

PAPEGAAIBERG SPECIL RAITINGS AREA

Public Participation Meeting held at The Woodmill on Tuesday 29 August 2025

1. Present

Johan Edward, Pat Curtain, Johan Lamprecht, Magdie van Heerden, Francois Burrows, Johan Van der Worm, Paul Groenewald, Juan Kruger, Deon Wolfswinkel, John Bester, Johan Laubscher, Hans Scheffler, Santie Diedericks, Morne Uys, Okkie Slabert, Jack Jelbert, John Snyder, Reinhard Fourie, Gerrit Human, Francele van Durckheim, Krin Coetzee, Roberto Belltons, Klaus Zollner, Johannie Serdyn, Marli Geldenhuys Rust, Cole Stanton

2. Apologies

None received.

3. Welcome

Christiaan Rust opened the meeting at welcomed the attendees to the Public Meeting for the creation of a Papegaaiberg Special Ratings Area.

4. Overview

The meeting serves as the start to the conversation to inform the property owners of the Papegaaiberg area on what an SRA can offer and obtain their feedback and concerns. The objective of the meeting is not only inform the community but also obtain as much input from those effected so that the PSRA can be tailored to address the communities' concerns and needs.

5. Agenda

Time	Item	Presenter
13:00	Part 1: Welcome and Introduction	Christiaan Rust
13:05	Part 2 : Presentation - What is and SRA - Area included in the proposed PSRA - Why is it important to make this area a SRA - Crime Statistics - Stellenbosch Central Survey - PSRA Levy and Budget - Core Components of Budget	Christiaan Rust
13:30	Part 3: Q&A's	Christiaan Rust
13:55	Closing and Thanks	Christiaan Rust

6. Meeting Content (As per slides)

Slide 1: Meeting Content Structure

- Welcome
- What is an SRA?
- What is required
- Area included in the proposed PSRA
- Structure of a CID
- Proposed Business Plan
- Financial Impact
- FAQs & Q&A

Slide 2: SRA: Special Rating Area (Stellenbosch)

- CID: City Improvement District (City of Cape Town)
- The first CID was established in Cape Town City.
- There is currently over 50 other CID/SRA's in successful operation in the Western Cape
- Based on the Special Rating Areas (SRA) Policy and by law the area need to be logically defined where property owners contribute
- Why: Funding supplemental key municipal services
- Managed by who: Property owners
- How is the levy applied? Monthly contribution on Municipal bill – based on municipal property valuation
- Who manages the funds: NGO – Indirectly the property owners
- What about accountability? Income and Expenditure reporting at Board meetings and sent to Municipality on a monthly basis

Slide 3: List of existing SRA/CIDs

Current CIDs in Cape Town, Airport CID, Athlone CID, Blackheath CID, Cape Town Central CID, Claremont CID, Epping CID, Fish Hoek CID, Green Point CID, Groote Schuur CID, Maitland CID, Muizenberg CID, Observatory CID, Oranjekloof CID, Paarden Eiland CID, Parow Industria CID, Sea Point CID, Triangle Farm City Improvement District, Vredelokloof Community Improvement District, Woodstock CID, Wynberg CID, Zeekoevlei Peninsula SRA

Stellenbosch SRA's

- Jonkershoek SRA
- SITl
- Technopark SRA

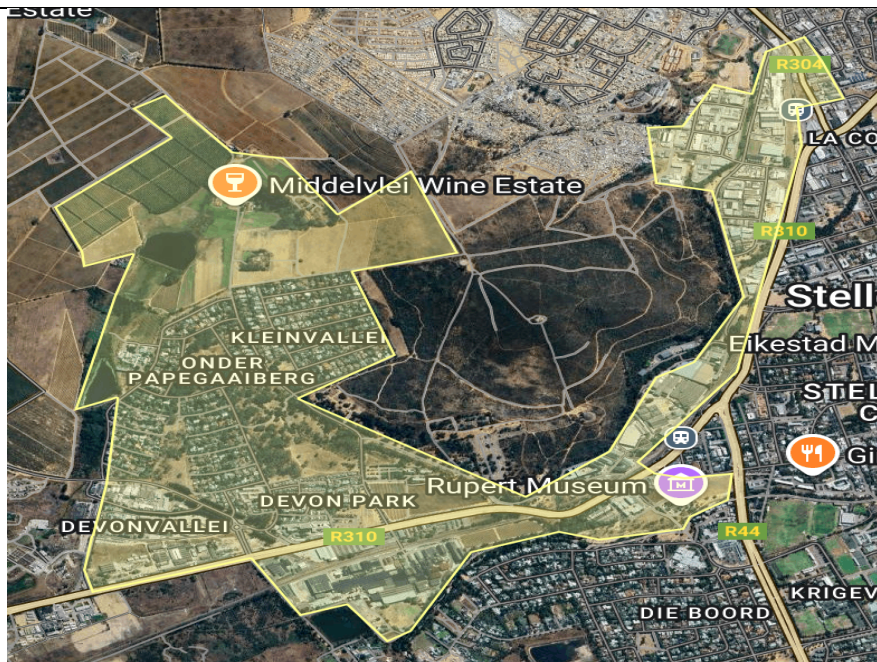
Application Open

- Stellenbosch Suid

Slide 4: SRA Benefits

- Allows residents to take ownership
- Everyone contributes
- Preserve property values
- Safer, cleaner – Well maintained
- SRA's have excellent track record
- Direct access to the solution

Slide 5: Preposed Papegaaiberg Special Rating Area



Slide 6: Levy Calculation

Type	Per R 1 000 000.00	On R 2 800 000.00
Commercial	R 200.00	R 560.00
Industrial	R 200.00	R 560.00
Residential	R 100.00	R 280.00

Slide 7: Levy Summary

	Per Month	Per Year	
Plankenbrug	153,978.10	1,847,737.20	46.47%
Tenantville	24,282.40	291,388.80	7.33%
Onder Papegaaiberg	129,712.80	1,556,553.60	39.15%
Bosmans Crossing	23,369.00	280,428.00	7.05%
Total	331,342.30	3,976,107.60	

Slide 8: Budget

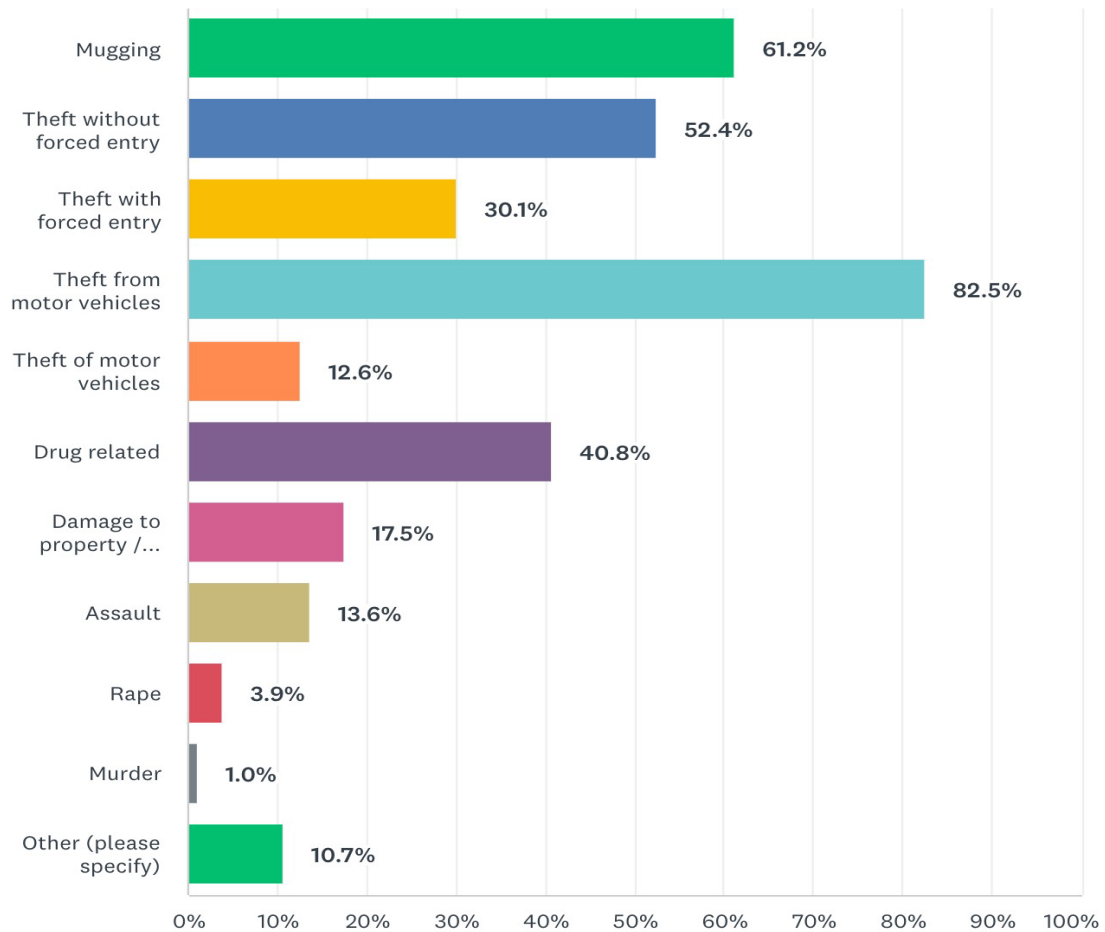
PAPEGAAIBERG SPECIAL RATINGS AREA			
CONCEPT BUDGET			
		Monthly	Yearly

INCOME				
PSRA Levies	R	331 342,30	R	3 976 107,60
EXPENDITURE				
Employee Related	R	30 549,82	R	366 597,82
Salaries	R	28 199,86	R	338 398,32
Bonus Provision	R	2 349,96	R	28 199,50
Core Business	R	252 727,11	R	3 032 725,31
Landscaping & Environmental Upgrade	R	17 707,31	R	212 487,70
Security Services				
- Patrols	R	192 173,69	R	2 306 084,24
- Camera Monitoring	R	32 632,85	R	391 594,22
- Camera Maintenance	R	9 073,56	R	108 882,70
Social Upliftment	R	1 139,70	R	13 676,45
Depreciation	R	2 212,06	R	26 544,71
General Expenditure	R	19 096,55	R	229 158,66
Accounting & administration Fee	R	6 442,78	R	77 313,40
Advertising, Marketing & Promosions	R	361,69	R	4 340,33
Auditor's remuneration	R	1 085,88	R	13 030,59
Bank charges	R	230,78	R	2 769,33
Computer expenses (including Website)	R	999,19	R	11 990,24
Insurance	R	1 641,62	R	19 699,50
Meeting expenses	R	243,80	R	2 925,56
Printing and stationery	R	361,69	R	4 340,33
Vehicle Expences	R	3 982,42	R	47 789,03
Telephone and fax	R	1 896,40	R	22 756,85
Other	R	1 850,29	R	22 203,50
Capital Expenditure	R	16 759,91	R	201 118,88
Bad Debt Provision 3%	R	9 940,27	R	119 283,23
TOTAL EXPENDITURE	R	331 285,72	R	3 975 428,60
PROFIT / LOSS	R	56,58	R	679,00

Slide 9: Voortrekker Road Corridor Improvement District

Slide 10: Sentral Stellenbosch

Which type of crimes (or attempted crimes) are the biggest problems in Stellenbosch Central?



Slide 11: Why SRA in Papegaaiberg is important

1. Large Public space: Recreational use
2. Bio Diversity
3. Inter community mobility
4. Students
5. Business continuity
6. Elderly

Slide 12: Security

Types of Crimes

- Burglary
- Theft of vehicle
- Theft from vehicle
- Home burglaries

Main areas of concern

- Grave yards/ Nature Reserve
- Adam Tas Bridge
- Plankenbrug (West)
- Onder Papegaaiberg (South)

Solution - CCTV – RPL, Thermal, IPR - Dedicated Response unit vehicle - Cleaner public spaces - 24/7 monitoring - Inter SRA cooperation
Slide 13: Cleansing & Environmental Upgrade <u>Problem</u> Litter Informal housing River pollution Tree treatment Graveyard surrounding <u>Solution</u> Weekly cutting of grass Cleansing of riverbeds Removal of litter Creation and maintaining of dedicated walkways
Slide 14: Voting Formats Paper Form WhatsApp – Proxy Email: admin@psra.org.za
Slide 15: Q & A

7. Questions (Q&A):

7.1. What is a SRA?

Special rating areas allow property owners within an explicitly defined geographical area to improve and upgrade their area by means of a property levy in addition to the standard property rates. The proposed improvement or upgrade must be clearly and logically linked to a geographical area, the boundaries of which must be clearly determined.

7.2. What does a SRA do?

1. Enhance and supplement the municipal services provided by Stellenbosch Municipality;
2. Facilitate investment in the SRA;
3. Facilitate a cooperative approach between Stellenbosch Municipality and the private sector in the provision of municipal services;
4. Halt the degeneration and facilitate the upliftment of distressed business and mixed-use areas; and
5. Promote economic growth and sustainable development and in this way assist the Council in the fulfilment of its objectives and developmental duties as set out in its Integrated Development Plan (“IDP”).

7.3. How does the Municipality view the SRA?

1. Stellenbosch Municipality regards special rating areas as a potential tool for allowing it to fulfil its constitutional and statutory obligations to promote;
2. social and economic development; and
3. a safe and healthy environment in a way which balances the guiding principles underlying its Rates Policy.

7.4. Which desired areas are to be included in the Papegaaiberg SRA?

1. Berg Kelder
2. Bosmans Crossing
3. Devon Valley
4. Heineken
5. Onder Papegaaiberg
6. Plankenbrug Industrial
7. Tenantville Industrial

* This might change subject to the voting outcome.

7.5. Why are these areas included?

- **Financially:** Due to the structure and nature of the SRA we believe that the above mentioned areas are too small to individually carry the cost required. Expanding the area brings the required contribution per ratepayer down and increases the means of the SRA.
- **Security:** Most of these areas share a border with the Papegaaiberg Nature Reserve and as such needs to be managed collectively to ensure effectiveness. This includes CCTV and security guards. Excluding one specific area will make it a target for increased criminal activity.
- **Public spaces:** The SRA focuses on public areas. This includes, but isn't limited to, parks, cemeteries, rivers, roads and railways. Many of which are interlinked within the proposed area.

7.6. What if I can't afford the additional expense?

The Stellenbosch Municipality grants full or partial rebates to persons that qualify under the "Senior Citizens and Disabled Persons" exemption. The same municipal exemptions are available as per any other municipal exemption.

7.7. Why is a SRA registered as a section 21 Non-Profit Company?

- The "administration by the Non-Profit Company" option gives a higher degree of control and autonomy to ratepayers whilst still being audited to ensure transparency and efficiency;
- Directors (who have to be registered property taxpayers in the area) ensure transparency and that the ratepayers interests are met; and
- Because this option places funds collected by the government in the hands of the private sector, the requirements set out in the Municipal By-Laws must be met.

7.8. What function does the SRA directors include

- Determining the funding required each year;
- Appointing contractors and/or service providers to effect the improvement(s) and/or upgrade(s); and
- Receiving the additional rates collected by Stellenbosch Municipality and expending the funds in accordance with an Approved Business Plan.

7.9. The legal requirements of the SRA is as follows:

- The founding documentation (“the Memorandum of Incorporation”) in relation to the structure established by ratepayers (this is equivalent to the Memorandum and Articles of Association, as per the old Companies Act, Act 61 of 1973), must be as per the prescribed format determined by the elected CFO;
- The Non-Profit company must be managed under the Companies Act, and also comply with any other legislation as a result of the financial connections to Council; and
- The Non-Profit company must give a written notice to all the property owners within the special rating area of the intention to hold an Annual General Meeting (AGM) on the date stated in the notice by advertising in the local newspaper.

7.10. Voting: Who is allowed to vote on an SRA:

Only property owners. Owners can give proxy to other individuals but at the end of the day every deed equals one vote regardless of the property size or value.

7.11. Proxy appointments

When voting forms are sent out they will be accompanied with proxy forms. Deed holders can print the forms for completion and return via WhatsApp, Email or any appropriate PDF format.

7.12. List of priorities

An SRA is a long-term strategy. What would the immediate focus be: The immediate focus will to put all the necessary agreements and tenders in place. This will include deciding on a security plan for the areas, getting pricing for the desired items, securing a monitoring company, security infrastructure contractors, securing beautification contractors, making the appropriate arrangements with the Municipality etc. It is important to note that an SRA moves at a slower but consistent pace that can adapt with the environment at hand.

7.13. How many vehicles will be available from day one and who will respond to the control room:

A brief answer was given with regards to having to choose between different strategies (Amount of warm bodies vs cameras). The decision will have to be made when the SRA is implemented to address the need at the time. However it is worth noting that when the SRA tender goes out for pricing contractors with existing presence can be factored into the decision. It was noted by a SITI SRA director that their initial strategy had been adjusted drastically from planning to implementation. Since implementation 1 month prior to the PSRA meeting reported crime have dropped with 28%.

7.14. Comments by member:

Agreed with an SRA in theory, but advised that more information that more representation and consulting with the community was required. It was noted that the meeting was advertised in the

Eikestad Nuus, Community WhatsApp Groups and in person. All regulation had been followed and the appropriate mandate was awarded by die Stellenbosch Municipality Chief Financial Officer, Kevin Carolus.

7.15. Questions by attendee:

(1) Will a list of those helping to organise the PSRA, specifically their names and surnames as well as who is paying for the activities, and

(2) is there plans for the different SRA's to merge

7.15.1. The persons helping to establish an SRA is concerned property owners that live and work in the appropriate area. The original team consisted of Marius Snyman and Christiaan Rust. Currently all the associated financial costs are burdened by Christiaan Rust. He is aware that the By Law explicitly states that no persons that help establish a SRA have no claim to recover their monies. Due to the nature of the initiative directors is also prohibited from receiving compensation. Other members assisting is "paying" with their time.

As per the By-Law persons helping to establish an SRA can automatically become a director once an SRA is successfully established. Although six month after implementation a public meeting needs to be held where new fixed term directors are appointed.

7.15.2. There is no need or strategy to merge any of the SRA's. This would defeat the purpose of an SRA. What makes SRA's and CID's so effective is the grass roots approach to local problems. However there is shared resources like the CCTV "war room" that lowers the cost for all involved and free up more monies to spend on pressing issues.

7.16. An attendee wanted to acknowledgement of existing initiatives and relationship between Neighbourhood Watch and existing security companies and raised concern that these relationships might sour

Feedback:

- As security is the single largest expenditure of a SRA and as such gets the most attention and controversy

- There is enough work for different companies. It is important to note that CCTV monitoring, armed response and CCTV infrastructure can all be priced and appointed separately.

7.17. Attendee asked if there would be "Block Meetings"

It was noted that this is good idee and will be looked at going forward.

7.18. Is a closed community possible:

Such initiatives aren't as likely to be approved in Stellenbosch as in other provinces but can be explored at a later stage.

7.19. Voting: When will voting commence

The PSRA could start with voting since 1 October 2025 and have until 30 September 2026 for implementation in June 2027.

8: Christiaan thanked al participants and closed the meeting.