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1. Openbare kennisgewings

Aangesien 'n groot aantal Stilbaai-eiendomseienaars en SCF-lede buite die munisipale en plaaslike pers se dekkingsgebied woon, het ons besluit om toegang vir SCF-lede te fasiliteer tot kennisgewings rakende grondgebruikverwante aangeleenthede wat Stilbaai sal/mag raak, soos ontvang van of gepubliseer deur die munisipaliteit of ander persone of instansies. Dit sal jou op hoogte hou van hierdie kennisgewings met verwante kwessies binne Stilbaai en jou die geleentheid gee om kommentaar te kan lewer.

Die bestuurskomitee se siening oor hierdie kennisgewings is om 'n gebalanseerde perspektief te verskaf, gebaseer op feite wat binne die bestek van regulatoriese raamwerke is wat ons gemeenskap en dorp beheer. Met dit in gedagte, kan die SGF kies om namens sy lede op sommige van hierdie kennisgewings te reageer. Onder normale omstandighede sal die komitee nie menings van sy lede vra om by te dra tot sy reaksie op kennisgewings nie. Tog sal dit 'n objektiewe mening aan enige instelling binne die raamwerk van relevante regulasies voorlê. Waar 'n breër mening vereis word, kan die forum sy lede raadpleeg.

Kennisgewings sal opgedateer word soos en wanneer ons nuwe kennisgewings ontvang - ons doen 'n beroep op jou om hierdie kennisgewings gereeld op ons webwerf se [kennisgewingsbladsy](#) te besoek om op hoogte te bly.

As daar enige gemeenskapsverwante kwessies is waarvan jy voel dat die SCF kennis moet neem, deel asseblief jou voorstelle met ons by admin@stilbaaigemeenskapsforum.org.za

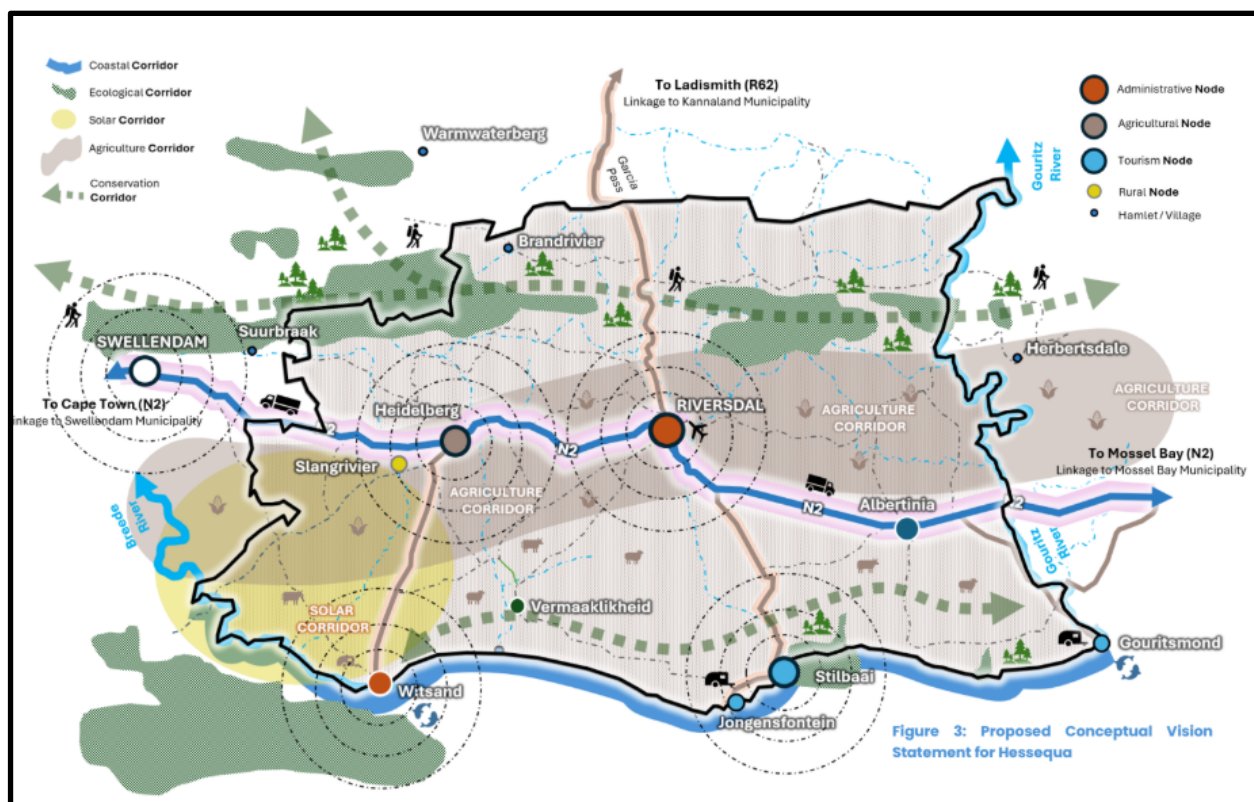


2. Explanation of the Different Organisations within Stilbaai

On occasions members of the Stilbaai Community Forum Committee have been asked where do we, as a forum, fit in relative to the other organisations in town. There are many organisations within Stilbaai that focus on very specific needs in the community - Coastal Cleanup, Health, Sport and Hobby Groups etc. The following is an effort to provide some perspective as to how some of the **community-based** organisations relate to one another:

2.1 Hessequa Municipality

This is a map of the area covered by the Hessequa Municipality, with Stilbaai being the biggest Tourism Hub.



In this setup of the municipality, the area is governed as one unit and not as separate towns. This means that no municipal assets (property - land, buildings, infrastructure etc.) belongs to any particular town but rather belongs to the Hessequa Municipality. So, no town is governed/managed as a separate entity but as part of the municipality as a whole.

In a town like Stilbaai, we often wonder why matters we would like to address don't seem to get the necessary attention. This is mainly because the finances and management of the HM are spread across the municipality to try and keep a balance of progress and service delivery across all the towns.

In many of the towns there are members of the community that are not satisfied with the attention their town is receiving from the municipality, and organizations are therefore established to focus on those



issues they feel passionate about. They try to resolve their concerns in collaboration with the Hessequa Municipality.

In and around Stilbaai there are numerous organisations that have been formed, to focus on specific aspects of life, while living within Stilbaai. Stilbaai is a neighbour to Jongensfontein and to Melkhoutfontein. Each of these “towns” have organizations that focus on the interests of their community to a greater or lesser extent.

There are several organisations within Stilbaai that address various aspects of the community. The following organisations are those that we regard to have a broader impact on the community as a whole and reflects the position of the Stilbaai Community Forum within this group -

2.2 Organisations within Stilbaai



2.2.1 Stilbaai Community Forum (SCF)

The SCF is an independent nonprofit generating organisation. It aims to be an organisation which looks after the interests of the local inhabitants, ratepayers, holiday makers, Melkhoutfontein and Jongensfontein residents whenever we have common interests. The forum focuses on long term plans to provide and maintain service delivery in the developing Stilbaai. We act on short term issues that we think will affect the community and we assist with concerns from individuals after due process.

2.2.2 Stilbaai Business Forum

The Business Forum serves as a voice of businesses to promote a positive business environment through cooperative efforts with local governments and the other business and community organizations such as the AHI, EDP, EIA and other appropriate forums.



2.2.3 Stilbaai Tourism Bureau

Stilbaai Tourism is a non-profit organisation created to help support the local community by means of attracting tourists and providing them with information about Stilbaai, Jongensfontein & Melkhoutfontein, their tourist attractions and business offerings. It is both an information center as well as a tourist attraction.

2.2.4 Stilbaai Community Police Forum

The Stilbaai Community Police Forum, as part of the broader Community Policing Forum (CPF) network, aims to foster a strong partnership between the South African Police Service (SAPS) and the community to enhance safety and security in Stilbaai. Key objectives include improving communication, promoting cooperation, and ensuring police accountability and transparency. The forum also focuses on joint problem-solving and implementing crime prevention initiatives.

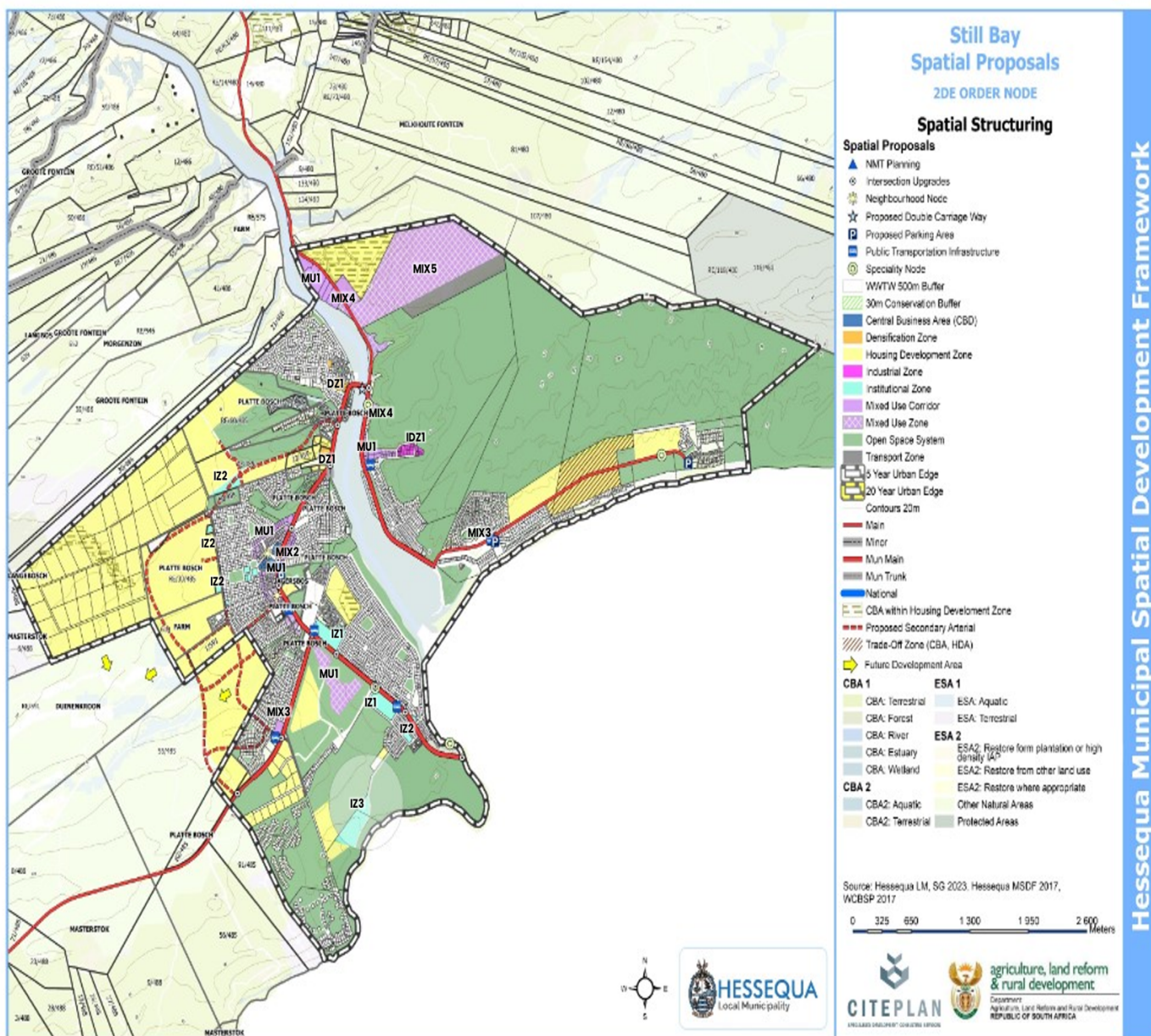
2.2.5 Stilbaai Conservation Trust

The aim is to further the conservation of the cultural-historic heritage of Stilbaai and surrounding areas as well as the natural environment, and to promote the harmonious development of the area, considering ecological, social-economic and aesthetic factors. The aim is to achieve these ends by the dissemination of information and the undertaking of educational and conservation projects, through cooperation with residents and holidaymakers as well as with official bodies of local, regional and national level.



3. Regulatory Framework for Municipal Land-Use Development Planning and Control

Have you seen this map before, do you know what it represents and how the municipality uses it with the development of Stilbaai ?



With our regular newsletter we plan to inform you more about Municipal Development Planning and Control for Stilbaai, and possible developments beyond the Stilbaai Urban Boundary, as it pertains to land-use and what it all means. In this context meaningful community-based participatory and collaborative planning is required where community organisations such as the Stilbaai Community Forum, Stilbaai Business Forum and others can and should play an important role.



The 'regulatory framework' for municipal land-use development planning and control, is based on national legislation, in terms of Chapter 5 of the Municipal Systems Act and the Spatial Planning and Land Use Management Act (SPLUMA).

Here is a contextual breakdown of each component within the 'framework' and their relationship:

3.1 Municipal Spatial Development Framework (MSDF)

(Afrikaans: Munisipale Ruimtelike Ontwikkelings-raamwerk - ROR)

- **What it is:** A high-level, long-term plan that guides spatial development and land use within a municipality.
- **Purpose:** To create an inclusive, equitable, and efficient development pattern, addressing past inequalities and promoting sustainable growth.

Municipal Urban Edge

A 'Municipal Urban Edge' is a planning boundary, established by a local authority, that contains urban growth and prevents urban sprawl by separating developed areas from undeveloped rural and natural land. It serves as a key tool within the MSDF to direct development, promote densification and compaction, and manage conflicting demands on land, thereby promoting more sustainable urban forms and protecting ecological resources. (*Can be seen on map above*)

- **Content:** Includes broad policies, principles, and objectives for spatial development, often aligning with national and provincial goals.
- **Status:** While the MSDF guides land development decisions, it does not directly regulate individual land uses. Decisions must be consistent with it.

3.2 Municipal Zoning Scheme By-law

- **What it is:** A legal document that dictates specific land uses allowed (or prohibited) and the development standards for properties within the municipality.
- **Purpose:** To implement the broader vision of the MSDF in a practical, zone-by-zone manner.
- **Content:** Details land-use zones (e.g., residential, industrial, commercial, etc.) and a detailed *Schedule for Land Use Descriptions and Development Parameters* applicable to each primary and consent land-use right (e.g., *coverage, building heights, density, floor-factor, building lines, parking & access, street setbacks, etc*), and includes a Zoning Map to show these zones. (Different zones can be seen on map with the index identifying types etc)
- **Status:** Legally binding for property owners and developers, requiring applications for departures or rezoning if their proposed use or development differs from the scheme.

3.3 Municipal Land Use Planning By-law

- **What it is:** The local legislation that sets out the rules and procedures for all spatial planning and land use management activities within the municipality.
- **Purpose:** To provide a clear framework for how the municipality creates, adopts, amends, and applies its MSDF and Zoning Scheme, ensuring regulatory consistency and fairness.



- **Content:** Establishes processes for applications, approvals, appeals, and enforcement; defines terms; and sets out the powers and responsibilities of municipal officials and decision-making bodies like the Municipal Planning Tribunal.
- **Status:** This by-law is the local law that renders the overall spatial planning system (including the MSDF and Zoning Scheme) operational.

In essence, the relationship is hierarchical:

- The **MSDF** provides the strategic direction.
- The **Zoning Scheme By-law** translates this strategy into detailed, legally enforceable land use rules.
- The **Land-use Planning By-law** governs the entire process, ensuring that the SDF and Zoning Scheme are created, applied, and enforced correctly according to national legislation and local context.

3.4 National Environmental Management Act, 1998 (NEMA)

Land-use planning and development must further take place within the parameters and in accordance with the core principles as dictated by this Act. At the heart of the NEMA requirements is the focus on sustainability and sustainable development. NEMA is the umbrella environmental law of South Africa, and there are also specific environmental management acts that focus on specific themes such as waste management, coastal management, biodiversity and protected areas to name a few. In terms of the NEMA and these specific environmental management Acts, regulations, norms and standards have been promulgated which prescribe that approvals are required under certain circumstances. Some of these may be relevant to certain types of land use developments. When such approvals are also required, there is normally a requirement for public consultation or participation, meaning that affected persons may share their views relating to the proposed development. Decisions on such applications normally do not, however, reside with the municipality, but with the relevant environmental authority (either national or provincial).

4. Hessequa Municipality IDP and Budget Time Schedule

The HM has a detailed sequence of events with timelines to prepare the budget for the next year (26/27). The full budgeting schedule can be seen by following this [link](#). The SCF plans to participate in this process by having regular meetings with the HM. The next major input is to identify projects that we would like the municipality to consider.

Deadline for submission of inputs for Capital and Operating Budget to MM by the community, Political parties, businesses, directors, etc.	31 Oct 2025	MM / CFO / Manager: IDP
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Below is a provisional list the SCF wants to present for consideration for the 26/27 financial year or beyond. If you have any suggestion you would like us to consider adding to our provisional list, please let us know.



4.1 SCF Projects for Capital Budget

Here are some of the projects that the SCF would like to include in the five-year schedule of the Capital budget:

1. Traffic circles x 5 on Main Road
2. Resurfacing of priority streets within Stilbaai
3. Stormwater collection ponds prior to release in Goukou estuary
4. Waste Management
 - a. Boundary fencing and access gates at landfill sites to be repaired and replaced where necessary and adequate access controls to be implemented.
 - b. Supplying and installing of secure refuse bins with secured lids specifically along the eastern and western riverbanks to prevent trash from landing in the river.
 - c. One Stop Waste Collection Stations - One on the Eastern side and at least one on the Western side. Collection points for Weekenders black bags, Business recycle material and electronic waste
 - d. Weighbridge at MHFT dumpsite
 - e. Weighing of waste collection
5. Boardwalks/staircases to be installed in order to access Lappiesbaai beach
6. Shoring up of western side of the Goukou riverbank with sandbags to prevent further erosion of the riverbanks during high seas and storms
7. Attending to the intermittent challenge of sewerage spills at the Skuitpad pump station
8. Chipper to manage organic waste
9. Drilling of holes to monitor water quality around MHFN dumpsite

4.2 Hessequa Municipality Projects for Capital Budget

The following are Capital Projects scheduled for the 2025/2026 financial year for Stilbaai and Melkhoutfontein.

Project Description	Portfolio	Scheduled Date	Budget 25/26	Budget 26/27	Budget 27/28
Public Lighting at Jeti	Elect	Jul 25	10 000		
Replace MS1 Preekstoel 315 kVA	Elec	Jan 25	700 000		
Replace MS3 Beverley Hills 315kVA	Elect	Feb 25	700 000		
1X Large Photo Frame Stilbaai	Enviro	Dec 25	26 533		
Develope Tuine op die Braak	Enviro	May 26	30 000	30 000	
Resealing of Tennis Courts Stilbaai and Jongensfontein	Enviro	Nov 25	200 000		



Westerly BypassRoad Developmnet	Roads	Feb to May 26	3 000 000		5 000 000
RMU Azalea Str(MP 5.3.21	Roads	Oct/Nov 25	600 000		
Irrigation Line - WWTW and MHFT sports fields	Waste	Nov 25	300 000		
New Sewer Pumpstation 3 -SB	Waste	Oct 25- May 26	7 000 000		
Refurbishment of areation tanks at SB WWTW	Waste	Oct, Nov 25	1 000 000		
Upgrade roads & stormwater- S/B East	Water	Aug 25	2 300 000		
Refurbishment at WTW Stilbaai (Olive Grove)	Water	Sep 25	500 000		
Upgrade roads & stormwater - MHFT - S/B		Nov, Dec 25	1 000 000		

4.3 Public Participation

In the preamble to the budget schedule, the HM raised the concern of a lack of public participation in matters they want to share with the community. Following is an extract from the HM Budget Meeting Minutes:

IDP Review Process and Public Participation

A critical change in the culture of community participation has seen apathy growing in communities towards traditional participation mechanisms. Empty meeting halls, or only a handful of residents being present in conventional "IDP meetings", has been a reflection of the concern raised.

We, the SCF, do understand their concern and share their sentiment to get the community involved. There are some suggestions we want to make to the HM but would like your feedback as to why you think public participation is so poor at HM roadshows and how it can be addressed. If you have any suggestions, please send them to admin@stilbaaigemeenskapsforum.org.za



5. Voltooide en huidige projekte

5.1 Erf 3150/1

Ons kan rapporteer dat die aansoek om 'n uitgebreide parkeerarea om 'n voorgestelde vyfverdiepinggebou naby die westekant van die brug te ondersteun, van die hand gewys is. Die aansoeker het ekstra parkeerplek nodig gehad om aan die parkeerplekvereistes vir besigheidspersonele te voldoen en omdat die munisipale grond nie beskikbaar is nie, is die aansoek afgekeur.

5.2 Beperkings op die bouhoogte

Die mislukte aansoek waarna in die vorige paragraaf verwys is, het die SCF aangespoor om die HM deur die Stilbaai-ontwikkelingskomitee te nader om die bouhoogte van nie-residensiële eiendomme in Stilbaai tot 'n maksimum van 10 m te beperk. Ons is bly om te berig dat die voorstel voor die HM-raad voorgelê is en in beginsel aanvaar is. Die volgende fase is om hierdie verandering aan die bouregulasies in die plaaslike pers te adverteer vir openbare kommentaar. Die doel is om die gewysigde regulasie teen 26 Januarie goedgekeur te kry.

5.3 Oyster Harvesting

Over the past year we have become aware that oyster harvesting has been taking place in Protected Marine areas. Some of the committee members have spoken to the harvesters and the local sea marine officials to validate the permit to harvest in these protected areas. During a recent visit of the Minister Sea Fisheries and Environment we raised the matter with him. He asked that we communicate the details of the concern to his office. This was done in May 25 and notwithstanding a follow-up email, we have not received any response.

The harvester's permit is valid until March 26 when it comes up for renewal. The SCF is of the view that Marine Protected Areas such as the Stilbaai Marine Reserve should be specifically excluded when the new permit is issued. If any member has any suggestion as to how this matter should be pursued, please get in touch with us.

