AUG 2005

REGISTRAR/REGISTRAR

DEED OF TRANSFER

000083553 / 2005

BE IT HEREBY MADE KNOWN THAT

MARILIZE HUGO

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said Power
of Attorney was signed at GEORGE on 16 MAY 2005 granted to him by

MALCOLM REGINALD DOUBELL
Identity Number 320923 5021 00 7
Unmarried

DATA / VERIFY

22 AUG 2005

OLIVIER V

DATA / VERIFY

18 AUG 2005

KORACE L

Page 2

And the appearer declared that his said principal had, on 8 April 2005, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

GRIBBON TRADING 39 CC
No. 2004/107314/23

or its Successors in Title or assigns, in full and free property

REMAINDER ERF 4308 SEDGEFIELD, IN THE MUNICIPALITY AND
DIVISION OF KNYSNA, PROVINCE WESTERN CAPE;

IN EXTENT 1,5464 (ONE COMMA FIVE FOUR SIX FOUR) HECTARES

FIRST TRANSFERRED and still held by Deed of Transfer No. T20017/2002 with
Diagram S.G. No. 7085/1999 relating thereto.

A. SUBJECT to the conditions referred to in Certificate of Consolidated Title
No. 2542 dated 22nd March 1926.

B. ENTITLED to the benefits of the servitude, a reference to the terms of
which dated 25th September 1929 appears on Deed of Transfer No. 822
dated 3rd February 1928, reading as follows:

"By Deed of Transfer No. 9658 dated 25th September 1929 certain 2 rights
of way shown on the diagram annexed thereto are to remain open for the
use of the owner of the remainder of the land held hereunder as will more
fully appear on reference to the said Deed of Transfer."

C. ENTITLED to the benefits of the servitude, a reference to the terms of
which dated 9th September 1955 appears on Deed of Transfer No. 26897
dated 26th November 1948, reading as follows:

"By D.T. No. 14782/1955 dd. 9/9/55 the owner of the remainder of the
within property, together with his nominees, servants, employees and
successors in title, shall be entitled to a right of way 16 ft. wide over the
property thereby conveyed (Para. 1) the centre line of which is indicated
by the brown line b.c. on Diagram 8141/1954. The said right of way shall
be for the passage of pedestrian, animal drawn and vehicular traffic of all
kinds, as well as for the driving of cattle. Subject to conditions as will
more fully appear on reference to said Deed of Transfer."

D. ENTITLED to the benefits of the servitude, a reference to the terms of
which dated 17th August 1956 appears on Deed of Transfer No. 26897
dated 26th November 1948, reading as follows:

"By Deed of Transfer No. 11681/56 d.d. 17/8/56 the owner of the
remainder of within ppty. together with his nominees, employees, servants
and successors in title, shall be entitled to a right of way 30 ft wide over
Ptn. 82 (a ptn of Ptn. 30 of the farm Ruygte Valley - 68/0873 mgn.)
thereby conveyed, the centre line of which is indicated by the line a.b. on
Diagram No. 8144/54 thereunto annexed. The said right of way shall be
for the passage of pedestrian, animal drawn and vehicular traffic of all
kinds, as well as for the driving of cattle, as will more fully appear from
said Deed of Transfer."



Page 3

- E. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 17th August 1956 appears on Deed of Transfer No. 26897 dated 26th November 1948, reading as follows:

"By Deed of Transfer No. 11682/56 d.d. 17/8/56 the owner of the rem. of within ppty. together with his nominees, employees, servants and successors in title shall be entitled to – a right of way 30 ft. wide over Ptn. 84 (a ptn. of Ptn. 13 of the farm Ruygte Valley, 40,8572 mgn) thereby conveyed, the centre line of which is indicated by the line a.b. on Diagram No. 8145/54 thereunto annexed. The said right of way shall be for the passage of pedestrian, animal-drawn and vehicular traffic of all kinds, as well as for the driving of cattle, as will more fully appear from the said Deed of Transfer."

- F. ENTITLED to the benefits of the servitude, a reference to the terms of which dated 20th February 1957, appears on Deed of Transfer No. 26897 dated 26th November 1948, reading as follows:

"By Deed of Transfer No. 1981/57 with Diagram No. 5770/55 annexed, Portion 85 (a ptn. of Ptn. 13) of Ruygte Valley, in extent 15,1618 morgen, is subject to a right of way 20' wide, the centre line of which is indicated by the line a.b. on the said Diagram; for the benefit of the remainder of the within property."

- G. SUBJECT to the following special conditions contained in the said Deed of Transfer No. 9233/1957 imposed by the Sedgefield Investments (Proprietary) Limited for the benefit of itself and its successors in title as owners of the remaining extent held under Deed of Transfer No. 26897 dated 26th November 1948 namely:

"1. The Transferee shall not be entitled to claim against the Transferors as owner of the remaining extent for the time being of the Sedgefield Township and/or the farm Sedgefield for any consideration or compensation or be entitled to make any claim whatever in respect of the construction, erection or maintenance of any gates or fences which may at present exist on the boundary line of any lot or lots purchased or which may in future be erected by the transferee on the boundary line of such land, provided, however, that the said transferee shall not be debarred from claiming in this regard from any purchaser of a lot other than the said transferors.

2.

3. The terms "Transferors" and "Transferee" in these conditions shall be deemed to include the heirs, executors, administrators, assigns or successors in title of the Transferors and transferee.

- H. ENTITLED to benefits under the terms of the servitude referred to in the following endorsement dated 16th January 1961 on the said Deed of Transfer No. 9233/1957 namely:

"By D/T 275/61 registered this day Portion 3 measuring 12,1480 morgen thereby transferred is subject to the following conditions in favour of the remainder of Lot 1627 measuring 129,3261 morgen held hereunder – conditions relating to uniformity of fencing line, sanitation, ownership, occupation, fencing material, use of property, disposal of night soil,



Page 4

restriction of buildings, advertising, subdivision, drainage and sewerage, etc. as will more fully appear from said deed of transfer."

- I. By Deed of Transfer No. T104/88 dated 4 January 1988 the remainder of the within property is subject to the following conditions imposed by the Administrator i.t.o. Section 9 of Ordinance 33/1934:

- (a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity-, telephone- and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

- J. By Deed of Transfer No. T105/88 the remainder of the within property is subject to the following conditions imposed by the National Transport Commission in terms of Section 12 of Act No. 54/1971:

- 1. The land shall not be developed without the written approval of the Commission.
- 2. With the exception of existing structures, no structures or any other thing whatsoever shall be erected within a distance of 60 metres, measured from the National Road reserve boundary, without the written approval of the Commission.

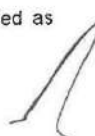
- K. By Deed of Transfer No. T63413/2000 the within property is ENTITLED to a servitude of pipeline, cable line and bore hole, 2,6 m wide the north western boundary of which servitude is indicated by line G D on Diagram 6726/1999 over Erf 4306 Sedgfield meas. 4047 m². As will more fully appear from said deed of transfer.

- L. SUBJECT FURTHER to the following endorsement as contained in Deed of Transfer No. T1800/1987, which reads as follows:

"Remainder
Endorsement in terms of Section 31(6) of Act 47 of 1937 (as amended)

A portion of the Remainder of the herein mentioned property, meas. (1) 17,80 ha (2) 1,50 ha. has been expropriated by Republic of S.A. in terms of Section 8(1)(a) of Act on National Roads 54/1971.

Vide Notice of Expropriation No. N10/3/1/064/258 dd 13.6.80, filed as exprop. Caveat Ex 454/80, plans in duplicate filed herewith."



Page 5

- M. FURTHER SUBJECT to the following endorsement as contained in Deed of Transfer No. T1800/1967 which reads as follows:

"Remainder

Endorsement in terms of Section 31(6) of Act 47 of 1937 (as amended)

A portion of the herein-mentioned property meas. approx. 3010 m² has been expropriated by Republic of South Africa in terms of Sect. 8(1)(a) of the National Roads Act 54 of 1971.

Vide Notice of expropriation No. N10/3/1/064/258 dd 10.5.1985 filed as exprop. caveat Ex464/85, plans filed in duplicate."

- N. FURTHER SUBJECT to the following condition contained in Deed of Transfer No. T20017/2002 and imposed by and in favour of The South African National Roads Agency in terms of Section 49 of The South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998):

With the exception of existing structures, no structure or any other thing whatsoever shall be erected laid or established within a distance of 20 metres, measured from the national road reserve boundary, without the written approval of The South African National Roads Agency Limited.

- O. By virtue of Deed of Transfer No. T66446/2002 the within property is entitled to a servitude area 2,6 metres wide, the north western boundary of which servitude is indicated by the line D F on diagram No. 1919/2002 over Erf 4504, Sedgefield, measuring 476 m² and held by the said Deed of Transfer.

- P. By virtue of Notarial Deed of Servitude No. K790/2002S dated 12 July 2002 the within mentioned property is

SUBJECT to a servitude area with ancillary rights in extent 86 sq.m. in favour of

Erf 4504 Sedgefield
in the Municipality and Division of Knysna
Province of the Western Cape

In extent: 476 sq.m.

Held by Deed of Transfer No. T66446/2002

with servitude is indicated by the figure AEB on Diagram SG No. 1919/2002 annexed to Deed of Transfer No. T66446/2002.

As will more fully appear from said Notarial Deed of Servitude.

- Q. By virtue of Notarial Deed of Servitude K791/2002 dated 12 July 2002, the within property is subject to a servitude area 13 metres wide from and parallel and along the entire length of the line C B (being the northern boundary) up to where it meets the line BA on Diagram No. 7085/1999 annexed to T20017/2002 in favour of Erf 4505 Sedgefield, meas. 4523 m² and held by Certificate of Consolidated Title No. T66447/2002.

As will more fully appear from the said Notarial Deed.



Page 6

WHEREFORE the said Appearer, renouncing all right and title which the said

MALCOLM REGINALD DOUBELL, Unmarried

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

GRIBBON TRADING 39 CC
No. 2004/107314/23

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 550 000,00 (ONE MILLION FIVE HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on

5 August

2005

Hugo

q.q.

In my presence

[Signature]
REGISTRAR OF DEEDS

Att

A

Printed: 2019/08/15 12:22

WinDeed Database Deeds Office Property

windeed
A LexisNexis® Product

SEDGEFIELD, 4308, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Date Requested	2019/08/15 12:22
Deeds Office	CAPE TOWN
Information Source	WINDEED DATABASE
Reference	PR1944



PROPERTY INFORMATION

Property Type	ERF
Erf Number	4308
Portion Number	0 (REMAINING EXTENT)
Township	SEDGEFIELD
Local Authority	SEDGEFIELD MUN
Registration Division	NOT AVAILABLE
Province	WESTERN CAPE
Diagram Deed	T20017/2002
Extent	1,5484H
Previous Description	-
LPI Code	C03900100000430800000

OWNER INFORMATION

Owner 1 of 1

Type	CLOSE CORPORATION
Name	GRIBBON TRADIN 39 C C
ID / Reg. Number	200410731423
Title Deed	T62398/2005
Registration Date	2005/08/05
Purchase Price (R)	1,550,000
Purchase Date	2005/04/08
Share	0,00
Microfilm	2005 1875 1751
Multiple Properties	NO
Multiple Owners	NO

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm
1	K790/2002S	-	UNKNOWN	2002 0661 2660
2	K791/2002S	-	UNKNOWN	2002 0661 2705
3	SUBDIVISION FROM	TOWN SEDGEFIELD ,ERF 1627 ,PRTN 0	UNKNOWN	0000000*
4	NOW SUBDIVISION	TOWN SEDGEFIELD ,ERF 4504 ,PRTN 0	UNKNOWN	-

HISTORIC DOCUMENTS (2)

#	Document	Owner	Amount (R)	Microfilm
1	T20017/2002	DOUBELL MALCOLM REGINALD	180,000	2007 1208 5738
2	B83553/2005	-	1,225,000	2005 1875 1765

DISCLAIMER

This report contains information gathered from the WinDeed database and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. LexisNexis will not be liable for any damage caused by reliance on this report and for legal purposes encourage validation on ownership details with the Deeds Office. This report is subject to the terms and conditions of the WinDeed End User Licence Agreement (EULA).

ANNEXURE E:

SG No. 7085/1999

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CONSTANTS	CO-ORDINATES Y System WG 23 X	S.G. No. 7085/1999
AB	52,31	241 12 10	A +20 245,22 +64 759,99	Approved <i>B. M. M. M. M.</i> for Surveyor General 2000-01-06
BC	98,36	269 37 30	B +20 199,38 +64 734,80	
CD	116,09	360 00 00	C +20 101,03 +64 734,15	
DE	135,26	90 00 00	D +20 101,03 +64 850,24	
EF	36,85	165 57 40	E +20 236,29 +64 850,24	
FA	54,50	180 00 00	F +20 245,22 +64 814,49	
		3322/220	A +21 571,94 +66 750,00	
		3322/449	A +17 342,95 +66 280,15	

DESCRIPTION OF BEACONS
A,B,C,D,E,F .. 12mm iron peg

Scale 1:2 500

The figure A B C D E F
represents 1,5940 hectares of land being
Erf 4308 (a ptn. of Erf 1627) SEDGEFIELD
Situate in Sedgefield Transitional Local Council
Administrative District of KNYSNA
Province of the Western Cape
Surveyed by me in November-December 1999

Professional Land Surveyor
P.G. Tarboton Reg. No. 0605

This diagram is annexed to No. T20017/2002 dated i.f.o. Registrar of Deeds	The original diagram is No. 5752/1952 Annexed to D/T 1957. 185 .9233	File No. S/6853/1/1 S.R. No. E3023/1999 Comp. AL-2BA/V23 (681)
--	---	--

THIS PLAN IS APPROVED IN
TERMS OF ACT 104 OF 1994

APPROVED IN TERMS OF SECT. 34
OF ORD. 181985
REF. 15/2/3/2/63
DATE 1999.12.01

FOR ENDORSEMENTS
SEE PAGE OF CHARGE 4308

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

THE FOLLOWING REDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMARKS
EB58/2002	1919/2002	ERF 4504	476 m ²	66446/02	WJ	
E1538/2004	3379/2004	ERF 4657	981 m ²			

SERVITUDES/LEASEHOLD AREAS				
SURVEY RECORD	DIAGRAM NO.	DESCRIPTION	DEED	INITIALED
EB58/2002	1919/2002	The figure AGH represents a servitude area in extent of 86 m ²	66446/02	WJ
E1538/2004	3379/2004	The figure abcd represents a servitude area		

ANNEXURE F:

SG No. 1919/2002

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

OFFICE COPY

CANCELLED
Erf 4505 (66447/02)
W.F. van der Merwe
2002.05.14

APPROVED SUBJECT TO SIMUL-
TANEOUS REGISTRATION OF
DIAGRAM 1920/2002
BEING ERF 4505

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 1(c)

EXEMPT FROM PROVISIONS OF
CHAPTER III OF LRD, 1971/69

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No. 1919/2002
		Y	System	WG 23 X	
	CONSTANTS	+	0, 00	+3700000, 00	Approved Surveyor General 2002.05.14
AB	20, 30	337 58 20	A	+20 245, 23	
BC	68, 22	359 33 30	B	+20 237, 61	
CD	33, 55	165 57 40	C	+20 237, 09	
DA	54, 50	180 00 00	D	+20 245, 22	
SERVITUDE DATA					
AE	8, 49	241 12 10			
EB	22, 91	359 33 30	E	+20 237, 79	
DF	11, 16	224 31 20			
FC	40, 50	359 33 30	F	+20 237, 40	
		3322/220	A	+21 571, 94	
		3322/449	A	+17 342, 95	

DESCRIPTION OF BEACONS

A,B,C,D,E,F .. 12mm iron peg

SERVITUDE NOTES

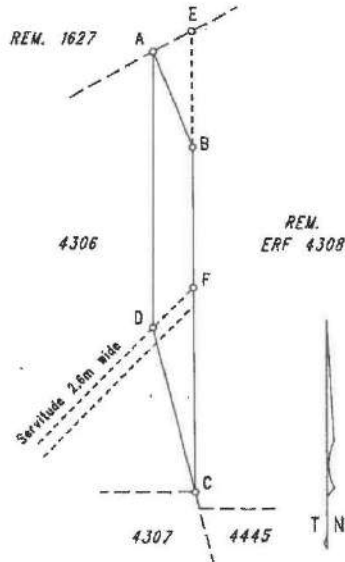
- 1) The figure AEB represents a servitude area in extent 86 square metres over the remainder
- 2) The line DF represents the NW boundary of a servitude 2,6m wide as indicated

*Included in
Consol ride
erf 4505
Dgm. 1920/2002*

Scale 1:1 000

The figure A B C D
represents 476 square metres of land being
Erf 4504 (a ptn. of Erf 4308) SEDGEFIELD

Situate in the Municipality and
Administrative District of KNYSNA
Province of the Western Cape
Surveyed by me in November 1989
and April 2002



Professional Land Surveyor
P.G. Tarbaton Reg. No. 0605

This diagram is annexed to No. 66446/2002 dated i.f.o.	The original diagram is No. 7085/1999 Annexed to D/T 2002. .20017	File No. S/6853/1/1Vol2 S.R. No. E858/2002 Comp. AL-2BA/V23 (681)
Registrar of Deeds		

4504

ANNEXURE G:

SG No. 3379/2004

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

Approved in terms of

Act 7/1998

EXEMPT FROM PROVISIONS OF ACT
70 OF 1970

SECTION 1 (a)

APPROVED IN TERMS OF SECT. 25
OF G.D. 191/03

REF. 4308, SEDGEFIELD

DATE 18/05/2004

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System W.G.23		S.G. No.
		CONSTANTS		+	0, 00	3379/2004
AB	3, 45	241 12 10	A	+20 240, 81	+64 757, 57	Approved <i>P.G. Tarboton</i> Surveyor General 15-10-2004
BC	13, 10	315 37 40	B	+20 237, 79	+64 755, 91	
CD	15, 91	269 33 30	C	+20 228, 63	+64 765, 27	
DE	44, 65	359 33 30	D	+20 212, 72	+64 765, 15	
EF	20, 00	89 33 30	E	+20 212, 37	+64 809, 80	
FG	32, 13	179 33 30	F	+20 232, 37	+64 809, 95	
GA	21, 85	157 58 20	G	+20 232, 62	+64 777, 82	
SERVITUDE DATA						
CH	9, 09	90 19 00	H	+20 237, 72	+64 765, 22	
HB	9, 31	179 33 30				
FJ	5, 00	89 33 30	J	+20 237, 37	+64 809, 99	
JH	44, 77	179 33 30				
HG	13, 59	337 58 20				
		3322/220	Δ	+21 571, 94	+66 750, 00	
		3322/449	Δ	+17 342, 95	+66 280, 15	
<p>DESCRIPTION OF BEACONS</p> <p>A ... 12mm Iron peg in tarmac B,C,D,E,F,G,H,J ... 12mm Iron peg</p> <p>SERVITUDE NOTES</p> <p>1) The figure BCH represents a servitude area 2) The figure HGFJ represents a servitude area over the Remainder 3) The figure ABH represents a servitude area. Vide Diagram S.G.No. 1919/2002 D/T No. 2002- -66446 (Erf 4504)</p> <div style="text-align: center;"> <p>Scale 1:1 000</p> </div> <p>The figure A B C D E F G represents 981 square metres of land being Erf 4657 (a ptn. of Erf 4308) SEDGEFIELD</p> <p>Situate in the Municipality and Administrative District of KNYSNA Province of the Western Cape</p> <p>Surveyed by me in June 2004</p> <p style="text-align: right;">Professional Land Surveyor P.G. Tarboton Reg. No. 0605</p>						
This diagram is annexed to		The original diagram is		File No. S/6853/1/1Vol2		
No. dated i.f.o.		No. 7985/1999		S.R. No. E 1538/2004		
Registrar of Deeds		Annexed to D/T 2002, 20017		Comp. AL-2BA/V23 (681)		
				LPI C0390010		

ERF 4657 SEDGEFIELD

ANNEXURE H:

Pre Application Minutes

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026



Knysna
Municipality • Munisipaliteit • uMasipala
INCLUSIVE. INNOVATIVE. INSPIRED.

**KNYSNA MUNICIPALITY
PRE –APPLICATION MEETING**

Minutes of meeting held on the
21 August 2019
At
09:00

Planning and Development Boardroom

MINUTES

No	Item	Presentation
1.	Opening and Welcoming	Mr S Mqhele
2.	<p>Attendance Mr S Mqhele (Chairperson) Ms N Vonya – KM: Town Planning Ms L Mniki – KM: Town Planning Mr S Madumbo – KM: Town Planning Mr L Stefane – KM: Town Planning Ms P Booth – KM: Environmental Services (not entire duration)</p> <p>Mr L Botha – Applicant: VPM Planning CC Mr H Labuschagne – Applicant: Marike Vreken Planners Ms M Vreken – Applicant : Marike Vreken Planners</p> <p>Apologies Mr A Africa – KM: TSD M R Hardnick – KM: Environmental Management</p>	
3.	Items for consideration	
3.1	<p><u>Erf 13741 & 13742, Knysna – Application for Subdivision and Consolidation</u></p> <p><u>Discussion</u></p> <ul style="list-style-type: none"> • Situated in Green Pastures • Owned by HOA • Wish to Subdivide and Dispose of the land • Unutilised Private Open Space 	All Municipal officials and the relevant applicant(s).

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	<ul style="list-style-type: none">• Other Portion to create new residential property (to be rezoned)• Remainder to also be rezoned to "Single Residential"• AGM Held and consensus reached for the aforementioned• Applicant does not believe that there was Environmental purposes• Previous approvals will have implications on the requirement of other Land Use Planning Applications such as Amendment of Conditions of Approval• Amendment of General Plan can't be done (and won't be required) as there are properties which have been registered• Town Planning won't know implications on Services, therefore TSD to be consulted• Accessibility to new erven and implication on the existing road portion to be addressed• It appears that there may be a Servitude. <p><u>Recommendation:</u></p> <ul style="list-style-type: none">• Circulate to TSD and Environmental Management, amongst others• Subdivision Application• Accessibility to new erven and implication on the existing road portion to be addressed• Applicant to investigate Servitude and implications of the proposal therefore• Subdivision• Consolidation• Rezoning• Amendment of Previous Approvals• Compare existing and proposed zoning implications• To be advertised• Submit AGM Minutes• POA/ Co. Res required• Applicant to check for any restrictive conditions and bond on the title deed; and submit necessary motivation, consent and applications, where applicable• Motivate in terms of Section 65 of the Planning By-Law• Information required in terms of Section 38 of the Planning By-Law• Return to Pre-Application Meeting to present prior to submission• Applicant to consult with TP Department following next week's Transitional Zoning; as well as SDF Meeting to confirm whether Public Participation will take place again; and confirmation on estimated finalisation dates.• DAFF needs to be consulted for Protected Trees.	
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3.2	<p><u>Erf 592, 593 & 2720, Knysna – Application for Rezoning and Consolidation</u></p> <p><u>Discussion</u></p> <ul style="list-style-type: none"> • All zoned General Residential • Proposal: <ul style="list-style-type: none"> ◦ <u>Multi-Purpose Community Centre</u> ◦ Church – POW – 200 seater ◦ Restaurant ◦ Conference Facility (not exclusively for religious purposes) ◦ Crèche ◦ Office – Administrative; ◦ Studios/ Classes ◦ Doctors rooms ◦ Courtyard ◦ Consolidate ◦ No fencing • No existing zoning to accommodate multi-purpose proposal • Intended to optimise use of space during the week as the property is expensive and Knysna CBD currently does not have that. • Shared Parking between uses which alternate at different hours • Parking space to be located along the abutting properties to be used as a buffer • On-street diagonal Parking • Special Zone as per Draft Zoning Scheme • Mortimer Street is one way • Access proposed on Gordon Street (dual-way) • Accessible for pedestrians • Architecture is to enhance the urban character • Vegetation: <ul style="list-style-type: none"> ◦ Palm Tree ◦ Indigenous trees ◦ Avocado Tree ◦ To be retained and; ◦ New trees to be planted • Consultation to be held with TSD • Consultation to be held with Aesthetics Committee • Province has been consulted and (Daleen) said it is a Special case which has Merit seeing as though there is no provision made in current and draft Zoning Scheme • Space (land) is limited in Knysna • Height <ul style="list-style-type: none"> ◦ Current zoning allows for 12m ◦ Applicant uncertain but considers approx. 10m • No Restrictive Conditions • Refined SDP required for informed Decision 	All Municipal officials and the relevant applicant(s).
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	<p><u>Recommendation:</u></p> <ul style="list-style-type: none"> • Draft Scheme and SDF to be considered in the timing of submission • Motivation to include comparison between current and proposed scheme • Consolidation • Circulate to Environmental Management; TSD • Resolution with Aesthetics Committee to be submitted with the application • Lease Agreement for off-site Parking to be submitted with the application • POA/ Co. Res required • Motivate in terms of Section 65 of the Planning By-Law • Information required in terms of Section 38 of the Planning By-Law 	
3.3	<p><u>Erf 4308, Sedgefield – Application for Rezoning</u></p> <p><u>Discussion</u></p> <ul style="list-style-type: none"> • 1.94ha in extent • Split zone <ul style="list-style-type: none"> ◦ Business Zone (small portion) ◦ Undetermined (remaining) • Property has history of land use planning applications, some of which, have lapsed • It is assumed that the property has not been developed due to the rule/ policy which did not allow development below 3msl • Proposal: <ul style="list-style-type: none"> ◦ Formalise the existing market (of Temporary Structure) which was previously granted under TUD by Rezoning to "Business" ◦ With a Site Development Plan with further restrictions • Discuss the intensity of the different business Zones and the compatibility thereof • Survey not yet conducted • Enforcement is a concern • Site Specific Circumstances • Outside of the Urban Edge • Alternative sites ought to be considered • The current land use is desirable • Spatial Planning Policy does not provide guidance • SPLUMA and LUPA Principles may assist 	All Municipal officials and the relevant applicant(s).

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	<ul style="list-style-type: none"> Split zoning, Local Business Zone, Commercial Zone, were deliberated as options. However, a suitable Zoning (for the proposed zoning) was not concluded in light of the Environmental constraints <p>Recommendation:</p> <ul style="list-style-type: none"> Anything inconsistent with the SDF is not preferably supported Applicant wishes to apply for a Rezoning with an emphasis on 'Site Specific Circumstances' Circulate to DEA&DP, amongst others Sect 38, 65 	
3.4	<p><u>Erf 15309 (Fernwood Phase III), Knysna – Application for Rezoning and Subdivision</u></p> <p>Discussion</p> <ul style="list-style-type: none"> Approved 2002/ 2003 Nodes – Single Residential, Group Housing, Amend intent for properties on the Ridge to rather accommodate Assisted Living (similar to Berg and Kloof) Benefit is that there will be more green space Less Coverage Below 8m, and minimal visual impact as Phase 3 resides in a 'ditch' ROD to be amended Rezone to General Residential Zoning Certificate requested and not received Subdivisional Area or Group Housing Zone – Not certain Current (and approved) access Unused Municipal Reservoir (on Fernwood Land) in close proximity Subdivisional Area has a base zone, therefore, Group Zone Service Reports done and less services to be utilised <p>Recommendation</p> <ul style="list-style-type: none"> Rezoning Amendment of Previous Approvals Application(s), where applicable Circulate to Internal and External Stakeholders, especially Environmental 38, 65 	
	<p><u>Erf 16370, Knysna (Life Bay Hospital) – Application for Departure</u></p> <p>Discuss</p> <ul style="list-style-type: none"> Converting existing premises (open stoep/ balcony/ conference room) to allow new consulting rooms There are implications on Parking Applicant to assess/ scrutinise previous approvals to confirm if there is a Site Development Plan and what the Parking Ratios will be 	

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	<ul style="list-style-type: none">• Applicant obtained comment forms signed by the neighbouring property owners• Coverage shall be unchanged <p>Recommendation</p> <ul style="list-style-type: none">• Applicant to assess/ scrutinise planning property files to determine whether Amendment applications will be required• Circulate to internal and external stakeholder• POA/ Co. Res required• Applicant to check for any restrictive conditions and bond on the title deed; and submit necessary motivation, consent and applications, where applicable• Motivate in terms of Section 65 of the Planning By-Law• Information required in terms of Section 38 of the Planning By-Law	
4.	The Chairperson closed the meeting.	
<i>*The Municipality reserves the right to make further/ revised Recommendation should additional information be provided.</i>		

PLAN 1:

Locality Plan

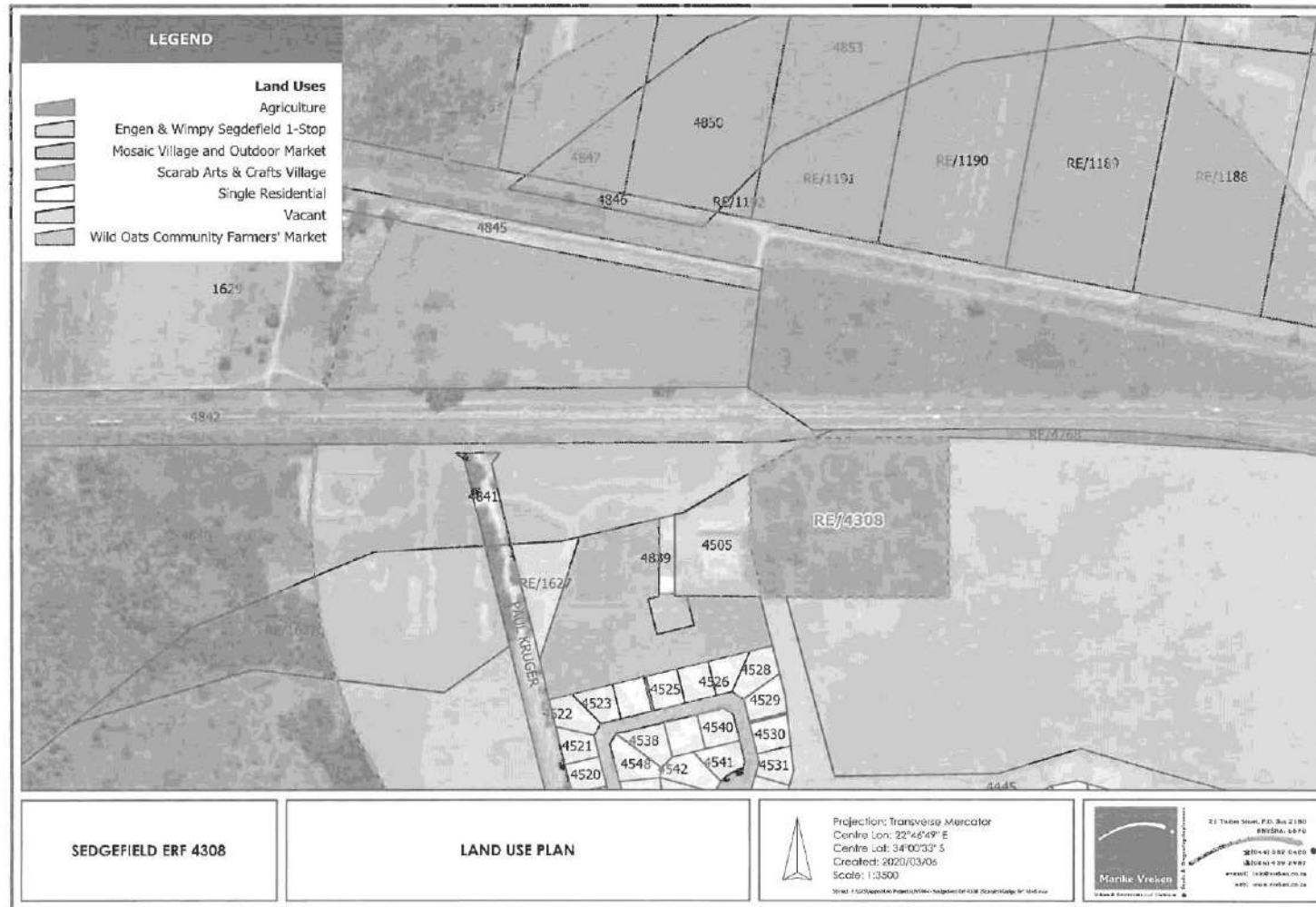
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PLAN 2:

Land Use Plan

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PLAN 3:

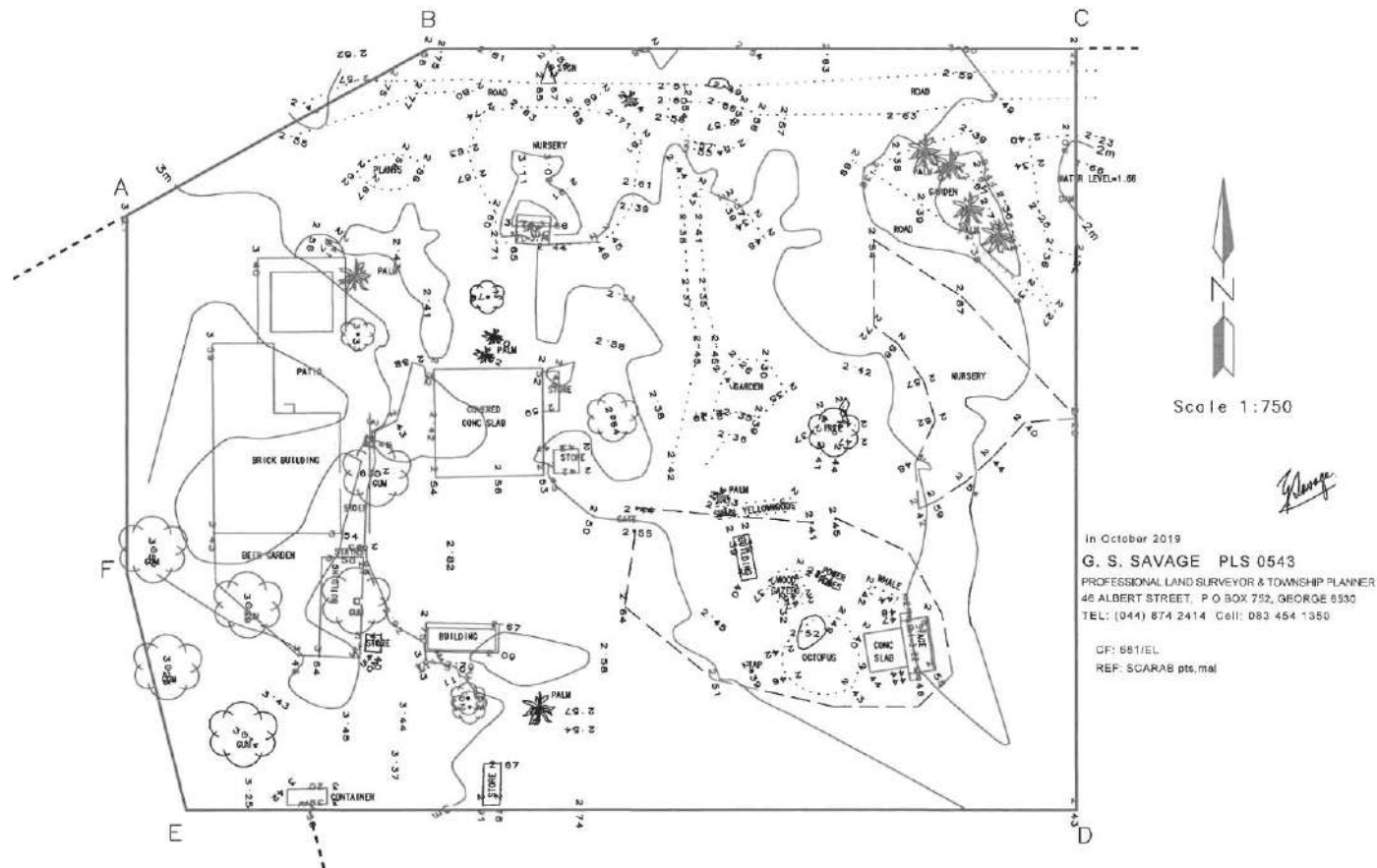
Site Development Plan

PLAN 4:

Land Surveyor Plan

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CONTOUR PLAN OF ERF 4308 SEDGEFIELD



Annexure "C"

Susan Campbell

From: Sedgefield Island Village Home Owners Association
<sedgefieldislandvillage@gmail.com>
Sent: Wednesday, 08 July 2026 10:51
To: Susan Campbell
Subject: Fwd: APPLICATION FOR APPROVAL OF SITE DEVELOPMENT PLAN: ERF4308, SEDGEFIELD - SCARAB ARTS & CRAFT VILLAGE
Attachments: Knysna Municipality 4308 objection April 2026.pdf; Erf 4308 Rezoning 2020.pdf

Dear Cllr Susan,

This letter dated 17 April 2026 addressed to Director Planning, Director ISH & M Gericke was not acknowledged or replied to.

Kind regards,

Peter Mundell
Acting Chairperson on behalf of Sedgefield Island Village Homeowners Association

----- Forwarded message -----

From: Sedgefield Island Village Home Owners Association <sedgefieldislandvillage@gmail.com>
Date: Fri, 17 Apr 2026 at 18:23
Subject: Re: APPLICATION FOR APPROVAL OF SITE DEVELOPMENT PLAN: ERF4308, SEDGEFIELD - SCARAB ARTS & CRAFT VILLAGE
To: <directorish@knysna.gov.za>, <directorplanning@knysna.gov.za>, <mgericke@knysna.gov.za>
Cc: Sedgefield Island Village Home Owners Association <sedgefieldislandvillage@gmail.com>

Dear Sirs,

Please see attached documents regarding the above. We await your urgent response..

Thank you & kind regards,

Louisa Mynhardt
Chairperson, on behalf of Sedgefield Island Village Homeowners Association



Sedgefield Island Village

Homeowner's Association

Paul Kruger Street Sedgefield 6573 | sedgefieldislandvillage@gmail.com

17 April, 2026

The Acting Municipal Manager,
Knysna Municipality
By E-mail: directorih@knysna.gov.za
Cc: directorplanning@knysna.gov.za
mgericke@knysna.gov.za

Dear Dr Martin,

APPLICATION FOR APPROVAL OF SITE DEVELOPMENT PLAN: ERF 4308 SEDGEFIELD-SCARAB ARTS & CRAFT VILLAGE.

It has come to our attention that the owner of ERF 4308 Sedgefield, from which the Scarab Arts & Craft Village operates, has applied to have a Site Development Plan approved for the above property.

We have been informed that the intention is to accommodate the current Mosaic Market, including its more than 300 parking bays on Erf 4308, in addition to the current Scarab market and commercial premises, where 240 parking bays are required.

Erf 4308 cannot possibly accommodate 600 parking bays and the Mosaic stalls, for the reasons as set out hereunder.

We request the municipality to advertise the application to approve the SDP for public comment and to inform all interested parties and surrounding neighbours.

In 2020, the owner of the above property applied for rezoning to business zone. The purpose of the application was to obtain permanent land use rights to legalise the temporary land use rights that had lapsed.

The applicant specifically stated that:

"All structures/buildings on the subject property are existing and no new development is proposed in the areas below 3msl." ... "the intention is merely to legalise the existing land uses in the area zoned as 'Undetermined Zone'".

In paragraph 4.8 of the report, it was stated that the municipality imposed the following parking conditions, when the temporary land use departure was approved in 2009:

1 bay per 60sqm of business space and

4 bays per craft market/stall.

According to the applicant 240 parking bays were required. A SDP was attached to the application, showing that the property could accommodate 242 parking bays. The relevant pages of the application, as well as the SDP are attached hereto.

HOA Trustees: L Mynhardt (Chairperson) | P Mundell | P Swanepoel | P van Cittert | D Baxter

In 2022 the application was before the Knysna Planning Tribunal. It was withdrawn by the applicant's planner, Marike Vreken and we have been informed that it was readvertised in or about July 2022.

The application was almost identical, except that the applicant applied for rezoning of the portion that was previously "Undetermined" to Open Space II". The parking requirement remained the same, namely 240 bays.

We have recently established that the Authorised Official approved the application.

Despite the fact that the municipality had previously determined that 240 parking bays, or 4 bays per stall, were required, and the applicant confirmed that 240 bays were required, the Authorised Official inexplicably made a decision that only 4 bays per 100 metres of Trading/Stall space is required.

Whereas we do not understand the meaning of 100 metres of stall space, if it was meant to read 100sqm of stall space, that would result in the parking space being reduced by approximately 90%.

If the above reduced parking requirements are implemented, the two markets, that currently require approximately 600 parking bays, will now only require 60 parking bays.

If the SDP were to be approved, it would result in total chaos on Saturdays, and parking may extend onto the N2 and deep into the Island.

We therefore request you to advertise the application publicly and to surrounding owners and affected parties, to enable public comment and to ensure that an informed decision is made.

Whereas it is not mandatory to advertise all applications to approve a Site Development Plan, Section 45(1)(h) of the Knysna Municipality: Spatial Planning and Land Use Management By-law 2021 nevertheless provides as follows:

- 1) Subject to section 44, the municipality must, in accordance with sub-section (2), cause public notice to be given of the following applications:*
- 2) other applications that will materially affect the public interest or the interests of the community if approved including an application on the initiative of the municipality*

The application is overwhelmingly in the public interest, as the three markets are a tourist destination in the Garden Route area, and there is almost always a shortage of parking, except on rainy days. Because of the parking shortage, parking spills over into the neighbouring residential streets and for that reason, in addition to public notification, surrounding owners and business should be personally notified of the application.

Section 46(3) provides that the municipality may require the serving of a notice as contemplated in this section for any other application made in terms of this by-law and that is not listed in sub-section (1).

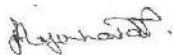
For the reasons stated above we request the municipality to serve notice of the application to the following categories of persons:

Section 46(2)(c) on persons whose rights or legitimate expectations may reasonably be affected by the approval of the application and,

Section 46(2)(d) on every owner of land adjoining the land concerned.

We specifically request the municipality in the residents of Island Village, as we are impacted by the parking shortages.

We look forward to hearing from you are a matter of urgency.



Louisa Mynhardt,

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Chairperson on behalf of Island Village Homeowners Association

SEDGEFIELD ERF 4308

**APPLICATION FOR:
REZONING**

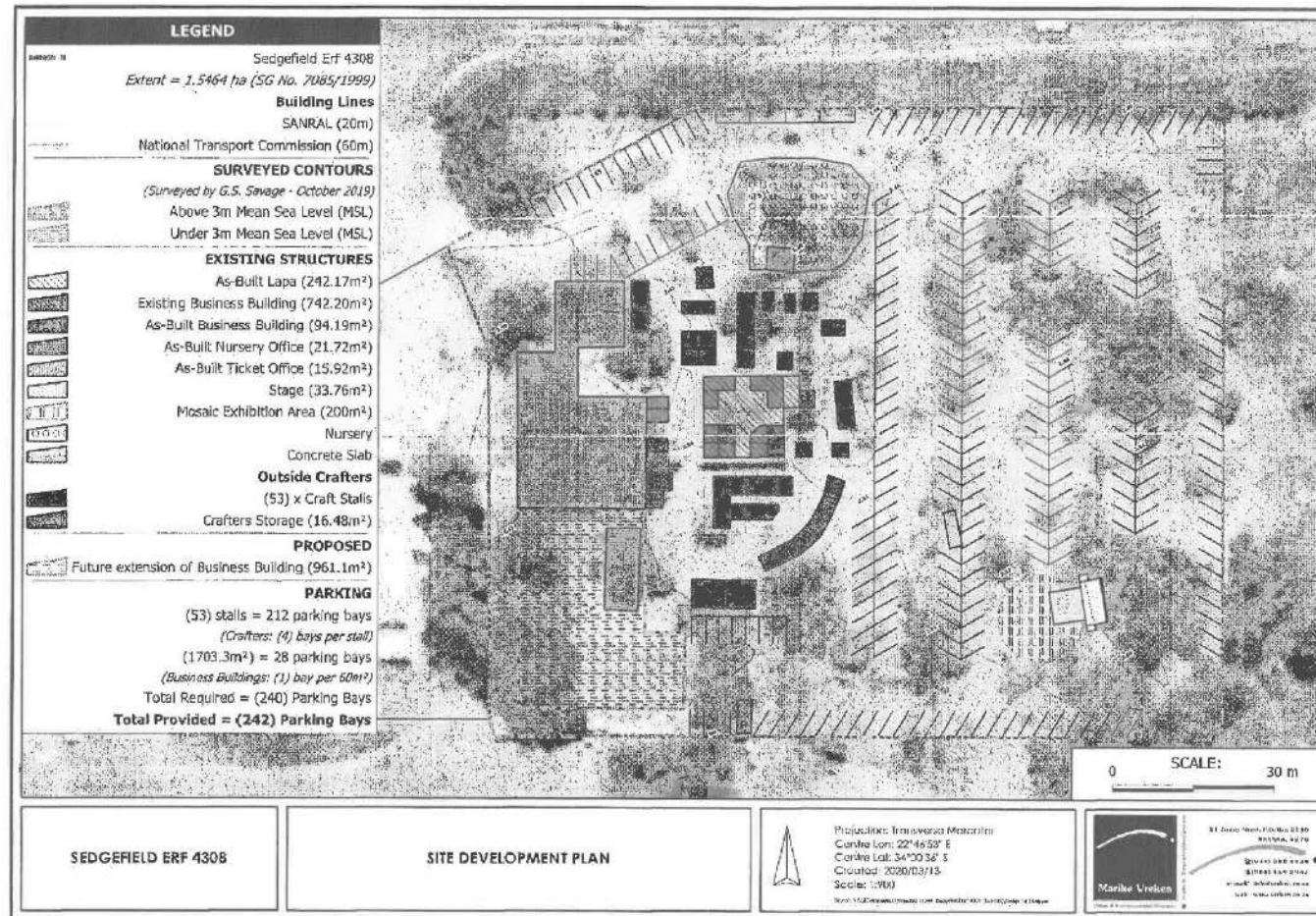


CLIENT: GRIBBON TRADING 39 CC
PREPARED BY: MARIKE VREKEN URBAN & ENVIRONMENTAL PLANNERS



MARCH 2020

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SEDGEFIELD ERF 4308: PROPOSED REZONING

Bonds: There are no bonds registered over the property.

SECTION B : DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS

The owners of Sedgefield Erf 4308 wishes to obtain permanent business rights to allow the continuation of the existing Scarab Arts & Crafts Village on the entire property. The temporary land use rights that were granted in the past, lapsed and therefore it is necessary to apply for permanent rights, as per the provisions of the Knysna Land Use Planning By-Law.

All structures / buildings on the subject property are existing and no new development is proposed on the areas below 3m MSL. The SDP has made provision for the future expansion of the existing business building (on the area above 3m MSL) and the parking required for the future expansion.

However, no new development / construction is proposed on the areas below 3m MSL, the 'Intension of the land use application is merely to legalise the existing land uses on the area zoned 'Undetermined Zone'.

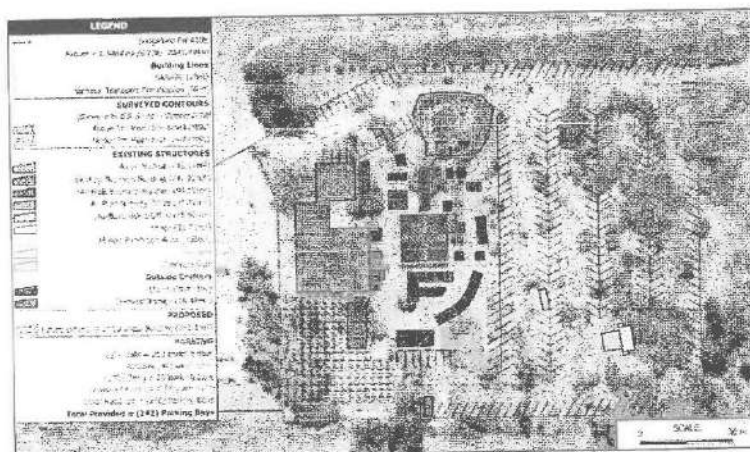


FIGURE 2: SITE DEVELOPMENT PLAN

The Scarab Arts & Crafts Village has a total of (53) crafters (stalls) that each sell their own authentic, handmade craft. Scarab's Craft Market has been in operation for over fifteen years, providing visitors with a variety of high-quality and unique crafts. The crafters sell their crafts every Saturday at the Scarab Arts & Crafts Village.

SEDFIELD ERF 4308: PROPOSED REZONING



The crafters are situated in and around the existing building. There are (53) crafters outside; not all crafters have permanent structures; (40) crafters make use of gazebo's and umbrellas; (11) crafters are located in the open Lapa and (2) crafters are situated within an existing structure.



FIGURE 3: AERIAL IMAGE OF THE OUTSIDE CRAFTERS

The aim of the application is to legalise the entire property to be used as a local craft market, and to allow business uses on the remaining areas above 3m MSL. Currently only a small portion of the site is zoned "Business Zone"; which permits the use of 'business'. A large portion of the craft market is situated on the portion which is zoned "Undetermined Zone", therefore it is necessary to rezone the remaining portion to "Business Zone".

The proposed rezoning will solve the issue of a split-zoning, as the property will have a uniform zoning, which will allow the craft market, as depicted on the Site Development Plan, over the entire property.

The following uses are indicated on the site development plan, and forms the subject of this application:

- (i) Existing Business Building on the area currently zoned for business purposes (742.20m²);
- (ii) As-built Business Building used to produce and sell craft (94.19m²);
- (iii) Proposed future extension of the existing business building on the remaining area above 3m MSL (961.1m²);

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SEDGEFIELD ERF 4308: PROPOSED REZONING

- (iv) As-built open Lapa (242.17m²) that contain (11) crafter stalls;
- (v) Total of (53) outside crafter stalls;
- (vi) Stage (33.76m²), used for small school performances / local artists to perform during the craft market;
- (vii) Mosaic exhibition area (200m²);
- (viii) As-built structure, used for ticket office (15.92m²);
- (ix) As-built structure for crafters storage (16.48m²);
- (x) A nursery, with a as-built nursery office (21.72m²).

The figures below illustrate the above-mentioned uses:



FIGURE 4: BUSINESS BUILDING



FIGURE 5: BUSINESS BUILDING (CRAFT SHOP)



FIGURE 6: OPEN LAPA

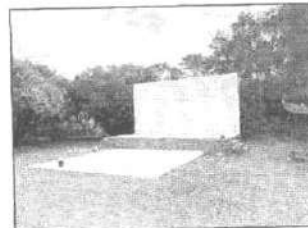


FIGURE 7: STAGE



FIGURE 8: MOSAIC EXHIBITION AREA



FIGURE 9: TICKET OFFICE

SEDGEFIELD ERP 4308: PROPOSED REZONING



The stage is also occasionally used to host artist performances, that require an entrance fee. The as-built ticket office sells the entrance fee tickets during these occasions. These occasional events do not run simultaneously with the craft market.

4.6. Community Mosaic Project

Near the stage area is a Mosaic Exhibition Area; which consists of various objects and features made out of mosaic art, created by the local community. The public also buys tickets at the as-built ticket office to look at these Mosaic exhibitions.

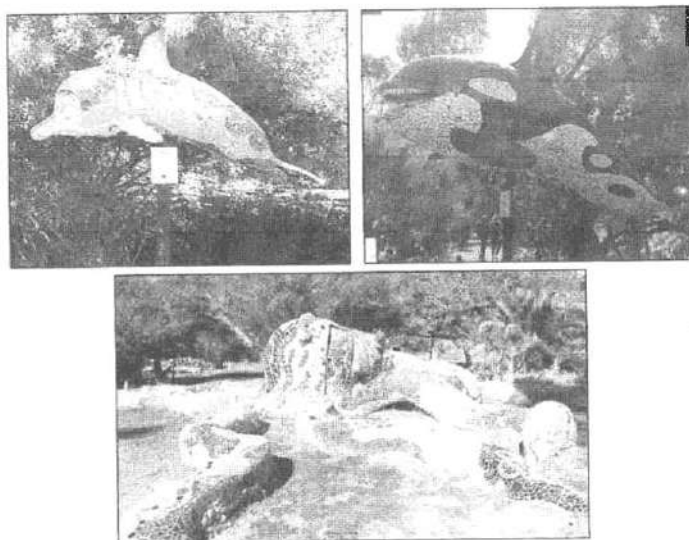


FIGURE 14: MOSAIC EXHIBITION

4.7. Nursery

The nursery is situated north of the open Lapa. The nursery has a as-built office of approximately (21,72m²). The nursery operates throughout the week and during the craft market (Saturdays).

4.8. Parking

When the temporary land use departure for the market was approved during 2009, the parking requirement that was imposed, was:

- 1 bay per 60m² of business space, and
- 4 bays per craft / market stall.



SEDGEFIELD ERF 4308: PROPOSED REZONING

According to the SDP, the business space will be 1703.3m² (existing + proposed), and there are (53) stalls.

- (53) stalls = 212 parking bays
- (1703.3m² business space) = 28 parking bays

Therefore, a total of (240) parking bays is required. According to the SDP, a total of (242) parking bays can easily be provided on the site.

4.9. Access & Egress

Sedgefield Erf 4308 have direct access on Paul Kruger Street, that connects the Sedgefield Island, with the N2 National Road. No direct access will be provided to the N2 National Road. The property has safe and sufficient access from the existing access point.



FIGURE 15: ACCESS POINT

Annexure "D"

Susan Campbell

From: Sedgefield Island Village Home Owners Association
<sedgefieldislandvillage@gmail.com>
Sent: Wednesday, 08 July 2026 10:51
To: Susan Campbell
Subject: Fwd: The Rezoning of Erf 4308, Sedgefield
Attachments: Knysna Municipality 4308 objection April 2026.pdf; Erf 4308 Rezoning 2020.pdf;
KM letter 21 May 2026.pdf

Dear Cllr Campbell,

This second letter dated 21 May 2026 included a letter of the April letter and was addressed to the Acting Municipal Manager only, not acknowledged or replied to.

Kind regards,

Peter Mundell
Acting Chairperson on behalf of Sedgefield Island Village Homeowners Association

----- Forwarded message -----

From: Sedgefield Island Village Home Owners Association <sedgefieldislandvillage@gmail.com>
Date: Thu, 21 May 2026 at 13:26
Subject: Re: The Rezoning of Erf 4308, Sedgefield
To: <bngubo@knysna.gov.za>

Dear Mr Ngubo,

Please see the attached letter and two other attachments from The Homeowners Association of Island Village, Sedgefield, for your urgent attention and response.

Kind regards,
Peter Mundell
Chairperson on behalf of Sedgefield Island Village Homeowners Association



Sedgefield Island Village

Homeowner's Association

Paul Kruger Street Sedgefield 6573 | sedgefieldislandvillage@gmail.com

The Acting Municipal Manager

21 May 2026

Knysna.

Attention: Mr Boy Manqoba Ngubo

bngubo@knysna.gov.za

Dear Mr. Ngubo,

COMPLAINT AGAINST THE AUTHORISED OFFICIAL

Our correspondence, dated 17 April 2026, relating to the Application for the Approval of Site Development Plan (SDP) for Erf 4308 Sedgefield (Scarab Arts & Craft Village) refers. A copy of the correspondence is attached hereto.

(Kindly note that at the time that we sent the correspondence, we did not know who the Authorised Official was, and we had not been able to establish whether the new application was served on interested parties. We have since established that the Sedgefield Island Village Homeowners Association was informed, but that a decision was made not to object as we were satisfied with the proposed parking requirements).

The background is as follows:

In 2020 the owner of the above property applied for rezoning to Business Zone. The purpose of the application was to obtain permanent land use rights to legalise the temporary land use rights that had lapsed.

The applicant specifically stated that:

"All structures/buildings on the subject property are existing, and no new development is proposed in the areas below 3msl." ... "the intention is merely to legalise the existing land uses in the area zoned as 'Undetermined Zone'".

In paragraph 4.8 of the report, it is stated that the Council imposed the following parking conditions when the temporary land use departure was approved in 2009:

1 bay per 60 sqm of business space and,

4 bays per craft market/stall.

According to the applicant, 240 parking bays were required. A SDP was attached to the application, showing that the property could accommodate 242 parking bays.

The relevant pages of the application, as well as the SDP are attached.

HOA Trustees: P Mundell (Chairperson) | J Baxter | R Board | S Orford | P Furter|

We objected to the application and a number of objections were received, primarily because of the intention to rezone to "Business zone".

In 2022 the application was before the Knysna Planning Tribunal. However, it was withdrawn by the applicant's planner, Marike Vreken and was then readvertised in about July 2022.

The application was almost identical, except that the applicant applied for rezoning of the portion that was previously "Undetermined to Open Space II". The parking requirement remained the same, namely 240 bays.

We did not object on this occasion, because we were satisfied that "Open Space" was an appropriate zone. We were furthermore satisfied that the application involved no more than the legalisation of the current land use, and we were satisfied with the parking requirements proposed by the applicant.

We have recently been advised that Hennie Smit was the Authorised Official who approved the application. If we have been incorrectly advised that it was Mr. Smit, and it was in fact another official who approved the application, we apologise to Mr. Smit and request you substitute reference to Mr. Smit herein, with the name of the official who approved the application.

It is unclear why the decision was made by Mr. Smit and not the Tribunal, but presumably it was because there were no objections to the amended application.

We were shocked to learn that Mr. Smit had unilaterally and without good cause, reduced the parking requirements, that had been proposed by the applicant, by about 90%.

Despite the fact that the Municipality had previously determined that 240 parking bays, or 4 bays per stall were required, Mr. Smit inexplicably and in our opinion irrationally, made a decision that "only 4 bays per 100 metres of trading stall/space is required".

Whereas we do not understand the meaning of "100 metres of stall space", and it was meant to read 100sqm of stall space, however, that would result in the parking space being reduced by between 80 and 90%.

We have been informed that an application for the approval of the Site Development Plan has been submitted to the Knysna Municipality by the owner of Erf 4308.

It is public knowledge that the intention is to move the Mosaic Market from Erf 5008 Sedgefield to Erf 4308 Sedgefield.

If the above reduced parking requirements are implemented, the two markets, that currently require approximately 600 parking bays, will now only require 60 parking bays.

We have furthermore been informed that following Mr. Smit's approval, the applicant is now maintaining that less than 60 parking bays are required for both the Scarab and Mosaic Markets, a considerable reduction from the applicant's own assessment that 4 bays per stall were required.

As neighbours we have found that even 4 bays per stall are inadequate and should the SDP in its current form be approved, it would result in total chaos on Saturdays, and parking may extend onto the N2 and deep into the Island.

We therefore request you to investigate the conduct of Mr. Smit, or the relevant official, if it was not Mr. Smit. In our opinion the decision by the Authorised Official is unlawful and subject to being set aside on review.

/2

REQUEST TO ADVERTISE SITE DEVELOPMENT PLAN OF ERF 4308 FOR PUBLIC COMMENT

We furthermore request you to advertise the application for the approval of the Site Development Plan publicly, and to surrounding owners and affected parties, to enable public comment and to ensure that an informed decision is made.

Whereas it is not mandatory to advertise all applications to approve a Site Development Plan, Section 45(1)(h) of the Knysna Municipality, Spatial Planning and Land Use Management By-law 2021 nevertheless provides as follows:

1) Subject to section 44, the municipality must, in accordance with sub-section (2), cause public notice to be given of the following applications:

h) other applications that will materially affect the public interest or the interests of the community if approved including an application on the initiative of the municipality

The application is overwhelmingly in the public interest, as the three markets are a tourist destination in the Garden Route area and there is almost always a shortage of parking, except in the case of rainy days. Because of the parking shortage, parking spills over into the neighbouring residential streets and for that reason, in addition to public notification, surrounding owners and business should be personally notified of the application.

Section 46(3) provides that the Municipality may require the serving of a notice as contemplated in this section for any other application made in terms of this by-law, and that is not listed in sub-section (1). For the reasons stated above we request the Municipality to serve notice of the application to the following categories of persons:

Section 46(2)(c) on persons whose rights or legitimate expectations may reasonably be affected by the approval of the application and

Section 46(2)(d) on every owner of land adjoining the land concerned.

We specifically request the Municipality inform the residents of Island Village, as we are impacted by the parking shortages.

We look forward to hearing from you as a matter of urgency, regarding our request to have this unilateral decision by Mr. Smit, or the relevant official, investigated and for the public advertising of the Site Development Plan.

Yours sincerely,



Peter Mundell

Chairperson on behalf of Island Village Homeowners Association

/3

Annexure "E"

Susan Campbell

From: Sedgefield Island Village Home Owners Association
<sedgefieldislandvillage@gmail.com>
Sent: Tuesday, 28 July 2026 17:37
To: Susan Campbell
Subject: Re: The Rezoning of Erf 4308, Sedgefield
Attachments: Re_ Rezoning and subsequent Site Development Plan applications on Erf....eml
(140 KB)

Hi Susan,

Below is the email string. The reference to you by Mr Smit is in the attachment at the bottom.

Please phone again if you want to clarify anything further, otherwise I will wait for your email instruction confirming how the HOA should respond to the development.

Best regards

Peter

On Mon, 27 Jul 2026 at 07:50, Director Planning <directorplanning@knysna.gov.za> wrote:

Good Morning AMM

I had a discussion with Mr Smit regarding this matter. Attached is the information he shared with me on Friday for analysis. We will have a discussion with legal on the process thus far and wayforward.

Regards

Ms P.A.X Donywa *Director: Planning & Economic Development*

P O Box 21, Knysna, 6570, Western Cape, South Africa

Tel +27 (0)44 302 6300 (switchboard) or +27 (0)44 302 6348 (direct) +27 (0) 60 9986994 (cell)

e-mail directorplanning@knysna.gov.za

From: Boy Manqoba Ngubo <bngubo@knysna.gov.za>

Sent: Sunday, 26 July 2026 22:12

To: Hennie Smit <hsmit@knysna.gov.za>; Director Planning <directorplanning@knysna.gov.za>; Marilyn Botha

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

<mbotha@knysna.gov.za>

Cc: Sedgefield Island Village Home Owners Association <sedgefieldislandvillage@gmail.com>; Susan Campbell <scampbell@knysna.gov.za>; Anita Strydom <astrydom@knysna.gov.za>; Veronique Klein <vklein@knysna.gov.za>
Subject: Re: The Rezoning of Erf 4308, Sedgefield

Greetings Hein / Marilyn and Director

You have either missed my email or have chosen not to action it.

I need this matter resolved as I have directed.

Can I have the draft response letter for my signature by 9am tomorrow morning?

Thanks,

Boy Manqoba Ngubo – Acting Municipal Manager

P O Box 21, Knysna, 6570 - Western Cape, South Africa

Tel +27 (0)44 302 6300 (switchboard) or +27 (0)44 302 6590 (direct)

e-mail bngubo@knysna.gov.za

From: Boy Manqoba Ngubo <bngubo@knysna.gov.za>

Sent: Tuesday, July 21, 2026 11:19 AM

To: Hennie Smit <hsmit@knysna.gov.za>; Director Planning <directorplanning@knysna.gov.za>; Marilyn Botha <mbotha@knysna.gov.za>

Cc: Sedgefield Island Village Home Owners Association <sedgefieldislandvillage@gmail.com>; Susan Campbell <scampbell@knysna.gov.za>; Anita Strydom <astrydom@knysna.gov.za>; Veronique Klein <vklein@knysna.gov.za>

Subject: Re: The Rezoning of Erf 4308, Sedgefield

Greetings Director and Mr Smit

FINAL SPECIAL COUNCIL MEETING
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22 OCTOBER 2026

On Saturday I visited the Market and did my own assessment of the situation.

This needs process of concluding around ERF4308 needs to undergo public comment / participation.

Please initiate this process and my office will email a letter responding to Sedgefield Island Village Homeowners Association with a letter detailing the process we will follow with regards to Public Comment / Participation on this matter!

@Marilyn Botha please can you draft a response that encapsulates the points I am raising above, for my signature today.

Thanks,

Boy Manqoba Ngubo – Acting Municipal Manager

P O Box 21, Knysna, 6570 - Western Cape, South Africa

Tel +27 (0)44 302 6300 (switchboard) or +27 (0)44 302 6590 (direct)

e-mail bngubo@knysna.gov.za

From: Sedgefield Island Village Home Owners Association <sedgefieldislandvillage@gmail.com>

Sent: Thursday, May 21, 2026 1:26 PM

To: Boy Manqoba Ngubo <bngubo@knysna.gov.za>

Subject: Re: The Rezoning of Erf 4308, Sedgefield

You don't often get email from sedgefieldislandvillage@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Ngubo,

Please see the attached letter and two other attachments from The Homeowners Association of Island Village, Sedgefield, for your urgent attention and response.

Kind regards,

Peter Mundell

Chairperson on behalf of Sedgefield Island Village Homeowners Association



FINAL SPECIAL COUNCIL MEETING
AGENDA
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Susan Campbell

From: Hennie Smit <hsmit@knysna.gov.za>
Sent: Friday, 24 July 2026 12:48
To: Director Planning
Subject: Re: Rezoning and subsequent Site Development Plan applications on Erf 4308, Sedgefield
Attachments: Endorsed SDP on Erf 4308 Sedge.pdf was removed from this message (25,5 KB); Erf+4308, Sedgefield Planners Evaluation Report on Rezoning.pdf was removed from this message (25,6 KB); Erf+4308+Sed+(SDP) approval letter.pdf was removed from this message (25,5 KB); Erf+4308+Sed-+Decision letter for rezoning.pdf was removed from this message (25,5 KB); Pr1944-+Sedgefield+Erf4308+Full+Report of rezoning application.pdf was removed from this message (25,6 KB)

Hello Director

I am attaching the following documents:

1. The Planners Evaluation Report on the rezoning application;
2. The approval letter of the rezoning;
3. The approval Letter of the SDP.
4. The rezoning motivation report by the applicant, Marike Vreken Town Planners;
5. The endorsed Site Development Plan.

The SDP formed part of the rezoning application and as indicated in the Planners Evaluation report, the application was advertised twice. The conditions in the rezoning approval letter requires a SDP application. The SDP application is not an application for additional land use rights, but should rather be seen as a technical exercise to take up the approved rezoning rights. Both application process followed the requirements of the Knysna Municipality: Spatial Planning and Land Use Management By-law and it is the municipality's discretion to determine who should be notified in line with the By-law.

It must be noted that the Building Plan is at its final stage where recommendations must be made to the BCO to make a decision. Any site specific concerns will be addressed once the Building Plan has been approved and when the implementation phase commence.

I will submit a memorandum to the AMM and yourself shortly as the recent conduct of Cllr Campbell is of concern to me.

Kind Regards

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



Collab. Ref.: 2921598
File Ref.: 4308 Sed
App No.: 3507
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2026-05-18

Scarab Village Proprietary Ltd
c/o Marike Vreken Town Planners
21 Trotter Street
KNYSNA
6570
Email: info@vreken.co.za

Dear Sir/Madam,

DECISION: SITE DEVELOPMENT PLAN: ERF 4308, SEDGEFIELD

Your application in the above regard, received on 27 May 2025 and accepted 11 June 2025, refers.

Please be advised that the Authorised Official, in terms of Council Resolution SC02/03/16 dated 31 March 2016, has made the following decision:

1. That, **Approval Be Granted**, in terms of Section 60 of the Knysna Municipality By-Law on Spatial Planning and Land Use Management (2021) for the Site Development Plan numbered "CE22603_1.4" March 2026, in respect of Erf 4308 Sedgefield.
2. **The above approval(s) is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipal By-law on Spatial Planning & Land Use Management (2021):**
 - (i) The approval applies to the application(s) as outlined above and may not be construed as authority to depart from any other legal prescriptions or requirements.
 - (ii) The development of the property, including parking, shall generally be in accordance with the development plan numbered "CE22603_1.4" March 2026. Any material changes to the site plan and layout may be subject to

1 | Page

Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 • Knysna • 6570 • Tell: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

an amendment application being lodged in terms of the provisions of the Planning By-law.

- (iii) The applicant/landowner shall obtain approval for any outdoor signage in terms of the provisions of the By-law on Outdoor Advertising and to the satisfaction of the Municipality's Aesthetics Committee, prior to building plan approval.
- (iv) The applicant/developer shall lodge a waste management plan to the Municipality prior to the submission of building plans.
- (v) The applicant shall lodge a drainage plan at building plan submission indicating concentrated flow to roadways only and shall not flow through parking bays.

3. The reasons for above recommendation are as follows:

- (i) The subject property is zoned "Open Space Zone II" and permission has been granted consent use to allow a nursery. The subject application fulfills the requirements to ensure on-site parking is maintained.
- (ii) The proposal is in keeping with the development rights of the site and no objections were received from the commenting departments.

You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the said legislation.

The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Acting Municipal Manager, P.O Box 21, Knysna or via email to knysna@knysna.gov.za , within 21 days of notification of this decision together with proof of payment of the appeal fee.

You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

The notice must be served in accordance with Section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

Kindly note that this decision is not subject to a right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

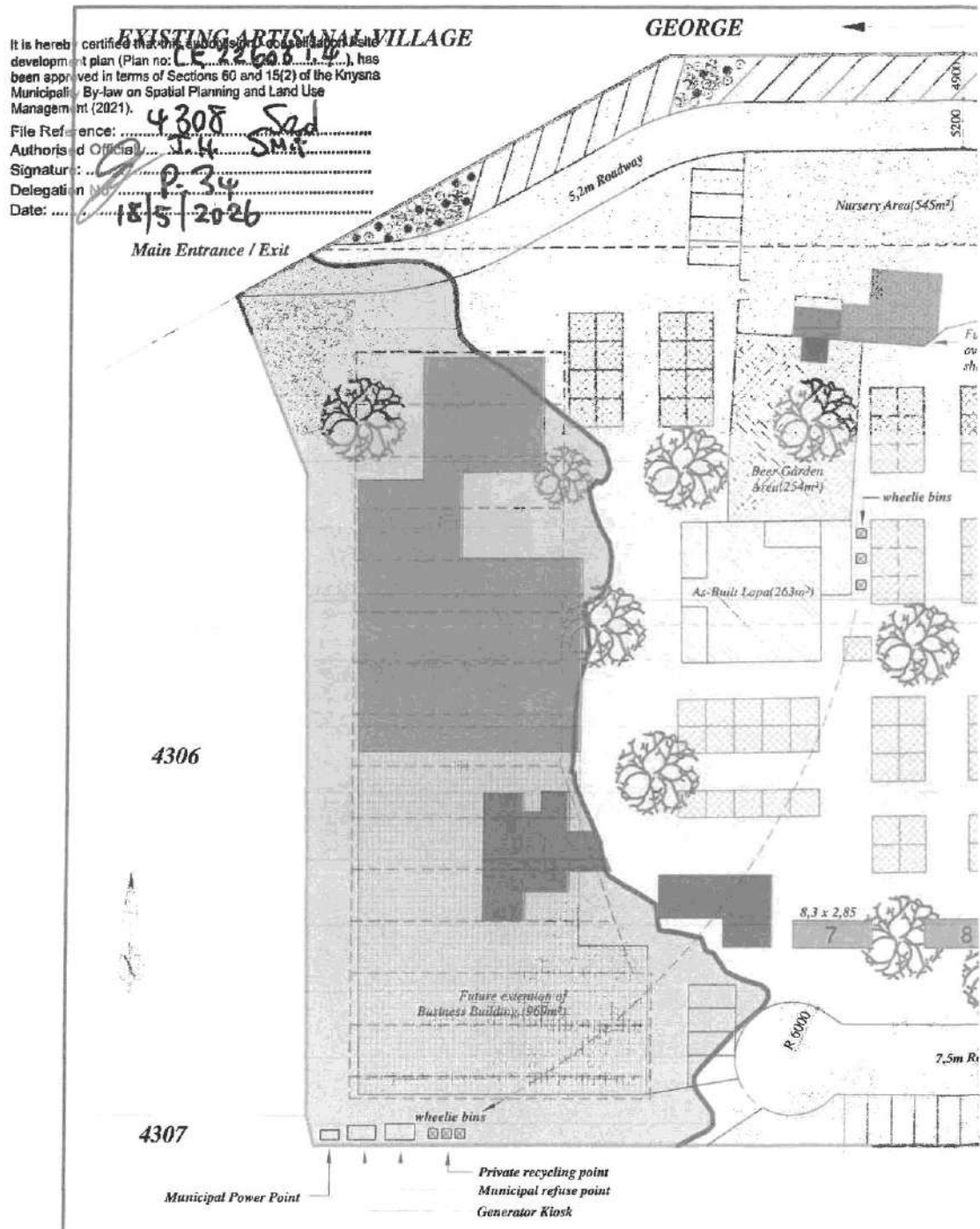
Should you have any further enquiries, please contact Ms. Linda Mniki telephone number: 044-302 6338 or via e-mail address: lmniki@knysna.gov.za.

Yours faithfully,



JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb

FINAL SPECIAL COUNCIL MEETING
AGENDA
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Annexure "G"

Sedgefield Island Village

Homeowner's Association

Paul Kruger Street Sedgefield 6573 | sedgefieldislandvillage@gmail.com

To: Knysna Municipality

12th October 2026

5, Clyde Street

Knysna

The Director Planning directorplanning@knysna.gov.za

Dr Richard Martin directorih@knysna.gov.za

Mr Morton Gerike mgericke@knysna.gov.za

Mr Levael Davis ldavis@knysna.gov.za

Mrs Susan Campbell sucam@mweb.co.za

Copied to:

SANRAL dyerss@nra.co.za

Sedgefield Ratepayers Association sedgefield.ratepayers@gmail.com

Save Our Sedgefield savesedge@gmail.com

Sedgefield Island Conservancy marketing@sedgefieldislandconservancy.co.za

Attention: Manager: Land Use Management / Planning Department

Subject: FORMAL OBJECTION AND REQUEST FOR REVIEW OF APPROVALS – SCARAB AND MOSAIC MARKETS, ERF 4308, AND RELATED PARKING ARRANGEMENTS

Dear Sirs/Madam,

We write on behalf of the Island Village Homeowners Association to formally place on record our serious concerns and objection to the recent planning approvals and development associated with the **Scarab Market and the relocation of the Mosaic Market to Erf 4308, Sedgefield**. We request an urgent review of the relevant approvals, and clarification of the legal and planning basis for the work and changes to the parking arrangements described below.

We understand that the Municipality's Planning and Building Control Departments have approved the Site Development Plan (SDP) and Building Plans, intended to allow the Scarab Market and Mosaic Market to operate on the same erf, with provision for approximately 156 parking bays for the two markets combined.

We further understand that:

- the new parking area on the open grassed land immediately beyond the eastern boundary of the Scarab Market has now been marked out for parking;
- construction of new market stalls on Erf 4308 commenced last week;
- the two markets are intended to operate from the same site;
- the available parking provision for both markets on Erf 4308 is approximately 156 bays; and

HOA Trustees: P Mundell (Acting Chairperson) | J Baxter | R Board | S Orford | P Furter |

- the SDP was approved a month after our correspondence dated 21 May 2026, in which we motivated for and requested that the SDP should be advertised for public comment. No response to that letter was received.
- please confirm whether public participation was undertaken before approval. If the SDP was not advertised, please provide the legal and procedural basis for proceeding without advertising, including any applicable categorisation or delegation decision.

1. Serious concern regarding parking capacity

As indicated in our previous correspondence, the 156 parking bays catered for the combined Scarab/Mosaic market operation, is totally inadequate.

It is noteworthy that when the approval for the Scarab Market was applied for in 2021, the applicant indicated that 240 parking bays would be required for the Scarab market and the commercial properties and the proposed SDP, indicated that Erf 4308 could accommodate 242 parking bays.

The initial approval of the Mosaic Market catered for 4 bays per stall, therefore approximately 400 parking bays.

Those parking requirements have proven to be inadequate on busy days and parking often spills over onto SANRAL land and adjacent public roads.

Reducing the parking requirements from approximately 600 to 156, will lead to absolute chaos.

Added to that, the fact that the only vehicular entrance to both markets is the narrow road metres from the N2, traffic back-up on the N2 can be expected.

There are three established Saturday markets which attract substantial numbers of visitors. Combining two of them on one site will inevitably concentrate vehicle movements and parking demand. Even on an average Saturday vehicle parking overflow is often on both sides of the adjacent roads. On a long weekend or if associated with a special activity, traffic parked on the N2 itself is evident.

The question therefore arises as to whether the Municipality has undertaken, and properly considered, a current and realistic parking-demand and traffic assessment for the combined operation, rather than assessing the two markets independently or deviating from historical parking arrangements.

These concerns should also be considered cumulatively with the pending application to rezone Erf 5008, which proposes further development in the immediate area, including:

- 16 group-housing units;
- a Business I component;
- a self-storage facility and offices;
- additional business floor area; and
- continued market-related activity.

The applicant's own documentation acknowledges the high level of public activity and movement in the area on weekends.

It is therefore difficult to understand how the cumulative parking and traffic implications of the markets and proposed surrounding development can properly be assessed in isolation.

We request that the Municipality provide:

- the approved parking calculation for the combined Scarab/Mosaic operation;
- the number of bays allocated to each market;
- the parking standard applied;
- the traffic/parking assessment on which the approval was based;
- details of any overflow parking assumed in reaching the 156-bay figure;
- confirmation of whether parking on land outside Erf 4308 has been included in the calculation; and
- confirmation that should addition parking be catered for on an adjoining erf or erven, the property is zoned to permit such parking.

2. Authority for the new parking outside Scarab Market

We have previously raised concerns regarding the newly constructed parking area on the open land immediately beyond the Scarab Market boundary. The cadastral and planning material available to us indicates that this land is associated with RE/1627, rather than simply being part of Erf 4308.

There is also historical documentation from the Scarab planning process referring to areas on/associated with RE/1627 as "AGREED USE FOR PARKING." However, an historical reference to agreed parking use does not, in itself, establish the current statutory land-use rights.

We therefore request confirmation of:

- the exact erf on which the new parking has been constructed;
- the registered owner of that land;
- its current zoning;
- the planning approval authorising the parking;
- the approved Site Development Plan showing the parking;
- the date of that approval;
- the decision-maker who granted the approval;
- the legal basis for the parking use;
- whether the parking is intended to serve Scarab, Mosaic, or both; and
- whether the parking forms part of the parking calculation for either market.

If the new parking is on RE/1627, we also request confirmation that all necessary land-use, environmental, flood-management, engineering and access considerations were addressed before construction commenced.

3. Relationship with the Erf 5008 rezoning application

We are particularly concerned about the apparent sequence of events.

The current Erf 5008 application proposes rezoning, subdivision and consent uses and includes a substantial redevelopment of the existing Mosaic Market site. The application documentation expressly states that Mosaic is in the process of relocating to the adjacent Scarab Market site.

The same documentation records that Erf 5008 historically incorporated land whose use was restricted to parking to satisfy the market's parking requirements. The current parking on Erf 5008 caters for approximately 400 vehicles. Even on winter days, out of season, approximately 300 vehicles use the parking area during the busiest market hours.

Against that background, the construction of new market stalls on Erf 4308 and the provision of additional parking immediately outside the Scarab property appear to be closely connected to the proposed redevelopment of Erf 5008.

We therefore request that the Municipality clarify whether the approvals for the combined Scarab/Mosaic market operation and the associated parking were considered as part of, or in anticipation of, the Erf 5008 rezoning, subdivision and consent-use application.

If they were considered separately, the Municipality should explain how the cumulative impacts of the two developments were assessed.

4. Parking on Erf 5008 & 4308

The photographs in Appendix A below, were taken on Saturday 10th October 2026; typical of the parking on the two Erf's on a Saturday, when the three markets operate simultaneously. All open ground surrounding the markets as well as street parking on both sides of Paul Kruger Street are typical of what occurs. Several hundred cars are parked on any Saturday throughout the year. On the weekend following the date of this letter, it is expected that many more cars will visit the markets as the Cancer Pink Walk is being held on Saturday 17th and the Annual Kite Festival on Sunday 18th October. We invite the Municipality's relevant officials to visit the three Sedgefield markets, particularly this coming Saturday, to observe the inadequate parking and chaotic traffic flow for yourselves. It is expected that parking of vehicles will occur on ground to the east of Scarab market that may not be zoned for such use as well as on adjacent public roads.

5. Request that further development be suspended pending clarification

In view of the above, we request that the Municipality urgently review the approvals and planning processes associated with the Scarab/Mosaic development and associated parking.

In particular, we request that no further approval be relied upon to facilitate the relocation of Mosaic or further expansion of the combined market operation until the Municipality has confirmed that:

- the correct land-use rights are in place;
- adequate parking has been provided;
- the cumulative traffic and parking impacts have been properly assessed;
- the necessary public participation has taken place;
- all relevant objections have been considered;
- the correct decision-maker has exercised the relevant powers; and

- the relationship with the pending Erf 5008 application has been properly considered.

We are not suggesting that the Municipality has necessarily acted unlawfully. However, the information presently available raises serious questions regarding the adequacy of the parking provision, the planning status of the new parking, public participation, the decision-making authority and the relationship between the separate developments.

We therefore request a **full written response**, together with copies of the relevant approvals, plans, planning reports, parking/traffic assessments, public participation records and delegation/categorisation decisions.

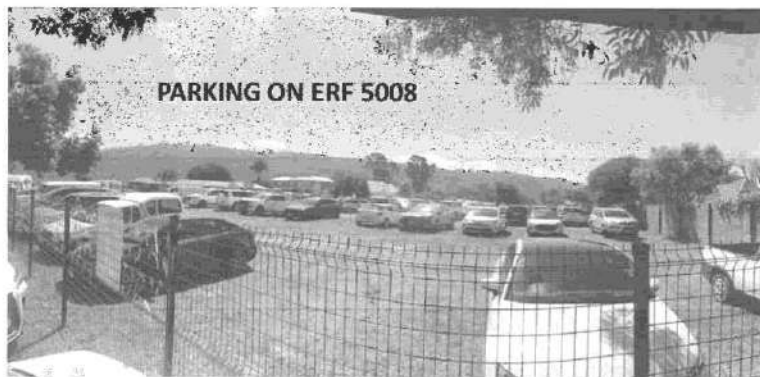
Given that construction of the new market stalls has already commenced, we would appreciate an urgent response and would appreciate confirmation of the steps that the Municipality intends to take and whether any lawful interim measures can be implemented.

Yours faithfully,

The Trustees: Island Village Homeowners Association

APPENDIX A — PHOTOGRAPHS OF PARKING CONDITIONS







Collab. Ref.: **1433803**
File Ref.: 4308 Sed
App No.: 2270
JH Smit
Tel: 044-302 6318

Via Electronic Mail

2023-03-07

Gibbon Trading 39 CC
c/o Marike Vreken Town Planners
PO Box 2180
KNYSNA
6570
Email: marike@vreken.co.za

Dear Sir/Madam,

DECISION: REZONING & CONSENT USE: ERF 4308, SEDGEFIELD

Your application in the above regard, dated 17 March 2020, refers.

Please be advised that the Authorised Official, in terms of Council Resolution SC02/03/16 dated 31 March 2016, has made the following decision:

1. That, **Approval Be Granted** in terms of Section 60 of the Knysna Municipality By-law on Municipal Land Use Planning (2016) for the Rezoning of Erf 4308, Knysna, from "Business Zone I" and "Undetermined Zone" to "Open Space Zone II" as contemplated in the Knysna Zoning Scheme By-law (2020).
2. That, Approval be Granted, in terms of Section 60 of the Knysna Municipality By-law on Municipal Land Use Planning (2016) for the consent use as contemplated under "Open Space Zone II" of the Knysna Zoning Scheme By-law (2020) to allow for a "tourist facility" and a "plant nursery" on Erf 4308, Sedgefield.
3. That the error in the public notice regarding Erf 4308, Sedgefield, referencing the incorrect applicable by-law, be condoned in accordance with Section 63(2) of the Knysna Municipality By-law on Municipal Land Use Planning (2016).

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Please address all correspondence to the Municipal Manager and quote the above reference
P O Box 21 • Knysna • 6570 • Tel: 044 302 6300 • Fax: 044 302 6333 • E-mail: knysna@knysna.gov.za

4. The above approval(s) is subject to the following conditions imposed in terms of Section 66 of the Knysna Municipal By-law on Municipal Land Use Planning:

- (i) The approval applies to the application(s) as outlined above and may not be construed as authority to depart from any other legal prescriptions or requirements.
- (ii) The "brewery" as land use shall remain subservient to the "restaurant" use and shall not exceed 50% of the floor area of the "restaurant."
- (iii) The development of land and building work below 3m MSL (mean sea level) is not permitted.
- (iv) On-site parking for the tourist facility uses (restaurant and gift shop) and plant nursery shall be provided in accordance with the Knysna Zoning Scheme By-law (2020). In the case of the farmer's market, parking shall be provided at a minimum of 4 bays for every 100m of trading/stall space.
- (v) A detailed site development plan indicating storm-water management, access, parking, landscaping, aesthetic design, and general adherence to the conditions of approval being submitted for approval prior to the submission of building plans. The site development shall clearly indicate the positioning and size of all stalls on the property.
- (vi) The owner/developer shall ensure that the "farmer's market" shall at all times comply with the by-law for the Prevention of the Public Nuisances and the Keeping of Animals, Poultry, Pigeons And Bees to the satisfaction of the Director: Community Services.
- (vii) The developer/landowner shall pay augmentation fees in respect of municipal services in accordance with Council's policy prior to the consideration and approval of building plans.
- (viii) Direct vehicular access to the property will be limited to the existing access point. No direct vehicular access to and from the N2 national road is permitted.
- (ix) The development shall not include additional hardened surfaces and storm-water management shall be in accordance with an approved storm-water management plan to the satisfaction of the Director: Infrastructure Services.

- (x) The Knysna Municipality will not accept liability for losses and/or damages of whatsoever nature resulting from flooding whether or not these damages occur to goods and structures below the 3m MSL.

5. The reasons for above recommendation are as follows:

- (i) The intent of the application is to formally re-establish the existing farmer's market, plant nursery and associated uses that were granted under a temporary use departure. It is further noted that the restaurant and related business uses on a portion of the subject property are already permissible in terms of its current "Business I" zoning. The application seeks to rationalize the use rights to these lawful uses as well as previously approved rights to the property. Herein it is noted that the farmer's/craft market, as temporary use, has operated reasonably successful and has proven desirability in its surrounding land use context.
- (ii) The farmer's market is expected to make a positive impact and contribution to the local economy and will serve as a local tourist attraction in the surrounding area and region. Importantly, it has the potential to support local farmers and industries in the products and goods that would be available for sale.
- (iii) The "Open Space Zone II" zoning aligns best with the proposed land uses as envisaged by the applicant/developer as it provides for a restaurant, gift shop and farmer's market under "tourist facility" as consent use. The zoning is further compatible with character of the surrounding area and will allow for recreational and conservation space across the largest area of the subject property that comprise a flood plain of which has areas that lie below 3m of mean sea level (MSL). This area will be protected and preserved in that no permanent buildings or structures will be permitted.
- (iv) Furthermore, the anticipated impact(s) of the proposal will be mitigated in terms of the conditions of approval including noise and related disturbances, the extent of the land uses, and parking.
- (v) The proposal will not require any additional outlay of bulk municipal infrastructure. The subject property has existing connections to municipal water and electricity. The subject property will further obtain vehicular

access from the existing road access point with no additional vehicular access points proposed.

- (vi) The error in the notices served on the surrounding affected landowners is condoned for the reason that it was found to be immaterial and would not cause unreasonable prejudice. The notice referenced the incorrect 2021 Planning By-law instead of the 2016 By-law under which the application was submitted.

6. ADDITIONAL INFORMATION

The applicant is further reminded of the recommendation made by the South African National Roads Agency SOC Limited (SANRAL) in terms of their correspondence dated 29 September 2020.

You are hereby informed of your right to appeal to the Appeal Authority in terms of Section 79(2) of the said legislation.

- 1.1 The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Acting Municipal Manager, P.O Box 21, Knysna or via email to knysna@knysna.gov.za , within 21 days of notification of this decision together with proof of payment of the appeal fee.
- 1.2 You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
- 1.3 The notice must be served in accordance with Section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

FINAL SPECIAL COUNCIL MEETING
AGENDA
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Kindly note that this decision is not subject to a right of appeal in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Should you have any further enquiries, please contact Steward Mqhele on telephone number: 044-302 6339 or via e-mail address: smqhele@knysna.gov.za.

Yours faithfully,



JH SMIT
MANAGER: LAND USE MANAGEMENT
Delegations: P.78
/lb

FINAL SPECIAL COUNCIL MEETING
AGENDA
22 OCTOBER 2026

ITEM TO:

Authorised Official

APPLICATION NO.	2270
REPORT AUTHOR	S Mqhele
JOB TITLE	Town Planner
SACPLAN REG. NO.	C/8313/2016
TELEPHONE NO.	044-302-6339
APPLICATION DATE	17/03/2020

LAND USE PLANNING REPORT
REZONING AND CONSENT USE: ERF 4308, SEDGEFIELD

PART B: APPLICANT DETAILS

Name & Surname	Marike Vreken
Company name	Marike Vreken Town Planners
SACPLAN registration number	Pr Pln. 1011
Registered owner(s)	Gribbon Trading 39 CC

PART C: PROPERTY DETAILS

Property description	Remainder Erf 4308 Sedgfield
Property Extent (m ²)	1.5464 Ha
Physical address	Remainder Erf 4308 Sedgfield, N2 turnoff, directly east of the Engen Sedgfield 1-Stop.
Area/Town	Sedgfield
Current zoning	Business Zone I & Undetermined Use Zone
Applicable zoning scheme	Knysna Zoning Scheme By-Law (2020)
Current land use	Business Building & Craft Market
Are there existing buildings on the property?	Yes
Title Deed number & date	T2398/2005
Any restrictive title conditions applicable?	Not Applicable
Any third party conditions applicable?	Not Applicable
Any unauthorised land use/building work	Not Applicable
Bandholder's Consent	No

1. APPLICATION DESCRIPTION

The following application is submitted for consideration:

1.1. Application in terms of Section 15(2)(a) of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021) for a rezoning from "Business Zone I" & "Undetermined Use Zone" to "Open Space Zone II" for Erf 4308, Sedgefield;

1.2. Application in terms of Section 15(2)(o) of the Knysna Municipality Spatial Planning and Land Use Management By-law (2021) for a consent use for "Tourist facilities" and a "Plant nursery" on Erf 4308, Sedgefield.

2. BACKGROUND

During 2009, the Municipality approved a temporary land use departure for a local craft market on Erf 4308, Sedgefield but this temporary land use departure has subsequently lapsed.

Further on the 5 of May 2004, an application for rezoning and subdivision of Erf 4308, Sedgefield into 2x Portions (Portion A and Remainder) was approved by the Knysna Council. Since the approved land use was exercised, the zoning rights vested. "Portion A" was surveyed and approved by the Surveyor-General as Erf 4657, Sedgefield. This subdivided portion was never registered and therefore, the approved subdivision lapsed.

On June 1, 2022, the applicant submitted an application for a rezoning in order to change the zoning of subject property from "Undetermined Zone" to "Business Zone I," as laid out in the Sedgefield Zoning Scheme Regulation of 1980. The application was duly processed in terms of the Knysna Municipality By-Law on Municipal Land Use Planning (2016). A recommendation was made by the town planning department to the Knysna Municipality's Planning Tribunal. During the application review process by the Planning Tribunal, the applicant decided to alter their application and requested that it be re-evaluated and resubmitted in accordance with the Knysna Zoning Scheme By-Law (2020). This by-law has zoning categories that are more advantageous and is in line with the proposed development's intended purpose.

3. PRE-APPLICATION CONSULTATION

On 21 August 2019, Knysna Municipality had a pre-application meeting. Initially, the property was proposed to be rezoned "Special Zone," but after much debate, it was determined that the land use is not particularly "special" to warrant the creation of a "Special Zone."

During the meeting, the applicant proposed changing the zoning to "Business Zone." However, officials were concerned that this zoning category was too intense for the area. Specifically, they expressed apprehension about the property owner's ability to expand the property to its maximum capacity under the "Business Zone" parameters, which would not align with the character of the surrounding community. It is worth noting that the Sedgefield Zoning Scheme did not include a specific zoning category to accommodate a "craft market" at the time of the meeting. Consequently, the applicant requested to rezone the remaining portion of the "Undetermined Zone" to "Business Zone" to ensure consistency and uniformity in the zoning regulations governing the property.

NB: Notably, these concerns primarily pertain to the previous application which has since been amended. The current application is for a rezoning to "Open Space Zone II" in terms of the Knysna Zoning Scheme By-Law (2020), which offers more advantageous primary and secondary land uses and are better aligned with the intended purpose of the proposed development.

4. SUMMARY OF APPLICANT'S MOTIVATION

The applicant's motivation can be summarised as follows:

The owners of Erf 4308, Sedgefield wishes to obtain permanent business rights to allow the continuation of the existing *Scarab Arts & Crafts Village* on the subject property. The temporary land use rights that were granted in the past, lapsed and therefore it is necessary to apply for permanent rights, as per the provisions of the Knysna Land Use Planning By-Law.

Socio-Economic Impact

The applicant motivates that the *Scarab Arts & Crafts Village* is one of the Garden Route's most successful and popular craft markets to date, and attracts hundreds of people (especially tourists) from surrounding areas on a weekly basis (every Saturday). According to the applicant this market is one of Sedgefield's most popular tourist attractions. Tourism is one of the main economic drivers of Sedgefield. This craft market is currently providing work for a number of local entrepreneurs that sell all kinds of unique craft on a weekly basis. This market has grown over the past 10 years and is a full-time job for most of these entrepreneurs.

Consistency with Spatial Planning Policies

The applicant motivates that their proposal is consistent with the relevant spatial planning policies including the following:

- (i) Complies with the strategic objectives as set out in the Western Cape Spatial Development Framework.
- (ii) Consistent with the Spatial Policy Statements & Guidelines of the Eden Spatial Development Framework.
- (iii) Consistent with the Western Cape Land Use Planning: Rural Areas Guidelines.
- (iv) The proposal is directly aligned with 2 strategic objectives as set out in the IDP of Knysna Municipality and it will enhance the Sedgefield economy by encouraging year-round residents and permanent employment.

Knysna Spatial Development Framework (2020)

The applicant motivates that the SDF makes no reference to the existing craft markets in the area and the established tourism node outside Sedgefield. The SDF makes no reference to what the proposal development is allowed outside the urban edge, thus offering limited land development guidance.

Planning Implication:

The SDF state that Sedgefield is a specialised (primarily tourist, recreational and retirement-oriented) coastal centre. The existing craft market is indeed tourism orientated and it also creates numerous employment opportunities. The existing local craft market currently provides employment opportunities for a number of local residents. The craft is produced locally, thus it involves employment opportunities not just at the market, but during the entire process, from harvesting, making and producing the craft at their respective homes/farms/shops. Numerous people are dependent on the market to provide an income for them. The continued success of the craft market is of great importance to a number of local residents and their employees

Consistency with the character of the surrounding area

The applicant motivates that Scarab Arts & Crafts Village has been operating on Erf 4308, Sedgefield for over the past 10 years. It is an established craft market in the Garden Route and has built up a reputation of being one of the leading tourist attractions in the Knysna/Sedgefield area. This area is famous for the three existing markets in this node, and a well-established tourism land mark, that make a significant contribution to the local economy of Sedgefield. The Scarab Arts & Crafts Village is consistent with, and contributes to the existing character of the area. The existing tourism character of the area will not be negatively impacted by the proposed rezoning application.

No impact on existing rights

The Scarab Arts & Crafts Village had temporary land use rights to operate the craft market. Granting rights to operate the craft market permanently, will not have a detrimental impact on any established land use rights of the vicinity owners. The fact that there were no complaints / issues in running the craft market the past 10 years is proof that the existing land use have not impacted any existing rights in a negative way. Allowing permanent rights for a craft market will have no impact on the existing rights of the surrounding properties.

No impact on existing services

The proposal will have no impact on the existing municipal services infrastructure as it is only to legalise the existing craft market, in its current form. The existing services infrastructure is adequate for the current use, and since no extension of the market is proposed, there is no need for additional services capacity to allow the proposed land use application.

Any infrastructure upgrades necessary at the time of the future expansion of the existing business building will be at the cost of the property owner.

5. PUBLIC PARTICIPATION

	Method of Advertising			Date Published	Closing Date
Press	Y	N	N/A	02/08/2022	02/09/2022
Gazette	Y	N	N/A	N/A	N/A
Notices	Y	N	N/A	02/08/2022	02/09/2022
Ward Councillor	Y	N	N/A	N/A	N/A
Site Notice	Y	N	N/A	N/A	N/A
Community Organisations	Y	N	N/A	N/A	N/A
Public Meeting	Y	N	N/A	N/A	N/A
Third Parties	Y	N	N/A	N/A	N/A
Total Valid Comments		N/A		Total comments and petitions refused	N/A
Valid Petitions	Y	N		No of signatures	N/A
Community organisation(s) response	Y	N	N/A	Ward Councillor response	N N/A
Was public participation undertaken in accordance with section 45- 49 of the Knyrna Municipality by-law on Municipal Land Use Planning 2016					Y

5.1. Summary of Comments and Objections from Neighbouring Properties:

The application was amended and re-circulated to all the potentially affected neighbouring owners and no objection were received.

5.2. Summary of Comments from Departments/Organs of State

Name	Date Received	Summary of Comments	Recommendation		
Technical Services Directorate	24/08/2020	Is there a notarial tie between 1627, 5008, 4505, 4657 and 4308 w.r.t access? SANRAL must comment on section 5.9 of the June 2022 application as such comments must be included in the application. Augmentation fees will apply on the sewer and water.	Positive	Negative	Comment
Environmental Services Department	13/10/2022	The rezoning of 'undetermined' to business zoning is a concern due to the broad scope of business zoning for an area that is almost entirely below 3m mean sea level. Recommended conditions of approval for rezoning to business should include: no additional hardened surfaces; removal of all invasive alien plants including but not limited to Australian myrtle and Australian blackwood; rehabilitation of areas previously invaded by invasive plants with naturally occurring endemic species. A list can be obtained from Environmental Management.	Positive	Negative	Comment
Waste Removal Department	24/08/2020	No Comment	Positive	Negative	Comment

5.3. Applicant's response

- 5.3.1. The applicant in response to the Technical Services Infrastructure stipulated that Technical Services should refer to their Par. 3 & Par. 5.4 of their responses to comments (dated 27 October 2020). SANRAL has responded on the initial application wherein they have supported their initial application and stated that they approve the application subject to certain conditions. The application submits that they acknowledge and accepted the comments and conditions submitted by SANRAL.

- 5.3.2. The property has access off the N2 National Road via the existing access (Paul Kruger Street) to the Engen Filling Station. No direct access will be provided to the N2 National Road.

6. PROPOSAL ASSESSMENT

6.1. Application History

- 6.1.1. An application for the rezoning and subdivision of Erf 4308, Sedgefield into 2x Portions (Portion A and Remainder) was approved by the Knysna Council on 5 May 2004. Since the approved land use was exercised, the zoning rights vested. Portion A was surveyed and approved by the Surveyor General as Erf 4657, Sedgefield. This subdivided portion was never registered and therefore, the approved subdivision lapsed.
- 6.1.2. In 2009, the Municipality approved a temporary use departure for a local Craft Market, but this temporary use departure has lapsed. Section 18(4) of the Knysna Municipality by-law on Municipal Land use Planning (2016), states that "a temporary departure contemplated in subsection (1)(b) may not be approved more than once in respect of a particular use on a specific land unit". Hence, the need for a rezoning application for a permanent arrangement.
- 6.1.3. Following, a rezoning was submitted in June 2022 in order to rezone Erf 4308, Sedgefield from "Undetermined Zone" to "Business Zone 1" as contemplated in the Sedgefield Zoning Scheme Regulation of 1980. The application was submitted to the Planning Tribunal for a decision. During the deliberation of the application by the Planning Tribunal, the applicant has decided to amend the application and have it recirculated in terms of the Knysna Zoning Scheme By-Law (2020) which presents more favorable zoning categories better suited for the proposed development as intended by the applicant.

6.2. Considerations in terms of SPLUMA

- 6.2.1. The application is consistent with the principles of the Spatial Land Use Management Act, 2013 (Act 16 of 2013).
- 6.2.2. The department agrees with the applicant that this application will not result in urban sprawl; is not an agricultural zoned property; will not result in any adverse environmental impact; and stimulate/promotes equitable functioning of land markets given its location to the garage and other associated land use in its vicinity. The proposal will create a more viable and functional community, as the proposal will result in the continuation of economic opportunities for the Sedgefield Community. As such this application can be seen as being consistent with the principle of "spatial sustainability"

- 6.2.3. It is further argued that in terms of the principles of "spatial efficiency", the proposal will optimise the existing resources, on site. The proposal will result in the continuation of the existing craft market. No additional infrastructure is required to legalise/formalise the Scarab market in its current form on Erf 4308, Knysna

6.3. Consistency with SDF, IDP and applicable Policies

- 6.3.1. The SDF sets out settlements in a spatial hierarchical order in terms of their own distinctive functions and roles within the Knysna Municipal area. The SDF further stipulates that "land uses within the identified settlements should be managed with due respect for their role in the system of settlements in the KMA and their local economy". For Sedgefield the SDF prescribes that just after the Knysna Town (which plays a regional role), Sedgefield plays a secondary regional service centre role. Meaning that Sedgefield should be seen as an urban centre with a special function (often tourism related) as well as a role in terms of servicing the surrounding areas and containing a mix of economic activities and services. In essence tourism and recreational land uses is uses that are encouraged for Sedgefield in general.
- 6.3.2. Further, the application area is located outside of the urban edge. However, as rightly emphasized by the applicant, the SDF does not provide any guidance on the permissible activities outside of the urban edge. Thus the general knowledge for an urban edge can therefore be applied. The commonly accepted purpose of an urban edge is to demarcate the area in order to manage, direct and control the outer limits of urban development. The intention of the urban edge is to establish limits beyond which urban development should not be permitted. It can thus be argued that Open Space II for tourism related activity fit within the scope of what is generally allowed outside the urban edge. The applicant motivates that the existing craft market is indeed tourism orientated and it also creates numerous employment opportunities.
- 6.3.3. As such the application can be argued to be consistent with the spatial development framework in that it aims to achieve the intended land uses for the area generally.

6.4. Impact on Municipal Engineering Services

- 6.4.1. The applicant motivates that the application will have no impact on the existing municipal services infrastructure as it is only to legalise the existing craft market, in its current form. The applicant argues that the existing services infrastructure is adequate for the current use, and since no extension of the market is proposed, there is no need for additional services capacity to allow the proposed land use application. Any infrastructure upgrades necessary in the future will be at the cost of the property

owner. The department is satisfied with the applicant submissions. The Technical Services has also not highlighted any reservations to this application.

6.5. Zoning Considerations

- 6.5.1. An application for the rezoning and subdivision of Erf 4308, Sedgefield into 2x Portions (Portion A and Remainder) was approved by the Knysna Council on 5 May 2004. Portion A was surveyed and approved by the Surveyor General as Erf 4657, Sedgefield. This subdivided portion was never registered and therefore, the subdivision was never confirmed and lapsed.
- 6.5.2. The portion of the property zoned for business purposes was utilised as such. Thus, the legal rights to operate business activities on a portion of Erf 4308, Sedgefield has commenced, therefore, confirming the legal business rights on the north western portion of the property.
- 6.5.3. Consequently, the property is subject to a split zoning, in terms of the Knysna Zoning Scheme By-Law (2020), which designates it as both "Business Zone I" and "Undetermined Use Zone". The "Business Zone I" portion encompasses an area of approximately 981m², while the "Undetermined Use Zone" covers a much larger area of approximately 1.4959ha (1.495 ha).
- 6.5.4. The objective of "Undetermined Use Zone" is to enable the Municipality to defer a decision regarding a specific land use and development management provisions until the circumstances affecting the land unit have been properly investigated; or until the owner of the land makes an application for rezoning or a zoning determination is made by the Municipality.
- 6.5.5. It is worth noting that the applicant has followed the Department of Environmental Affairs and Development Planning's advice, where they have motivated in their letter dated 16 September 2020 that an alternative to 'Business Zone' is 'Open Space Zone II' which is Private Open Space with a consent use for 'tourist facilities' which includes farmers' markets. The objective of "Open Space Zone II" is to provide for active and passive recreational areas on private land, in order to promote recreation and enhance the aesthetic appearance of an area. The applicant has amended the initial application accordingly as recommended. The initial application was submitted in terms of the Sedgefield zoning scheme regulation (1980), while the current amended application was advertised and processed in terms of the prescripts of the Knysna Knysna Zoning Scheme By-Law (2020).
- 6.5.6. It is further argued that Open Space is an appropriate zone for this location. It would accommodate the craft market including the additional uses, e.g. Farmers market, as a consent use under "tourist facilities".

6.5.7. **Open Space Zone II (OSII):** The objective of this zone is to provide for active and passive recreational areas on private land, in order to promote recreation and enhance the aesthetic appearance of an area. The consent uses in this zone include: Cemetery, Environmental facilities, Informal trading, Outdoor trading and dining, Plant nursery, Restaurant Sports and recreation centre, Tourist facilities, Urban agriculture and Utility service.

6.5.8. "tourist facilities" Land use description: "tourist facilities" means amenities for tourists or visitors and:
(a). includes lecture rooms, **restaurants, gift shops**, restrooms, **farmers' market** and **recreational facilities**; and
(b). does not include an off-road trail, a hotel, wellness centre; or tourist accommodation.

6.5.9. The applicant wishes to rezone the entire property to "Open Space Zone II" which allows for 'private open space' and has applied for the necessary consent uses to allow the existing land uses.

6.6. Desirability of the Proposal

6.6.1. Erf 4308, Sedgefield is situated alongside the N2 Road just outside Sedgefield, towards George. The subject property is situated south of the N2 Road, and adjacent to the Engen Sedgefield 1-Stop. The property is approximately halfway between Sedgefield Central and Sedge Links (golf course).

6.6.2. It can be argued that the market is a significant factor contributing to the strength of the location where it is situated. Its removal will likely have a noticeable impact on the area, which may not be viewed as an improvement.

6.6.3. The previous Knysna SDF (2008) has identified the area where the application area is located, as a 'Tourism Development' node and the application area was situated inside the urban edge. The 2017 SDF also acknowledged the presence of a tourism node in the same area, which is characterized by a concentration of tourism activities. The area currently has a distinctly tourism-oriented character.

6.6.4. The craft market was previously granted temporary land use rights to operate on the subject property. However, these rights have since lapsed, and the market is now seeking permanent rights. The applicant argues that the previous approval is evidence of the land use's desirability on the subject property. The market has operated successfully under temporary rights, and thus the applicant is of the opinion that it should be granted permanent rights.

6.6.5. The Department acknowledges the assertion made by the applicant regarding the beneficial economic and social impacts that the tourism market at the tourism node has had on the Garden Route. Although the initial proposal for business zoning may have presented challenges, the current

proposal represents a more viable solution, as indicated by the supportive comments of the objectors who participated in the previous round of public consultation. Furthermore, the Provincial Department for Planning has recommended that the zoning designation for the subject property to "Open Space Zone II" to further align with the intended land use and use of the property.

- 6.6.6. The current proposal differs significantly from the previous one, especially regarding the intensity of primary land use allowed under the "Business Zone" zoning. Moreover, the proposed zoning is suitable for areas outside of the urban edge, such as the location of this property, which can be argued to be compatible with "Open Space Zone II" which allows for both active and passive recreational areas on private land, to promote recreation and enhancement of the aesthetic appearance of an area.
- 6.6.7. It has further been identified that the application area has environmental sensitivity that needs preserving. It can be argued that the subject zoning, with its complimenting uses as applied for, assist by the disturbance of the natural environment by limiting development only on areas above the 3m MSL mark. By preventing development below 3m MSL and focusing on structures that are reasonably connected to the craft market, it may be possible to support economic development in a more environmentally friendly way. This can include creating jobs, generating income, and supporting small businesses in the local area. Through this it may be possible to create long-term benefits for both the local community and visitors to the area. This can enhance the visitor experience by providing unique and authentic tourism offerings that showcase the area's natural and cultural assets.
- 6.6.8. Further, a crafts market located outside the urban edge may be less likely to create traffic and parking issues in the Sedgefield town or city center, which could negatively impact the experience of both visitors and locals. Additionally, locating the market in a more tranquil setting could provide visitors with a more relaxed and enjoyable experience.
- 6.6.9. Tourist facilities such as restaurants and farmers' markets are popular attractions that can attract large crowds. By locating them outside the urban area, the heavy influx of visitors into the city center can be mitigated. Further, the location of restaurants, tourist facilities, farmers' markets, and plant nurseries outside of the urban edge can offer several benefits, including reducing congestion, creating a unique and memorable experience, and promoting sustainable development.
- 6.6.10. The proposed development, by large, is considered desirable as contemplated in terms of subsection 65(1)(c) of the Knysna Municipality By-law on Municipal Land Use Planning (2016).

6.7. Assessment of Comments

- 6.7.1. The infrastructure services Directorate wished to know whether there is a notarial tie over the Erf 1627, 5008, 4505, 4657 and 4308, Sedgetfield. It is my considered opinion that a notarial tie is unnecessary for Erf 1627, 5008, and 4505 since the proposed development does not require access to these properties. Similarly, Erf 4657 is currently unregistered and is legally regarded as part of Erf 4308. As such, a notarial tie or any other formal arrangement for access to these property is unwarranted.
- 6.7.2. In addition, we draw attention to the fact that the South African National Roads Agency Limited (SANRAL) has granted approval of the rezoning application for business purposes and the Scarab Art & Craft Village in a letter dated 29 September 2020. We recommend that the applicant adheres to the conditions imposed by the department in relation to the above.

6.8. Error and Omissions

- 6.8.1. Section 63(2) of the Knysna Municipality By Law on Municipal Land Use Planning (2016) provides that the Municipality may, at its own initiative or upon application by an interested party, condone an error in procedure if good cause is shown, and the condonation will not have a material adverse effect on, or unreasonably prejudice, any party. In this case, it should be noted that the application was submitted under the Knysna Municipality By-Law on Municipal Land Use Planning (2016) and not under the Knysna Spatial Planning and Land Use Management By-law (2021). Although the application was amended to be processed under a different zoning scheme, it is recommended that the processing of the application be finalized under the Knysna Municipality By-Law on Municipal Land Use Planning (2016) since it was not a new application, but rather an amendment to the existing one.
- 6.8.2. It is further recommended that the error in the processing of the application be condoned in terms of Section 63(2) of the Knysna Municipality By-Law on Municipal Land Use Planning (2016), as the advertisement notices circulated to neighboring property owners incorrectly referenced the Knysna Spatial Planning and Land Use Management By-law (2021) instead of the Knysna Municipality By Law on Municipal Land Use Planning (2016). However, since all parties were given a fair opportunity to comment on the application, and no comments were received, it can be argued that the error did not have a material effect on or unreasonably prejudice any party. Furthermore, the fact that the comments received in the initial application indicated that Open Space Zone II would be a more appropriate zoning category for the subject property suggests that the impact of the application is at a scale and nature that is acceptable to the public.

7. RECOMMENDATION

- 7.1. That, **Approval be Granted**, in terms of Section 60 of the Knysna Municipality By-law on Municipal Land Use Planning (2016) for the rezoning of Erf 4308, Knysna, from "Business Zone I" and "Undetermined Zone" to "Open Space Zone II" as contemplated in the Knysna Zoning Scheme By-law (2020).
- 7.2. That, **Approval be Granted**, in terms of Section 60 of the Knysna Municipality By-law on Municipal Land Use Planning (2016) for the consent uses as contemplated under "Open Space Zone II" of the Knysna Zoning Scheme By-law (2020) to allow for a "tourist facility" and a "plant nursery" on Erf 4308, Sedgefield.
- 7.3. That the error in the public notice regarding Erf 4308, Sedgefield, referencing the incorrect applicable bylaw, be condoned in accordance with Section 63(2) of the Knysna Municipality By-law on Municipal Land Use Planning (2016).

8. CONDITIONS IMPOSED IN TERMS OF THE PLANNING BY-LAW

The above approval(s) is subject to the following conditions imposed in term of Section 66 of the Knysna Municipality By-law on Municipal Land Use Planning:

- (i) The approval applies to the application(s) as outlined above and may not be construed as authority to depart from any other legal prescriptions or requirements.
- (ii) The "brewery" as land use shall remain subservient to the "restaurant" use and shall not exceed 50% of the floor area of the "restaurant."
- (iii) The development of land and building work below 3m MSL (mean sea level) is not permitted.
- (iv) On-site parking for the tourist facility uses (restaurant and gift shop) and plant nursery shall be provided in accordance with the Knysna Zoning Scheme By-law (2020). In the case of the farmer's market, parking shall be provided at a minimum of 4 bays for every 100m of trading/stall space.
- (v) A detailed site development plan indicating storm-water management, access, parking, landscaping, aesthetic design, and general adherence to the conditions of approval being submitted for approval prior to the submission of building plans. The site development shall clearly indicate the positioning and size of all stalls on the property.
- (vi) The owner/developer shall ensure that the "farmer's market" shall at all times comply with the by-law for the Prevention Of The Public Nuisances And The Keeping Of Animals, Poultry, Pigeons And Bees to the satisfaction of the Director: Community Services.
- (vii) The developer/landowner shall pay augmentation fees in respect of municipal services in accordance with Council's policy prior to the consideration and approval of building plans.

- (viii) Direct vehicular access to the property will be limited to the existing access point. No direct vehicular access to and from the N2 national road is permitted.
- (ix) The development shall not include additional hardened surfaces and storm-water management shall be in accordance with an approved storm-water management plan to the satisfaction of the Director: Infrastructure Services.
- (x) The Knysna Municipality will not accept liability for losses and/or damages of whatsoever nature resulting from flooding whether or not these damages occur to goods and structures below the 3m MSL.

9. REASONS FOR RECOMMENDATION

The reasons for above recommendation are as follows:

- (i) The intent of the application is to formally re-establish the existing farmer's market. Plant nursery and associated uses that were granted under a temporary use departure. It is further noted that the restaurant and related business uses on a portion of the subject property are already permissible in terms of its current "Business I" zoning. The application seeks to rationalize the use rights to these lawful uses as well as previously approved rights to the property. Herein it is noted that the farmer's/craft market, as temporary use, has operated reasonably successful and has proven desirability in its surrounding land use context.
- (ii) The farmer's market is expected to make a positive impact and contribution to the local economy and will serve as a local tourist attraction in the surrounding area and region. Importantly, it has the potential to support local farmers and industries in the products and goods that would be available for sale.
- (iii) The "Open Space Zone II" zoning aligns best with the proposed land uses as envisaged by the applicant/developer as it provides for a restaurant, gift shop and farmer's market under "tourist facility" as consent use. The zoning is further compatible with character of the surrounding area and will allow for recreational and conservation space across the largest area of the subject property that comprise a flood plain of which has areas that lie below 3m of mean sea level (MSL). This area will be protected and preserved in that no permanent buildings or structures will be permitted.
- (iv) Furthermore, the anticipated impact(s) of the proposal will be mitigated in terms of the conditions of approval including noise and related disturbances, the extent of the land uses, and parking.
- (v) The proposal will not require any additional outlay of bulk municipal infrastructure. The subject property has existing connections to municipal water and electricity. The subject property will further obtain vehicular access from the existing road access point with no additional vehicular access points proposed.

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- (vi) The error in the notices served on the surrounding affected landowners is condoned for the reason that it was found to be immaterial and would not cause unreasonable prejudice. The notice referenced the incorrect 2021 Planning By-law instead of the 2016 By-law under which the application was submitted.

10. ADDITIONAL INFORMATION

- (i) The applicant is further reminded of the recommendation made by the South African National Roads Agency SOC Limited (SANRAL) in terms of their correspondence dated 29 September 2020.

11. SUPPORTING APPLICATION DOCUMENTS

ANNEXURE A – Applicant's Motivating Memorandum

ANNEXURE B – Locality Plan

ANNEXURE C – Copy of Title Deed(s)

ANNEXURE D – Power of Attorney and Company Registration Information

ANNEXURE E – SG General Plans

ANNEXURE F – Mailing List & Public Notices

ANNEXURE G – Applicants response dated 27 October 2020

REZONING AND CONSENT USE: ERF 4308, SEDGEFIELD			
Author Name: Steward Mqhele Date: 01/03/2023		Author(s) Signature: 	
Registered planner name: Shaun Madumbo SACPLAN registration number: A/1510/2012 Date: 01/03/2023		Registered Planner Signature: 	
Decision maker: Authorised Official (as contemplated in terms of Section 69(1) of the Planning By-law)			
APPROVED	APPROVED CONDITIONALLY	APPROVED IN PART	REFUSED
Approved in terms of Section 60 of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021)			
JH SMIT Authorised Official 		Date: 1/3/2023	

8. **IN COMMITTEE** (*See separate agenda*)
9. **ADJOURNMENT**

-oOo-