

APPLICATION MEETING WITH KNYSNA MUNICIPALITY
THE HILL SEDGEFIELD
 held on 4 September 2014 at Knysna Municipality
 prepared by VPM Planning

CONTACT PERSON	COMPANY	EMAIL	TEL.
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Shaun Maree	Knysna Roads & stormwater	smaree@knysna.gov.za	044 302 6309
Joe Hames	Knysna Engineering	jhames@knysna.gov.za	044 3026392
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Joclyn Ferron	Knysna Environmental	jferron@knysna.gov.za	
Nelius Agenbag	Kantey and Templar	neliusa@gr.kanteys.co.za	044 8742177
Lizemarie Botha (LB)	VPM	lizemarie@vpmsa.co.za	0828551125

Apologies: Manon and Roydon Pary

<u>NO</u>	<u>DETAIL</u>	<u>ACTION</u>
1	<u>WELCOME</u>	
1.1	Introduction of team	
2	<u>PROJECT DESCRIPTION</u>	
2.1	LB confirmed that the application was submitted in 2010 and that they seek to confirm that the previous support in terms of forward planning and availability of services is still valid.	
3.	<u>TOWN PLANNING:</u>	
3.1	Hennie Smit confirmed that the new SDF will not be	Hennie Smit to follow

3.2	<p>available for comment in the near future and that he will investigate the reason behind removing the urban growth direction from the new plan while there is an application pending.</p> <p>It was confirmed that VPM's objection was received and that it was forwarded to the consultants responsible for the SDF.</p>	up on amendments to ISDF
4.	<u>ENGINEERING: WATER AND SEWER</u>	
4.1	Joe Hames confirmed that there are no immediate plans to upgrade the capacity of the waste water works. The planned upgrade is only to improve the quality of the effluent.	
4.2	Nelius Agenbag explained the original proposals for an on-site MBR sewer package plant with a dual water supply network. This was approved by the Knysna Municipality in 2010.	
4.3	Nelius requested that the Director Technical Services confirm that they are still supportive of this proposal.	Director Technical Services to confirm that they are still in support of the proposed sewer system
4.4	The Municipality has also previously agreed to provide 180kl/day for the development which at the time consisted of ±300 residential units.	
4.5	Nelius requested that the Director Technical Services confirm that they are still able to provide this bulk service to the development.	
4.6	The EIA process also requires that the alternative option of connecting with the future upgraded municipal sewer system be considered at this stage.	
4.7	It was requested that Joe Hames forward the plan showing the position of the sewer pipeline to the south of the property to Kantey and Templar.	
4.8	It was confirmed that the Sedgefield water treatment works currently has a capacity of 2500kl/day and that there should be enough capacity for the development, provided that the river keeps on flowing.	
4.9	It is noted that the alternative water sources in Sedgefield is not yet registered and are thus be kept out of the equation for the time being.	
4.10	Elton Vinnies suggested that the developer allow for larger storage reservoirs on site.	
4.11	<p>Nelius Agenbag request that the municipality confirm the amount of daily supply that will be available and then he can calculate the size of the reservoir required.</p> <p>Roy Parry was not at the meeting and the Elton Vinnies and Joe Hames will report back once they had a discussion with Roy Parry</p>	Director Technical Services to confirm how much water is available for the development

5.	ENGINEERING: ROADS AND STORMWATER	
5.1	Shaun Maree suggested that we make contact with SANRAL to confirm that they are still accepting the traffic Impact Study submitted in 2010.	Nelius Agenbag to review the TIA
5.2	The TIA may have to be updated to include new developments in the area.	
5.3	Internal roads and stormwater will be private.	
6.	ENGINEERING: WASTE MANAGEMENT	
6.1	The applicant must comply with Knysna Municipality's Waste Management Strategy.	John Jaftha to email Knysna Municipality 's Waste Management Strategy to VPM
6.2	John Jaftha to forward this strategy to VPM.	
6.3	A central refuse collection point is planned at this stage	
6.4	The Waste storage area will have to comply with the Building regulations etc.	
6.5	John Jaftha mentioned that the developers should be aware that there are no longer any rebates for developments with central collection points.	
7.	ENGINEERING: ELECTRICAL	
7.1	VPM to email Electrical Services Report to Len and Anton for their further comment.	VPM to email Electrical Services Report to Len and Anton for their further comment.
8.	ENVIRONMENTAL	
8.1	Joclyn confirmed that the site is regarded as sensitive fynbos area, although there is presently mostly alien vegetation visible on site.	VPM to discuss fencing and street light options with the developer.
8.2	Joclyn raised the issue about fencing.	
8.3	The property is fenced at the moment and VPM will have to report back on the matter.	
8.4	Hennie Smit enquired about the lighting policy	