

Die Direkteur-Generaal, Hierdie struktuurplan, wat die  
aanpak gebruik om te bepaal of die gebied vir ontwikkeling  
sake 'n vooruitsigting van toekomstige ontwikkelings  
projekte.

DJ VAN NIEKERK/sal

15/5/8

06/12/1991

Die Direkteur-Generaal  
Departement van Beplanning,  
Provinsiale Sake en Nasionale Behuising  
Privaatsak X644  
PRETORIA  
0001

Geagte Meneer

VOORGESTELDE WYSIGING VIR KNYSNA, WILDERNIS,  
PLETTENBERGBAAI: PLAAS 205 GEDEELTE 82 EN ERF 1638  
SEDGEFIELD

Met verwysing na u skrywe gedateer 24 Oktober 1991 deel ek u mee dat my Raad op sy jongste vergadering gehou op 5 Desember 1991 eenparig besluit het om die wysiging van die gebruiksaanwysing van gedeelte 82 van plaas 205 en erf 1638 vanaf Landbou/Bosbou na Dorpsontwikkeling (uitgesonderd dorpsontwikkeling vir nywerheids doeleindes) te ondersteun aangesien hierdie wysiging ook in ooreenstemming met die konsep struktuurplan van hierdie Raad is.

'n Afskrif van die konsep struktuurplan waarin riglyne vir toekomstige ontwikkeling met betrekking tot enkel residensiële gebiede op aangetoon word, is hierby ingesluit vir u inligting.

2.../

U word daarop gewys dat hierdie struktuurplan nog nie amptelik goedgekeur is nie en dat dit op hierdie stadium slegs 'n vooruitskouing van toekomstige ontwikkeling vir Sedgefield projekteer.

Ek verwys ook na paragraaf 3 van u bogenoemde skrywe waarin u versoek dat my Raad op die hele 415 hektaar soos op die bygaande kaart aangedui, kommentaar moet lewer:

Plaas 205/82 en erf 1638 se gesamentlike oppervlakte beslaan maar ongeveer die helfte van die 415 hektaar waarna u verwys en daar moet aanvaar word dat toekomstige enkel residensiële ontwikkeling van erf 1634 en 205 gedeelte 3 soos op die konsep struktuurplan aangedui, by hierdie 415 hektaar ingesluit word en dat die wysiging van die gidsplan ook ten opsigte van beide hierdie gedeeltes baie sterk deur die Raad ondersteun word.

Beide laasgenoemde gedeeltes word ook tans as Landbou/Bosbou in die gidsplan aangedui en dit sal waardeur word indien u 'n eenmalige wysiging van die bogenoemde gebiede sou oorweeg.

Die aansoek om die wysiging van die Wildernis, Knysna, Plettenbergbaai gidsplan te wysig, word dus deur die Raad ondersteun met dien verstande dat net dié gedeelte van die onderverdelings wat vir residensiële ontwikkeling benut kan word in ooreenstemming met die konsep struktuurplan se gebruik van die huidige Landbou na dorpsontwikkeling verander moet word.

U gunstige oorweging van bogenoemde aangeleentheid word waardeur.

Die uwe

DJ VAN NIEKERK  
ASST. STADSKLERK

# TRANSITIONAL ZONE

## AREA 4 - RIDGE

### GUIDELINES

Residential

Parameters for skyline protection:

- Set back line on southern slope
- One storey height, terraces and roof pitches sensitive to profiles and slope

Materials with minimum visual impact for buildings on southern slope

Western part - low key urban form

Annexure B applicable



Approximate extent of area 4



Residential

AREA 4 - RIDGE

SCALE 1 : 30 00







## \* AREA 4 - THE RIDGE

This area comprises of the flatter, developable areas to the north of the town. The area could form a new residential area for the town which could be quite exclusive in terms of the views and unique location.

Of vital importance is the protection of the skyline from obstructive buildings. A number of parameters are proposed to ensure a skyline that will still have a natural appearance after development has taken place beyond it, viz:

- During detail design a set back line should be determined on site to protect the sensitive Southern slope.
- Buildings located behind such a line should be one-story in height but could be built on more than one terrace. Roof pitches and other forms in the structure should be sensitive to the natural profiles of the site and compliment the slope as far as possible.
- The materials used in the elevations of buildings facing the southern slope should be selected to minimise visual impact and this issue should be addressed in detail in development proposals.

The impact studies done for proposals in this area should also address the problem of storm water management and proposed methods of preventing erosion.

Development on the western part of the ridge should be of a low key urban form, i.e. not subdivided into conventional erven, as the width of the developable portion on the ridge becomes more narrow at this section and visual quality of this area could be negatively effected.

The environmental guidelines of Annexure B should be applied.

## \* AREA 5 - RUYGTE VALLEY - EAST

This valley is situated between the northern ridge and the following range of hills. It is the only area apart from the ridge itself that could be considered as the true hinterland of Sedgefield. Any spatial needs for urban land uses should be provided for here.

The floor of the Valley is however lower than 5m and each site should be investigated for risk of flooding for areas lower than 3m MSL.

The higher portions could be used for conventional residential development while the lower areas would be more suited for a low key urban form or sport fields. Low cost housing could be an element of the conventional urban form should the need arise.

The proposed N2, if built on the originally proposed alignment, will cut off a portion of this area. This portion of land on Portions 110 and 129 of Farm 205

## SEDFIELD MUNISIPALITEIT

VOORLOPIGE GESPREK TUSSEN VERTEENWOORDIGERS VAN MNR J. HUME EN DIE RAAD IN-  
SAKE DIE VOORGESTELDE ONTWIKKELING NOORD VAN SEDFIELD GEHOU IN DIE RAAD-  
SAAL, FLAMINGOLAAN, SEDFIELD OP 28 APRIL 1999 OM 08:00

### 1. TEENWOORDIG

Rdl N.C. Basson (Burgemeester)  
Rhr J. de Beer  
Rdl M. Krwetshe  
Rdl S.M.J. Young

Stadsklerk  
Stadsingenieur  
Stadsekreteraris  
Ast Ingenieur  
Mnr C.J. Ballan  
Mnr B. du Plessis  
Mnr D. Nel (Nel & De Kock)

Voorsitter

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### 2. VOORGESTELDE ONTWIKKELING

Die Burgemeester verwelkom almal teenwoordig en versoek die Stadsklerk om die vergadering met gebed te open. Mnr Deon Nel verklaar sy belang by Sedfield synde enersyds aan die Raad vir die opstel van die struktuurplan en vir mnr Hume ten opsigte van die voorgestelde ontwikkeling. Hy verklaar dat sy standpunte en opinie dus neutraal sal wees. Mnr Ballan verneem of die kostes soos uiteengesit in die aanhangsel hiertoe vir die huidige boekjaar van toepassing sal wees waarna die Burgemeester meld dat die kapitale bydraes met plus minus 10% gaan verhoog. Rhr De Beer noem dat die intreegelde alle bestaande dienste insluit. Mnr Ballan sê dat sy kliënt van voorneme is om die voorgestelde ontwikkeling by die munisipale gebied in te lyf. Die volgende dienste word bespreek:

#### a) Pad na die ontwikkeling

Mnr Ballan is van mening dat die pad nadat dit gebou is die Raad se verantwoordelikheid moet wees. Die Stadsingenieur verwys die vergadering op die bepalings van die "rooi boek". Rhr De Beer is van mening dat die ontwikkelaar die koste van die pad met die eienaar van Cloud 9 moet bespreek. Mnr Ballan verneem of die Raad die pro rata gelde vir die bou van die volle lengte van die pad vanaf die oostelike grens van die ontwikkeling tot by Cloud 9, kan verhaal waarop Rhr De Beer bevestigend antwoord dat dit ondersteun kan word maar by wyse van 'n dienskontrak aangespreek moet word. Cloud 9 resorteer binne die regsgebied van die Suid-Kaap Distrikraad en moet eers ingelyf word waarna 'n dienste-ooreenkoms opgestel sal word. 'n Pro rata-terugbetaling aan mnr Ballan se kliënt vir daardie gedeelte van die pad wat deur hulle gebou word sal deur die Raad gesteun word by die Suid Kaap Distrik Raad.

#### b) Elektriese aansluiting

Mnr Ballan verneem van die Raad oor waar die ontwikkeling gaan aansluit. Rdl Young meld dat sodra die 66kV-lyn op vol sterkte in werking gestel word die ontwikkelaar vanaf die bestaande 11kV-lyn langs die ontwikkeling kan aftap. Alle kostes vanaf die voorafbepaalde aansluitingspunt sal vir die ontwikkelaar se rekening wees nadat bevestiging van die Raadgewende Ingenieurs verkry is.

#### c) Riool

Rhr De Beer sê dat indien die pyplyn wat vanaf die pompstasie by mnr C.J. Schmidt se grond loop nie voldoende sal wees om die ontwikkeling se vrag te hanteer nie, die ontwikkelaar direk by die Rioolwerke sal moet opkoppel. In die alternatief kan oeweging geskenk word deur die ontwikkelaar om 'n "package plant" op sy gronde op te rig. Navraag oor laasgenoemde sal aan die (DWA) Departement Waterwese en Bosbou gerig moet word oor die moontlikheid van so 'n "package plant". Bevestiging sal ook eers vanaf die Raadgewende Ingenieurs verkry moel word.

#### d) Reservoir...

d) Reservoir

Mnr Hartsief meld dat die hou-kapasiteit van die voorgestelde reservoir 48 uur sal wees en dat die ontwikkelaar 'n druktoring sal moet oprig met 'n 4 uur hou-kapasiteit. In die alternatief kan ondersoek ingestel word na die installering van 'n "variable speed pump" om druktoevoer te verseker. Die Raad bevestig dat hulle mnr Ballan se kliënt sal ondersteun met sy aansoek om 'n drukpomp te verskaf in teenstelling met 'n druktenk.

e) Betaling

Die betaling geskied gewoonlik by die gee van uitklaring of registrasie van oordrag met dien verstande dat die ontwikkelaar 'n voldoende waarborg gee vir betaling teen registrasie van oordrag. Verder bepaal die ooreenkoms dat die uitstaande kapitale bydrae per erf, indien enige, nie later nie as 36 maande na voltooiing van die dienste in die ontwikkeling tot die Munisipaliteit se bevrediging vereffen moet word. Mnr Ballan gee te kenne dat die ontwikkeling in fases gaan geskied en dat die vereffeningsperiode dan soortgelyk aangepas sal wees en dat die gelde 36 maande na voltooiing na elke fase betaalbaar sal wees.

f) Brandbaan

Die ontwikkelaar moet met mnr Thesens onderhandel oor 'n 50m-brandbaan aan die oostekant van die ontwikkeling.

g) Alle dienstegelde en bydraes is vervat in die beraming wat hierby aangeheg is en deel hiervan vorm asook die standaard konsep dienste-ooreenkoms wat ook hierby aangeheg is en deel hiervan vorm.

h) Raadgewende Ingenieurs

Die ontwikkelaar kan sy eie Raadgewende Ingenieurs gebruik of die koste van die Raad se Raadgewende Ingenieur betaal.

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DATUM

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## MUNISIPALITEIT SEDGEFIELD

NOTULE VAN ZZ APRIL 1999

### 3. ITEMS VIR BESPREKING

### 3.3 INGENIEURS EN FINANSIES

### 3.3.1 NOTULE VAN 'N TENDERKOMITEEVERGADERING GEHOU OP 22 APRIL 1999

BESLUIT IF37/5/99

Dat die notule van die Tenderkomiteevergadering wat op 22 April 1999 gehou was, bekragtig word onderhewig aan die volgende regstelling by item 2.1 wat soos volg lees:

- a) Dat die laagste tender van Reyrolle vir die hersienende bedrag van R2 777 847 aanvaar word.
- b) Dat Reyrolle voor 15 Mei 1999 aangestel word ten einde hulle te verbind om die substasie voor 5 Desember 1999, soos per tenderdekkingsbrief, te voltooi.
- c) Dat die notule van die gesprek tussen verteenwoordigers van die Raad en mnr J. Hume, soos gewysig, goedgekeur word.

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DATE

**"THE HILL DEVELOPMENT" SEDGEFIELD (FARM 205 SECTION 82 & ERF  
1638; SEDGEFIELD)  
PROPOSED DEVELOPMENT OF ± 300 RESIDENTIAL ERVEN**

**MEETING HELD AT SEDGEFIELD MUNICIPALITY BOARD ROOM ON  
12 FEBRUARY 2001 : 11H00**

**PRESENT**

Deon Nel	Nel & de Kock	Consultant	8745207
Relief Kleynhans	K & A	Water Consultant	8743866
Koos Stebbergen	S & Z	Cons. Engineer	8735745
J Zaaiman	S & Z	Cons. Engineer	8735745
C Ballan	CJ Ballan Inc	Attorney	3432126
Bert Meyer	SCDC	Local Authority	8701300
Ed Hill	Knysna Municipality	Town Planning	3825066
SE de Kock	SCDC	Town Planning	8031300
→ Barry du Plessis	GRC Resorts	Developer	3431344
J Hartsliet	Knysna Municipality	Engineer	3431640
N Perring	Sedgefield Municipality	Town Engineer	3825066
Rob Hall	De Villiers & Moore	Consulting Eng.	8744496

**APOLOGIES**

None

**WELCOME**

All present had been welcomed by the Chairman and everybody introduced themselves.

**BACKGROUND**

The Chairman briefly stated that the client wants to develop ± 300 erven on the properties. This development had already been supported by Sedgefield Town Council at their meeting of 05/12/91

**Local authorities which are to input in the project had been identified at the meeting.**

- a) Dept Nature Conservation
- b) Dept National Parks Board (their input will be required if water is abstracted from the Lakes system).



- c) Sedgefield Municipality (current local authority)
- d) Knysna Municipality (Sedgefield will be incorporated into Knysna Municipality)
  - i All correspondence on this project will be addressed to the "Acting Municipal Manager" namely Mr Vicky Smit (current Town Clerk of Knysna Municipality)
  - ii Copies of correspondence to be circulated to relevant authorities & Departments.
- e) South Cape Regional Services : in future to be known as "Garden Route, Klein Karoo District Municipality" - correspondence to be addressed to their "Acting Municipal Manager" Mr MC Botha.
- f) Transnet & Dept National Roads - All correspondence and proposed dealings with Transnet & Dept National Roads dealing with the railway crossing & N2 intersection, must be discussed with Mr Neil Perring as well, for possible input & consent from the Knysna Municipality.
- g) Department Water Affairs

#### **SPECIFIC ITEMS DISCUSSED**

Zoning/Town Planning : Mr Deon Nel tabled the clients desire to rezone part of his property to residential zoning for the proposed  $\pm$  300 erven and the balance to stay agriculture to be used for future plantations.

#### **ENVIRONMENTAL**

The Environmental Consultant, Gavin Hellström, had not been present but Deon Nel handed over the preliminary erven layout to Neil Perring indicating "Gavin's red line areas" restricting development beyond this line.

#### **CAPITAL CONTRIBUTION**

- a) The current preliminary capital contributions (1998/99) from the Sedgefield Municipality had been tabled. (copy attached)
- b) A debate followed whether the rates still are applicable and realistic.
  - Mr Carl Ballan stated that it is official, figures which were the result of many previous negotiation and should not be discarded.
- c) The meeting argued that many grey areas exist in the quoted figures and maybe a single capital contribution figure which included all services similar to Knysna Municipality capital contribution policy should be investigated.

- Mr Neil Perring did not want to comment at this stages but will come back with a proposal after studying the agreements which are to be copied by Mr Carl Ballan to Neil Perring.

## 8. TAKE OVER OF SERVICES BY THE MUNICIPALITY

- a) It is the clients desire to hand over all services to the Municipality on completion.
- b) The responsibility to maintain the firebreak on the eastern boundary of the property will most likely also become the Municipality's responsibility at the hand over of services.

## WATER

### RESOURCES:

- 1 All present acknowledge that the lack of availability of water is the most vulnerable key to the feasibility of the proposed development.
2. Retief Kleynhans stated that the Department of Water Affairs supports the proposal to clear part of the Karatara River catchment area of heavily overgrown invasive alien vegetation to enhance annual yield of the catchment area and to meet the water requirement of the development.
3. Mr Hartsliet pointed out that although bush clearing will increase annual yield it will probably not solve unadequate dry season runoff without providing of channel storage.
4. Retief Kleinhans noted that if any "deal" are to be made with the Department of Water Affairs it should be treated urgently since the options might not always be excepted by the Department in future.
5. Mr Perring mentioned that a study for the Sedgefield area's total water situation will not be complete for some time and there is therefor no specific strategy planning for this area currently in place.
6. Mr Hartsliet comment that the Sedgefield Municipality had placed a moratorium against further development at Sedgefield until Sedgefield's water situation had been sorted out.
7. Mr Perring debated that this should not stop any development proposal to be tabled and that he is prepared to judge any proposal on its own merits.

## **PURIFICATION WORKS**

Retief Klaynhans mentioned that the Municipality is licenced to subtract 4 mega litre/day. Mr Hartlief commended that they have not reached this figure yet.

## **RESERVOIR**

Mr Hartlief said that the new 4 mega litre reservoir on the Hill currently have storage capacity in excess of 48 hours and will cater for this proposed development.

## **ELEVATED TOWER**

The proposed development will link up into the freshwater system at the above reservoir but the developer are to construct his own elevated tower for pressure. A variable speed pump system is a alternative but not advisable as Mr Hartlief stated that the reservoir needs to be cleaned out from time to time resulting in no water for this period.

## **MATERIAL PREFERENCES**

Mr Perring commented that they will not necessarily dictate which pipe material to be used but their preference are PVC & uPVC products.

## **PROVISION FOR RAIN WATER STORAGE ON INDIVIDUAL ERVEN**

The installation of tanks on individual erven should not be laid down as a condition by either the local authorities or the developer. Individual erf owners will however be encouraged to install such tanks, if dealt with sensible regarding aesthetic appearance.

## **SEWER**

The development are to be linked up into the Sedgefield Municipal system. A connecting point to be established by the Municipality.

## **ROADS**

- a) Mr Neil Perring requires the access road to be a public road with 20 m wide road reserve ± 6 m road width will be required.

- b) A wider access road might be required to serve possible other future developments. Mr Deon Nel commended that it will be unfair to burden this development's client with the extra cost to provide for other future developments.
- c) Internal roads - standard and width to be in accordance with the "Blue Book".
- d) Road finishes

Mr Perring acknowledge that their preference is tar roads, but he will be willing to accept any type permanent road surface. (tar, concrete, pavers) provided that the material used is easily locally available for the purposes of maintenance requirements.

### **REFUSE REMOVAL**

Normal Municipal refuse removal services will apply, provided that easy access are given to standard refuse trucks.

### **ELECTRICAL**

A eleven (11) metre servitude will be required at the existing power & water lines.

Electricity for the development will be tapped of the existing 11 kva line.

### **CONSTRUCTION SPOILING SITE**

- 1. No suitable spoiling sites are available within the Sedgefield & Knysna Municipalities as well as the District Council. Unsuitable material will most likely have to be carted away to George.
- 2. An on site spoiling site must also be investigated.

### **GENERAL**

Mr Hartslief stressed the importance of having a public meeting for public consent on the development.

**MEETING CLOSED AT 12H35**