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SECTION A: BACKGROUND

1. BACKGROUND

Sedgefield Erf 1578 is zoned single residential zone and approximately 805m² in extent. Erf 1578 borders President Steyn Street and enjoys vehicular access from this street. This access lane is being maintained by the applicant and not by the Knysna Municipality and the abutting land owners have no interest in this portion of land.

Given the thick indigenous vegetation along the southern boundary of Erf 1578, the owner of Erf 1578 uses the panhandle access as access to his garage. The applicant has paved the pan handle access lane at his cost. In order to protect the existing indigenous vegetation on Erf 1578, the applicant wishes to formalise the use of the existing access lane in perpetuity.

An application for the alienation of municipal land was submitted to Knysna Municipality on 9 September 2015. During the Council meeting on 26 March 2016, the Council resolved to alienate the portion of President Steyn Street, to the owner of Sedgefield Erf 1578 (refer to ANNEXURE A for a copy of this resolution).

To consolidate a portion of Erf 1626 Sedgefield, (a Portion of President Steyn Street) with Sedgefield Erf 1578 an application for road closure, subdivision, rezoning and consolidation has to be submitted to Knysna Municipality for consideration in terms of the Knysna Municipality Standard By Law on Municipal Land Use Planning.

2. THE APPLICATION

The council resolution serves as power of attorney for the municipal property attached as ANNEXURE A. Marike Vreken Urban and Environmental Planners has been appointed by Jennifer Atherstone Tooley and Anthony Noel Tooley (refer to ANNEXURE B Council Resolution G10/02/16 of 24 March 2016)

Power of Attorney) to prepare and submit the required application documentation (refer to ANNEXURE C) for:

(i) The closure of a portion of President Steyn Street (125m²) in terms of Section 15(2)(n) of the Knysna Municipality Standard By Law on Municipal Land Use Planning;

(ii) The subdivision of a portion of President Steyn Street (125m²) in terms of Section 15(2)(d) of the Knysna Municipality Standard By Law on Municipal Land Use Planning;

(iii) The rezoning of portion of President Steyn Street (125m²) to Single Residential in terms of Section 15(2)(a) of the Knysna Municipality Standard By Law on Municipal Land Use Planning;
(iv) Consolidation of a portion of President Steyn Street (125m²) with Sedgefield Erf 1578 to form a new property measuring 930m² in terms of Section 15(2)(e) of the Knysna Municipality Standard By Law on Municipal Land Use Planning.

3. PROPERTY DESCRIPTION SIZE AND OWNERSHIP

A copy of the Title Deeds of Erven 1578 (buyer) and Erf 1626 (seller) which include all the information outlined below are contained in ANNEXURE D and ANNEXURE E. The General Plan for Sedgefield Extension 1 (Sedgefield Island) where the application area is located, is contained in ANNEXURE F.

<table>
<thead>
<tr>
<th></th>
<th>Sedgefield Erf 1578</th>
<th>Remainder of Sedgefield Erf 1626</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title Deed Number:</strong></td>
<td>T12866/2012</td>
<td>36928/2016</td>
</tr>
<tr>
<td><strong>Title Deed Description:</strong></td>
<td>Erf 1578 Sedgefield in Sedgefield Township Extension No. 1 in the municipality of Sedgefield in the division of Knysna.</td>
<td>Remainder OF Erf 1626 Sedgefield in Sedgefield Township Extension No. 1 in the municipality of Sedgefield in the division of Knysna.</td>
</tr>
<tr>
<td><strong>Property Owner:</strong></td>
<td>Jennifer Atherstone Tooley Anthony Noel Tooley</td>
<td>Knysna Municipality</td>
</tr>
<tr>
<td><strong>Bonds:</strong></td>
<td>There is no bond registered on the property</td>
<td>There is no bond registered on the property</td>
</tr>
<tr>
<td><strong>Property Size:</strong></td>
<td>805m² (Eight hundred and five square metres)</td>
<td>20.8926 Ha twenty comma eight nine two six hectares. (Excluding to the subtractions from Sg Diagram SG Diagram 6509/1955.)</td>
</tr>
<tr>
<td><strong>Servitudes:</strong></td>
<td>There are no servitudes registered over the property. A copy of the General Plan for the property is contained in ANNEXURE F</td>
<td>There is a servitude right of way in favour of Ptn 85 of the farm Ruygte Valley. This servitude is not applicable to the proposed development. See attached SG Diagram 5770/1955 in ANNEXURE F</td>
</tr>
<tr>
<td><strong>Title Deed Restrictions:</strong></td>
<td>There are no restrictive conditions that which can prevent the proposed land use application</td>
<td></td>
</tr>
</tbody>
</table>
SECTION B : DEVELOPMENT PROPOSAL

4. DEVELOPMENT SPECIFICATIONS
   (Refer to Plan 4: Subdivision Plan)

Erf 1626 has been subdivided and rezoned during 1965 which become known as Sedgefield Extension 1 (Sedgefield Island). When the town was establishment all public roads and public spaces vested with the applicable local authority. Remainder Erf 1626 is registered in the name of Knysna Municipality.

The owner of Sedgefield Erf 1578 wishes to buy, subdivide and consolidate a portion of President Steyn which gives access to his garage with his property with Erf 1578. In order to achieve this, the following land use applications have to be lodged:

5. STATUTORY SPECIFICATIONS

The intention of the application is to obtain approval to consolidate a portion of President Steyn street abutting Erf 1578 to the west. The statutory applications that are lodged are as follows:

5.1. Street Closure and Subdivision of President Steyn Street

It is proposed to close a portion of President Steyn Street (125m²) to subdivide, rezone and to consolidate this portion with the Applicant’s property, Erf 1578.

Given the thick indigenous vegetation along the southern boundary of Erf 1578, the applicant uses the panhandle access as the primary access to his garage. The applicant has paved the pan handle access lane at his cost. In order to protect the existing indigenous vegetation on Erf 1578, the applicant wishes to formalise the use of the existing access lane in perpetuity.

Therefore, an application is submitted in terms of section 15(2)(n) of the Knysna Municipality Standard By Law On Municipal Land Use Planning to close a portion of the remainder of Erf 1626 measuring 125m².
5.2. Subdivision of Remainder Erf 1626

An application is made in terms of Section 15 (2)(d) of the Knysna Municipality Standard By Law On Municipal Land Use Planning for the subdivision of remainder of Sedgefield Erf 1626 (A portion of President Steyn Street) into two portions (Portion A = 125m² and a Remainder of Portion 1626).
5.3. Rezoning

In order to allow for the consolidation of the closed portion of President Steyn Street with Erf 1578, the portion will have to be rezoned to single residential zone in terms of the Sedgefield Zoning Scheme Regulations. An Application is therefore made for the rezoning of this portion in terms of section 15(2)(a) of the Knysna Municipality Standard By Law On Municipal Land Use Planning to rezone a portion of Steyn Street (125m²) to Single Residential.

5.4. Consolidation

It is proposed to consolidate the subdivided portion of President Steyn Street with Erf 1578 to form a new property measuring 930m² in extent. Figure 3 below illustrates proposed consolidation with Erf 1578.

Therefore, an application is made terms of section (2)(e) of the Knysna Municipality Standard By Law on Municipal Land Use Planning to consolidate a portion of President Steyn Street (125m²) with Erf 1578 to form a property measuring 930m².
6. ACCESS

The property currently receives access via President Steyn street through a Panhandle. The proposed portion for alienation is not needed to provide access to any surrounding property, nor does any of the abutting property owners utilise this small section of public open space.

The applicant consulted with the property owners that could potentially be affected by the alienation of the panhandle access and both owners confirmed in writing that they have no interest in acquiring this land parcel. The following correspondence is attached to this application:

- Letter from Deromet Investments, owner of Erf 1579, confirming they have no interest in acquiring the pan handle access (attached as ANNEXURE G)
7. SERVICES INFRASTRUCTURE

From initial investigations into the location of services it appears that there are no municipal services in the vicinity of the proposed portion for alienation, therefore the proposal would have no impact on municipal services provision.

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**Figure 5: Location of Municipal Services**

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8. LOCALITY

*(Plan 1: Locality Plan)*

Sedgefield Erf 1578 is located at 40 President Steyn Street, between Paul Kruger Street and Van Niekerk Streets in Sedgefield Extension 1 (Sedgefield Island). The application area is bordered by President Steyn Street to the south. The Swartvlei Estuary is located to the south of the property. The centre of the property is located at 34° 17’57’’S and 22°47’3.65”E.
9. **CURRENT LAND USE AND ZONING**

9.1. **Land Use**  
* (Plan 2: Land Use & Character of the Area Plan)  

Erf 1626 is currently used as a panhandle access to the garage located on Erf 1578.

The existing structures on Erf 1578 include a single residential dwelling as well as a double garage, pictured above from President Steyn Street.

9.2. **Zoning**  
* (Plan 3: Zoning Plan)  

Erf 1578 is currently zoned as “Single Residential Zone” in terms of the Sedgefield Zoning Scheme Regulations (1980). All the surrounding properties are also zoned Single Residential as can be seen in Plan 3.
According to the Zoning Map for Sedgefield in the Knysna Municipality, the Remainder of Sedgefield Erf 1626 (a portion of President Steyn street) is indicated as a public street. However, according to the Sedgefield Zoning Scheme Regulations (1980) there is not a ‘Street Zone’ zoning category and no zoning parameters available to the current zoning of the property. The remaining extent of the developed township formally known as Erf 1626 vested with the municipality as public open space, see attached ANNEXURE F:Diagram 5088/1955.

**Figure 8: Extract from the Knysna Zonings Map**

10. CHARACTER OF THE AREA

The application area is situated in an area that is used for predominantly low density, single residential and Bed and Breakfast establishments.

The majority of the properties along President Steyn Street have public open spaces located between the single residential erven. These panhandle public spaces were designed in such a manner to provide easy access to the Sedgefield Lagoon. The majority of the panhandle accesses become overgrown and underutilised as a result the properties preferred primary access off Dr Malan Street.

**Figure 9: Overgrown Public Open Spaces betweenerven along Pres. Steyn Street**
The average property sizes in the area vary between approximately 700m² and 1200m² in extent. It is therefore the considered opinion that the consolidation of a portion of President Steyn Street and Erf 1578 measuring 950m² will be consistent with the character of the surrounding area.

11. SITE CHARACTERISTICS

The application area has a very moderate slope and drops less than 1 meter in height from Dr. Malan Street to President Steyn Street. The figure below shows the site characteristics of Sedgefield Erf 1578.

The application area is bordered by President Steyn Street. Several large trees and pockets of vegetation exist on the south section of the property and will be retained, it should be noted that the portion of Erf 1626 (Portion President Steyn Street) that is proposed for closure has been paved which provides access to the Garage on Erf 1578. The owner of Erf 1578’s wishes to acquire
this portion and to consolidate it with his property to ensure that this Erf 1578 access is protected. The only existing building on the property is the garage as and a primary dwelling unit as pictured in Error! Reference source not found..

12. **EXISTING POLICY FRAMEWORKS**

12.1. **Draft Western Cape SDF (2014)**

The Western Cape Provincial SDF was approved in 2014 by the Western Cape parliament and serves as strategic spatial planning policy that “communicates the provinces spatial planning agenda.

The recent shift in legislative and policy frameworks has clearly outlined the roles and responsibility of provincial and municipal spatial planning and how they should be integrated towards the overall spatial structuring plan for the province. This shift in spatial planning has meant that provincial inputs are in general limited to provincial scale planning. However, it is important to note some of the key policies laid down by the draft PSDF have a bearing on the application.

**Policy S3: Ensure Compact, Balanced & Strategically Aligned Activities & Land Uses**

This policy reflects the main aim of the policy through targeting economic assists (e.g. Modal Interchanges underutilised strategically located land parcels) should be used as a lever to regenerate and revitalise urban settlements. Promoting functional integration and mixed land use to increase liveability of urban areas. Thus the policy specifies the importance to-increase density of settlements and number of units in new housing projects; continue to deliver public investment to meet the needs in settlement developments; integrate packages of land, infrastructure and services as critical to promote densification and efficiency associated with agglomeration.

**Policy S5: Ensure Sustainable, Integrated and Inclusive Housing Planning and Implementation**

The policy reflects to provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity, increase residential densities of settlements and dwelling units in new projects that provide accommodation, prioritise investment in community facilities, public infrastructure and public space, rather than an exclusive focus on housing or top structures.

5. Provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity

11. Achieve a wider range of housing opportunities with regards to diversity of tenure, size, density, height and quality in order to promote a ladder of upward mobility for households to progress as economic circumstances change over time
The proposal is therefore consistent with the provincial SDF since it allows for the productive use of currently underutilised municipal land, that will be made available to a previously disadvantaged person in order to improve her access to land tenure and add value to her property.


In November 2008 the draft Knysna SDF was adopted for planning purposes as a statutory planning document although it has not yet been formally endorsed by the Provincial Government.

According to the Knysna SDF 2008, the Sedgefield Spatial Development Framework indicates that the application area is situated within the urban edge of Sedgefield and is therefore appropriate for urban infill or township development purposes.

The SDF highlights that there is very little room for urban expansion in Sedgefield primarily as a result of sensitive natural features (dunes and wetlands). Hence the document details that development should be limited to urban densification and infill areas, within the urban edge. The SDF also highlights the need to for growth and investment in Sedgefield.

According to the Knysna SDF 2008, the Knysna Spatial Development Framework Map indicates that the application area is situated within the urban edge of Sedgefield and is therefore appropriate for urban infill or development purposes. It should be noted that there are no policies related to the closure of public open spaces and consolidation of properties.

It is the considered opinion that since the application area was previously to be two single residential properties, the proposed subdivision will result in appropriate densification in the Sedgefield Island.

**Figure 13: Extract from the Knysna SDF**
SECTION D: MOTIVATION

The Spatial Planning and Land Use Management Act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

13. ASSESSMENT OF APPLICATIONS


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

- development principles set out in Chapter 2 of SPLUMA
- protect and promote the sustainable use of agricultural land
- 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.

13.2. Knysna Municipality Standard By-law on Municipal Land Use Planning

The Knysna Municipality Standard By-law on Municipal Land Use Planning 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.

The following criteria must be taken into account when evaluating the desirability of the road closure, subdivision, rezoning and consolidation application:
- The integrated development plan, including the municipal spatial development framework;
- The applicable local spatial development frameworks adopted by the Municipality;
- The applicable structure plans (No Structure Plans for Upper Old Place);
- The applicable policies of the Municipality that guide decision-making;
- The provincial spatial development framework;
- The policies, principles and the planning and development norms and criteria set by the national and provincial government;
- 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
- The applicable provisions of the zoning scheme.

14. CONSISTENCY WITH THE CHARACTER OF THE SURROUNDING AREA

The road closure, subdivision, rezoning and consolidation will result in the amendment of erf boundaries for Erf 1578. Erf 1578 will increase from 805m² to 930m² and will remain as single residential zone. The proposal will therefore not have any negative impact on the character of this area, whatsoever.

15. CONSISTENCY WITH SPATIAL POLICY DIRECTIVES

This development application is consistent with all of the approved spatial policy frameworks that apply to the area, refer to Paragraph 9 for a detailed discussion of the consistency with current and draft spatial policy for the area.

16. NO IMPACT ON EXISTING LAND USE RIGHTS

Given the fact that the proposed new property is consistent with the ruling property sizes in the area, and the fact that the consolidated property will remain as a single residential zone, the proposed road closure, subdivision, rezoning and consolidation application will have no impact whatsoever on any existing land use rights of abutting property owners.

The directly affected land owners have also confirmed in writing that they do not have any objection to the proposed closure and alienation.


Section 14 of the Act deals with disposal of capital assets of municipalities and reads as follows:

14. Disposal of capital assets:
1. A municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset needed to provide the minimum level of basic municipal services.

2. A municipality may transfer or otherwise dispose of a capital asset other than one contemplated in subsection (1), but only after the municipal council, in a meeting open to the public –
   a) has decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services; and
   b) has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.

3. A decision by a municipal council that a specific capital asset is not needed to provide the minimum level of basic municipal services, may not be reversed by the municipality after that asset has been sold, transferred or otherwise disposed of.

4. A municipal council may delegate to the accounting officer of the municipality its power to make the determinations referred to in subsection 2(a) and (b) in respect of movable capital assets below a value determined by the council.

5. Any transfer of ownership of a capital asset in terms of subsection (2) or (4) must be fair, equitable, transparent, competitive and consistent with the supply chain management policy which the municipality must have and maintain in terms of section 111…”

An application for land alienation: Portion of Remainder of Erf 1626 Sedgefield, (a portion of president Steyn street) was submitted to council on 9 September 2015. The report and annexures regarding the alienation was submitted to the Governance and Economic Development Committee meeting dated 16 February 2016.

It is the considered opinion that since the proposed access only benefits the owners of Erf 1578, and since the owners of Erf 1559 and Erf 1579 have expressed their non-interest in acquiring a portion of the access servitude area (refer ANNEXURE H), the sale of this portion of land will benefit no-one else but the owner of Erf 1578.

Since it is unlikely that (with the current environmental regulations) this portion of unused road reserve will ever be constructed, the proposed closure and alienation will not impact negatively on any of the surrounding property owners or the residents of the Sedgefield Island Township making use of President Steyn Street.

The Council Resolution of 24 March 2016 confirmed that the Portion of Sedgefield Erf 1626, under consideration can be alienated as it is not needed to provide the minimum level of basic Municipal Services and that the land alienation application 5(b)(ii) of the Local Government: Municipal Finance Management Act, 2003(Act 56 of 2003): Municipal Asset Transfer Regulations the disposal of the portion of Erf 1626, Sedgefield be approved.

18. NO IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed application will have no impact whatsoever on the biophysical environment. The owner of Erf 1578 has paved the public open space at his own cost to protect the indigenous
vegetation on the south section of Erf 1578. The applicant wishes to formalise the use of the existing access lane in perpetuity as the panhandle access is the only form of access to the property without removing any of the sensitive vegetation.

Figure 14: Sensitive vegetation on south east boundary of Erf 1578

No negative environmental impacts will be created as a result of the development. The property is a transformed area with multiple existing structures and long-standing residential use. The application does not trigger any listed activities in terms of the National Environmental Management Act (1998) as amended. The application area is it within a listed Threatened Ecosystem and it should be noted that no development activities are proposed. The proposed closure of the portion of President Steyn Street, will rather ensure that the dense indigenous bush on this area remain as such.
19. CONSISTENCY WITH SECTION 42 DEVELOPMENT PRINCIPLES IN SPLUMA

One of the main objectives of SPLUMA (refer to par 13.1) is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances. This section illustrates how the application is consistent with the 5 main development principles applicable to spatial planning, land use management as set out in Section 42 of SPLUMA.

1. Spatial sustainability:
   - past spatial and other development imbalances must be redressed through improved access to and use of land;
   - spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded;
   - spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land;

<table>
<thead>
<tr>
<th>Planning Implication on Spatial Sustainability</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The portion of President Steyn street to be subdivided and alienated and rezoned will provide access to the owner of Erf 1578.</td>
</tr>
<tr>
<td>• The rezoning of the closed public space to single residential will comply with the single residential zone in term of the Sedgefield Zoning Scheme Regulations (1980). This will allow the rezoned portion of 125m² to be consolidated with the single residential zone of Erf 1578.</td>
</tr>
</tbody>
</table>
### Planning Implication on Spatial Sustainability

- The proposed application will ensure sustainable access to Erf 1578 which is consistent with Policy S5 to promote sustainable access to land in terms of the Provincial Spatial Development Framework (2014).
- The proposed land use application will not be beneficial to any of the surrounding property owners to provide suitable access except Sedgefield Erf 1578.

#### 2. Spatial justice:

- promote land development that is within the fiscal, institutional and administrative means of the Republic
- ensure that special consideration is given to the protection of prime and unique agricultural land
- uphold consistency of land use measures in accordance with environmental management instruments
- promote and stimulate the effective and equitable functioning of land markets
- consider all current and future costs to all parties for the provision of infrastructure and social services in land developments
- promote land development in locations that are sustainable and limit urban sprawl; and
- result in communities that are viable

### Planning Implication on Spatial Justice

- The proposed portion of President Steyn Street is primary access and the owner of Erf1578 has on his expense constructed a paved road to his garage unit. Failure of this application will result in additional costs to the municipality to maintain the public open space to allow the owner to access his property.
- The application does not trigger any environmental listed activities according to the National Environmental Management Act (1998).
- The proposed development is consistent with the character of the surrounding area.

### 3. Efficiency (optimising the use of existing resources and infrastructure)

- land development optimises the use of existing resources and infrastructure
- decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
- development application procedures are efficient and streamlined and timeframes are adhered to by all parties.
Planning Implication on Spatial Efficiency

- The municipality indicated that the portion of President Steyn Street is deemed not needed to provide the minimum level of basic Municipal services. The municipality supports the land alienation based on the fact that is has no municipal functionality to provide basic municipal services to the public of Sedgefield.
- The portion of President Steyn street to be closed will be consolidated with Erf 1578 and will promote the efficient use of land which is to provide access to Erf 1578.

4. Spatial resilience (allow for flexibility in spatial plans)
   - 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.

Planning Implication on Spatial Resilience

- The development is consistent with the spatial development policies of the Western cape SDF and Knysna SDF.
- The proposed application complies with the requirements of the Knysna Standard By-law on municipal land use planning.

5. Good administration:
   - all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act
   - all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks
   - the requirements of any law relating to land development and land use are met timeously;
   - the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them
   - policies, legislation and procedures must be clearly set in order to inform and empower members of the public

Planning Implication on Good Administration

- 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 Knysna Municipality Standard By-law on municipal Land
20. CONCLUSION

In light of this motivation, it is clear from the foregoing report that the application for:

(i) The closure of a portion of President Steyn Street (125m²) in terms of Section 13(2)(n) of the Knysna Municipality Standard By Law on Municipal Land Use Planning.

(ii) The subdivision of a portion of President Steyn Street (125m²) in terms of section 15(2)(d) of the Knysna Municipality Standard By Law on Municipal Land Use Planning.

(iii) Consolidation of a portion of President Steyn Street (125m²) with Sedgefield Erf 1578 to form a new property measuring 930m² w in terms of Section 15(2)(e) of the Knysna Municipality Standard By Law on Municipal Land Use Planning,

(iv) The rezoning of portion of President Steyn Street (125m²) to Single Residential in terms of Section 15(2)(a) of the Knysna Municipality Standard By Law on Municipal Land Use Planning

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

Marike Vreken Urban and Environmental Planners
September 2016