8548

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

REPORT TO : Council **DATE : 10 March 2017**

IC17839

1. ITEM NUMBER

2. SUBJECT

APPLICATION FOR THE DETERMINATION OF A SPECIAL RATING AREA (SRA) KNOWN AS THE PENZANCE ESTATE SPECIAL RATING AREA (PESRA)

AANSOEK OM DIE BEPALING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) BEKEND AS DIE PENZANCE ESTATE- SPESIALE-AANSLAGGEBIED (LSRA)

ISICELO SOKUBHENGEZWA KOMMANDLA ONGEERHAFU EZIZODWA (SRA) OWAZIWA NGOKUBA YI-PENZANCE ESTATE SPECIAL RATING AREA (PESRA)

LSU H4923

3. DELEGATED AUTHORITY

In terms of delegation

This report is

- ☐ Committee name:
- ☐ The Executive Mayor ito Delegated authority
- ☐ The Executive Mayor together with the Mayoral Committee (MAYCO)
- ☑ Council

4. DISCUSSION

Property owners of Penzance Estate in Hout Bay identified the need to take ownership of their area and assist the City to create a friendly environment to live and conduct business within.

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A Steering Committee consisting of property owners from the area was formed to pursue the Special Rating Area (SRA) model which allows property owners to provide additional municipal services to improve and upgrade their area as a City Improvement District. These services will be funded from additional property rates to be collected from the property owners in the area.

The Steering Committee was guided through the establishment process as set out in sections 4 to 7 of the SRA By-law as amended and paragraphs 9 and 10 of the SRA Policy:

Initiation Phase:

An introductory meeting was held with members of the Steering Committee to inform them of the legislative requirements and timeline of the establishment process.

After a formal request was received from the Steering Committee to pursue SRA establishment a data base comprising of all properties was submitted to the Steering Committee for verification which was preceded by an arrears profile which indicated an acceptable payment ratio of 99.4% for the period 1 June 2015 to 31 May 2016.

This is in accordance with the SRA Policy as it reflects the trend of the community in paying their municipal accounts. If the payment ration is low then the community may not have the ability to pay for supplementary services which will jeopordise the impact of the benefits of a SRA as it may not be sustainable and would expose the City to cash flow risks. Furthermore the Steering Committee fund the process to establish at risk and would be setting off an unsound base in expending personal funds and energy in pursuing establishment should the payment ratio be low.

The acceptable payment ratio allowed the Steering Committee to continue with the process and conduct an urban management survey to obtain insight into the current status of the area as perceived by property owners and people using the area in respect of the following focus areas:

- Public safety;
- Cleansing;
- Urban Management; and
- Social environment.

Business Plan Content:

The urban management survey results indicated that residents are most concerned with public safety, state of the roads, street lighting and the general beautification of

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the surroundings. These formed the basis for compiling a draft business plan to address the needs of the area.

The proposed Penzance Estate Special Rating Area (PESRA) Business Plan (1 July 2017 - 30 June 2022) consists of a Motivation Report that defines the need and framework required to provide the top-up municipal services, an Implementation Plan proposing relevant action steps to implement the services and the term Budget which reflects the funding required to provide these attached as annexure A.

The draft business plan was reviewed in terms of the SRA legislative requirements, affordability and sustainability and also circulated to all relevant Service Departments requesting them to confirm compliance in terms of the IDP. The following Directorates commented as per annexure B:

- Transport and Urban Development Authority: Integrated Transport Portfolio: Asset Management and Maintenance
- Social Services: Social Development and Early Childhood Development: Centralised Operations, Programmes and PMO

No other comments were forthcoming from any of the other Departments so it is assumed that the Business Plan aligns with the functions of the respective departments with whom they will interact should the application to establish a SRA be successful.

Public Meetings:

The draft Business Plan was presented to the property owners of Penzance Estate at a public meeting held on 20 September 2016 after which the obtaining of support commenced. Notice and minutes of this meeting are attached as annexure C.

Obtaining Support:

As the PESRA is regarded as a residential SRA in term of the SRA legislation, the proposal required at least 60% written support from property owners before an application for establishment could be submitted to the City. The Steering Committee obtained support from 169 properties out of the 256 (66.02%).

Application:

The Steering Committee submitted an application to establish the PESRA as per the application letter dated 30 September 2016 (refer annexure D) that refers to the following:

- The Business Plan (Motivation Report, Implementation Plan and Budget).

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- The written consent or objections of property owners within the proposed SRA who will be liable for paying the additional rate.
- Property database indicating consent or objection to the SRA proposal.
- Affidavit declaring that the required support has been obtained.
- Advertisements and notices of the public meeting.
- Copy of the presentation done at the public meeting, and
- Minutes of the public meeting.

When the application was validated 9 consent forms where referred back to the Steering Committee for remedial action of which 3 were updated and returned to the City. Notwithstanding this the original application remained valid with 160 from 256 (62.50%) properties in support of the establishment (refer annexure E).

Advertising of application:

The application was advertised for comments and objections on 14 October 2016 (annexure F) as required by section 7 of the SRA By-law as amended and paragraph 9.5 of the SRA Policy. Property owners had the opportunity to submit their comments or objections to the establishment of the PESRA to the City until 16 December 2016. This notice also informed all property owners of a further public meeting which was held on 5 December 2016. Minutes of this meeting is attached as annexure G.
All the public meetings were attended by City staff who dealt with technical questions and matters of clarity.

Objections:

A total of six objections were received from property owners. The issues ranged from:

- Inability to pay;
- Questioning the need for the additional services other than public safety;
- Self-interest by Steering Committee to established the SRA;
- Governance issues and dissolution of the SRA: and
- Legality of forcing the significant minority to participate/pay.

Paragraph 9.5.3 of the SRA Policy requires that the Steering Committee engage with objectors to ensure that there is a clear understanding of the SRA proposal and processes that needs to be followed. A summary indicating the properties, ownership, objection date, engagement date, objection points and comments of the Steering Committee is attached as annexure H.

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Consultation meetings were held with five objectors and as per the minutes of the meeting the objectors indicated that they concur with the minutes. One objector changed his objection to support the application. The Steering Committee extended the same invitation to an objector who did not take up the offer to meet.
The following is attached as annexure I:

- objection letters;
- minutes;
- confirmation from the objector that the minute is an accurate record;
- proof of requests to meet: and
- signed support form.

Further to the above, the owner of erf 794 approached the Steering Committee with various issues. Although this was not a formal objection the Steering Committee met with the property owner and discussed all his concerns. The summary of his comments also forms part of annexures H and I.

Penzance Estate Special Rating Area (**PESRA**)		
Total properties Consent required	256 154	100% (> &=) 60%
Properties supporting on application Less Consent Forms referred back to Steering Committee	169 -9	66.02%
Application declared Valid	160	62.50%
Plus Consent Forms updated by Steering Committee Plus objector now supporting the SRA	3 1	
Final Verified Consent	**164**	**64.06%**
Final objections	**5**	**1.95%**

Decision:

As per the urban management survey and objections it is clear that Penzance Estate is a well-developed area with good infrastructure that shows signs of urban decay and the need for intervention to turn this downward spiral of degeneration into a well maintained and looked after area that is conducive to a vibrant and caring community as set out in the proposed PESRA application.

The applicant complied with all the legislative processes and obtained more than the required support of 60% from property owners as required in the SRA By-law as amended and SRA Policy for a residential area.

The SRA legislation provides for the following as raised by the objectors:

- Property owners that qualify for a rates rebate will be exempted from contributing towards the SRA budget;

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- The services proposed in the Business Plan were identified in the urban management survey and presented to the community at two public meetings for discussion;
- A Steering Committee representative of property owners of the area drives the establishment process. Property owners are also allowed the opportunity to become members of the PESRA Non-Profit Company which enables participation.
- The By-law as amended allows for the SRA to be dissolved upon written application signed by the majority of property owners or after prior consultation by the City with the Management Board or Community.

The SRA additional rate will be calculated on the total municipal valuation for all properties within the PESRA area to enable the City to collect the PESRA's first year budget of R 994 536. The City will commence monthly pay over once the following sections in chapter 2 of the SRA By-law as amended are met:

- Section 10: Commencement with the Business Plan;
- Section 11: Establishment Composition, Powers and Duties of the Management Body; and
- Section 12: Finances (this includes the conclusion of a Finance Agreement)

The additional rate for the PESRA will be considered for approval by Council and will be implemented from 1 July 2017.

4.1. Financial implications ☑ None ☐ Opex ☐ Capex

☐ Capex: New Projects

☐ Capex: Existing projects requiring additional funding

☐ Capex: Existing projects with no additional funding requirements

Legal Compliance ☐

4.2. Staff Implications ☐ Yes ☑ No

5. OUTCOMES OF DISCUSSIONS WITH MAYCO MEMBER

Supported

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6. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

a) The City of Cape Town determine the area as reflected in the body of this report as a special rating area (SRA), known as the Penzance Estate Special Rating Area (PESRA), in terms of the Special Rating Area By-law, 2012 as amended.

b) The City of Cape Town approves the application submitted by Allison Schwegmann, the registered owner of Erf 730, Penzance, to establish the PESRA in terms of section 8.1(a) of the Special Rating Area By-law, 2012 as amended.

c) The City of Cape Town impose the levying of an additional rate on all properties in the PESRA from 1 July 2017 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.

d) A Finance Agreement be concluded between the City of Cape Town and the PESRA Management Committee in terms of section 12(6) of the Special Rating Area By-law, 2012 as amended.

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

a) Die Stad Kaapstad bepaal dat die gebied soos weerspieël in die inhoud van hierdie verslag as 'n spesiale-aanslaggebied (SRA), bekend as die Penzance Estate- spesiale-aanslaggebied (PESRA), verklaar word ingevolge die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig.

b) Die Stad Kaapstad die aansoek ingedien deur Allison Schwegmann, die geregistreerde eienaar van erf 730, Penzance, om die PESRA te stig kragtens artikel 8.1(a) van die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig.

c) Die Stad Kaapstad die heffing van 'n bykomende tarief op alle eiendomme in die PESRA vanaf 1 Julie 2017 ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004 plaas.

d) 'n Finansiële ooreenkoms tussen die Stad Kaapstad en die PESRA-bestuurskomitee gesluit word ingevolge artikel 12(6) van die Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig.

Azigunyaziswanga: Isigqibo seseBhunga:

Kundululwe ukuba:

a) ISixeko saseKapa masibhengeze ummandla njengoko ubonakaliswe kumbindi wale ngxelo njengommandla ongeerhafu ezizodwa (SRA), owaziwa njengokuba yi-Penzance Estate Special Rating Area (PESRA), ngokungqinelana noMthetho kaMasipala ongoMmandla weeRhafu ezizodwa wango-2012 njengoko ulungisiwe.

b) b) ISixeko saseKapa masiphumeze isicelo esingeniswe ngu-Allison Schwegmann, umnini obhalisiweyo wesiza-730, esise-Penzance, ukuze kumiselwe i-PESRA, ngokungqinelana necandelo-8.1(a) loMthetho kaMasipala ongoMmandla weeRhafu ezizodwa wango-2012 njengoko ulungisiwe.

c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelelekileyo kuzo zonke iipropati ezikwi-PESRA ukususela ngowo-1 Julayi 2017, ngokungqinelana necandelo-22(1)(b) loMthetho wobuRhulumente boMmandla ongamaXabiso eePropati zikaMasipala (MPRA) ongunomb.6 wangowe-2004.

e) Makuqukunjelwe isivumelwano esingezimali phakathi kweSixeko saseKapa neKomiti yoLawulo ye-PESRA, ngokungqinelana necandelo-12(6) loMthetho kaMasipala ongoMmandla weerhafu ezizodwa wango-2012 njengoko ulungisiwe.

ANNEXURES

Annexure A - Penzance Estate Special Rating Area (PESRA) Business Plan

Annexure B - Directorates supported/comments

Annexure C - Public Meeting notice and minutes

Annexure D - Application letter

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Annexure E - Support for application

Annexure F - Application adverts and notice of second public meeting

Annexure G - Minutes of second public meeting

Annexure H - Summary of objections

Annexure I - Objections, minutes, invitation to meet and consent form

FOR FURTHER DETAILS CONTACT

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DIRECTORATE	Finance	FILE REF NO	
SIGNATURE : DIRECTOR			

EXECUTIVE DIRECTOR

NAME Kevin Jacoby

DATE 20/3/2017

SIGNATURE

COMMENT:

EXECUTIVE DIRECTOR: FINANCE

NAME Kevin Jacoby

DATE 20/3/2017

SIGNATURE

COMMENT:

LEGAL COMPLIANCE

☑ REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

☐ NON-COMPLIANT

NAME Jean-Mari Holt

DATE 24/03/2017

SIGNATURE

COMMENT:

Certified as legally compliant: JMH.
Based on the contents of the report.


OFFICE OF THE EXECUTIVE DIRECTOR
CORPORATE SERVICES
23 MAR 2017
SIGNATURE:
TIME: 08:15

Annexure A

penzance estate

PENZANCE ESTATE - SPECIAL RATING AREA NPC

Business Plan Period: July 2017 - July 2022

September 2016

Compiled in accordance with the City of Cape Town Special Rating Area By- Law, 2012 as amended 2016

This document was prepared for the Steering Committee of the proposed Penzance Special Rating Area by :

SRA NAME:	Penzance Special Rating Area
ADDRESS:	13 Van Oudtshoorn Street, Hout Bay
EMAIL:	Penzanceestate@gmail.com
TEL:	082 902 4793
WEBSITE:	http://penzancesra.co.za/

Committee Members:

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S.Cross	19 Van Oudtshoorn Street, Hout Bay	Stephan@seeff.com

GEOGRAPHIC BOUNDARIES OF THE PENZANCE SRA

Penzance is created by the following boundaries,

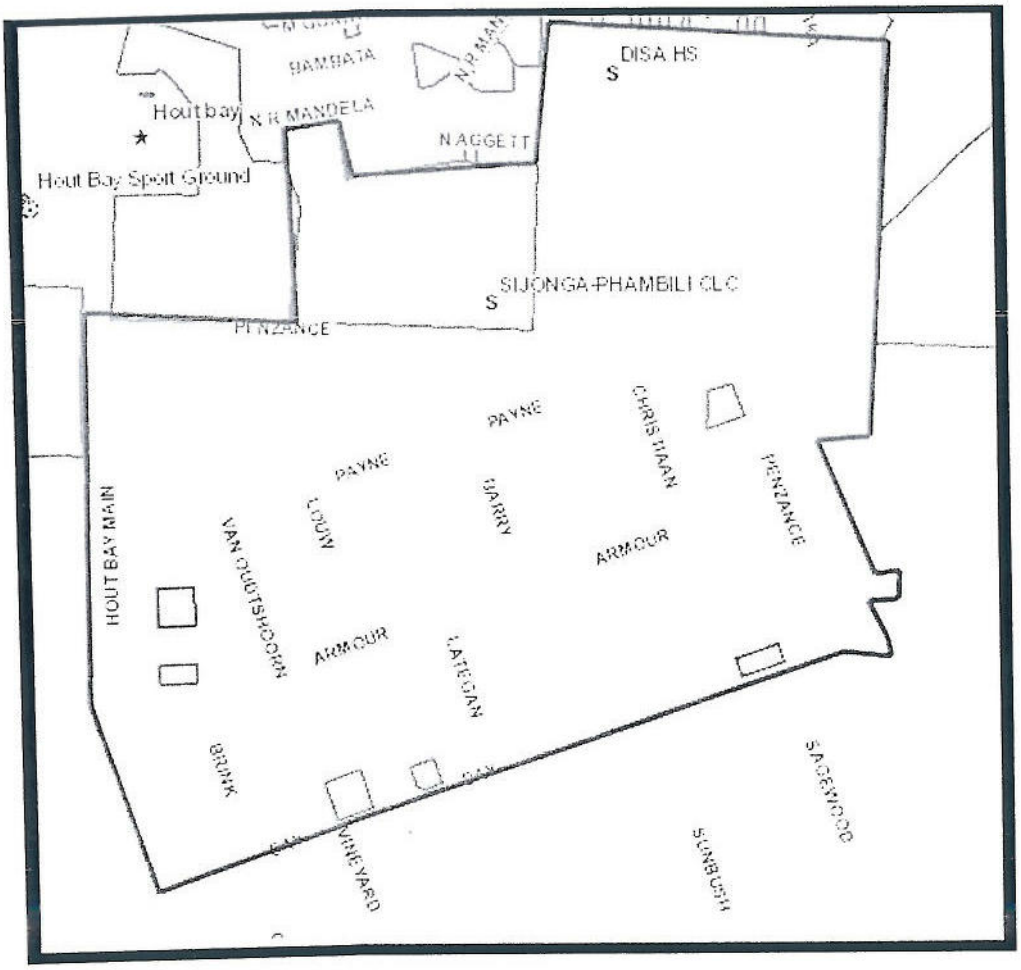
Northern Boundary: Penzance Ave, inclusive of Erfs 7296, 2843, 1431

Southern Boundary: Day Road, Penzance, Hout Bay / Berg-en-Dal Security Estate

Western Boundary: M6 Main Road, Hout Bay

Eastern Boundary: Table Mountain National Park

The map below highlights Penzance, by the blue highlighted line.



Map from COCT website: http://emap.capetown.gov.za/egisviewer/

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Acronyms & Terminology

ACRONYM	FULL DESCRIPTION
SRA	Special Rating Area
PESRA	Penzance Estate Special Rating Area NPC
COCT	City of Cape Town
POS	Public Open Space – as designated by the COCT zoning scheme eg a pathway
Common Area	Includes POS, Road Reserve, Pavement, Car Parks

Penzance SRA Documents:

DOCUMENT	TITLE	
Document 1	Motivation and SRA operational structure	This document
Document 2	Budget	Separate document
Document 3	Implementation Plan	Separate document

Executive Summary:

The residents of Penzance Estate wish to establish a Special Rating Area ('SRA') to ensure that we maintain and improve our suburb, firstly by safeguarding both residents and visitors alike and protect our property values as a whole but most importantly to create a sustainable operating environment for the achievements of the Penzance Estate Community to continue and grow in the future:

Public Safety will be ensured by means of active security monitoring and active interaction between community neighbourhood watch initiatives, First responder groups as well as consultation with Security Service Providers, SAPS and SANParks, Forestry and Fire.

Public Safety Infrastructure which is in disrepair to be replaced with more adequate solutions which includes fencing by way of 'clearview' product, CCTV cameras and intelligent monitoring software.

Communal areas that include verges and public open spaces are kept clean, vegetation is trimmed back to ensure visibility and safety by provision of top-up services which will be an enhancement to services provided by the City.

Infrastructure repair and upgrading, such as potholes in roads, burst pipes, stormwater drains, curbing, roads and street lighting will be championed by the environmental & urban management committee member, who will work closely with the city, the ward councillor and the SRA members to ensure these are efficiently resolved.

Removal of alien vegetation on communal land and to restore indigenous vegetation in public spaces. This will also encourage private owners to do the same on their properties.

Interaction with stakeholders such as the Schools, Veterinary Clinic, Doctors and business bordering the Main road, to ensure all measures are taken to ensure the public's safety.

Engendering an even further improved sense of community cooperation, necessitated by our geographic location.

Ensuring positive Social Responsibility impact through all activities related to residents, the environment, the Penzance Estate community, the Penzance Estate SRA stakeholders, Service Providers, Business the City and all other members of the public sphere who may also be considered as stakeholders.

penzance estate

1. MOTIVATION REPORT

1.1 INTENTION

The establishment of an SRA will not reinforce existing inequalities nor be a substitute for City services, the establishment of the SRA will 'be over and above and a top up' of services provided by the City. In addition, initiatives undertaken in environmental clean up and alien vegetation removal will ensure that the public's safety is preserved. Monies spent in the area as a result of the SRA establishment will create local employment opportunities.

The process of the creation of the SRA for Penzance Estate has been in the making for the past 5 years, when members of the community formed an Association to deal with the pressing issue of public safety. Theses members sought out other members of the community with the same concerns and within a 3 year period had achieved much in the way of ensuring the public's safety. The members had the support of the community and the community supported them. The establishment of the Association had given rise to a cohesive community, but the members realized that the association had to be sustainable and therefore needed the correct structures.

Upon some investigation the association found the structures it needed within the City of Cape Town Special Rating Area- By- Law and Policy legislation. The members held a meeting to discuss the proposal of a SRA for the area with the residents, who fully supported the initiative and mandated the Steering Committee to start the process of creating an SRA. One of the initial tasks was to do a survey to formally capture the sentiment of the community and draft a Business Plan focusing on these needs.

Response to Survey

A public opinion survey was duly conducted in Penzance Estate, with no less than 32% of the residences part taking in the survey.

Penzance has approximately 264 residential properties. A questionnaire was emailed to the greater community, published on our facebook page and circulated via the community What's app groups in July 2016. The return of the questionnaires was instantaneous and process driven by online survey technology of 'Survey Monkey'. By the end of that week of July 2016 no less than 85 questionnaires had been returned. The sample gathered was substantial enough to commence the analysis thereof. The response rate to the compiled survey was 32%, 60% above the minimum requirement provided by the SRA Legislation.

The effective response rate is in fact meaningfully higher than 32% for a variety of reasons. A proportion of properties are in the process of sale or transfer to new owners, some are administered by agencies on behalf of non-resident owners or owned by institutions. Some of the non-resident owners live far away from Penzance in South Africa or abroad. Although questionnaires were e-mailed to these absentee owners, not all of them were necessarily sufficiently aware of the SRA initiative to respond to the questionnaire. As a result, the effective response rate to the survey may be regarded as being well above one-third.

Outcome of Survey : Support for an SRA

The broadly positive and broadly negative responses were assessed to be in a ratio of 91.77% : 8.23%.

Top Major Concerns of Penzance Estate Homeowners and Residents

i) Security, safety of public spaces and levels of Crime

ii) Maintenance of Roads and Services

iii) Lighting and beautification of the general surrounds

Top Benefits/Enhancements wanted by Penzance Estate Homeowners and Residents;

i) CCTV - Central monitoring and response centre
ii) Rapid security response and pursuit on foot
iii) Crime prevention by way of visible patrol, fencing upgrade and lighting

Top Other Issues not listed in the survey, but raised by Penzance Estate Homeowners and Residents;

i) Noise pollution (barking dogs) & speeding
ii) Poor building practice
iii) Bin scratchers
iv) Fibre to be put under ground

1.2 CONSISTENCY WITH INTEGRATED DEVELOPMENT PLAN

The Integrated Development Plan of the City rests on 5 pillars:

The Establishment of an SRA in Penzance Estate will support the following pillars of the city of Cape Town's Integrated Development Plan:

- The Opportunity City: the establishment of an SRA with related cleaning and maintenance activities undertaken as a consequence of the establishment of the SRA will create employment opportunities.
- The Safe City: the Major thrust of the SRA is improved Public Safety in the public open spaces within Penzance Estate and as such the SRA contributes to this aspect. The establishment of the SRA supports safety and security aspects along all public areas.
- The Caring City: The SRA will support the City's Social Upliftment Strategies by developing a comprehensive approach to Social Development, which will include all role players.
- The Efficient City. SRA is a more structured approach as it facilitates streamlined communication with the City.

- The Well Run City: The SRA`s governance structures will ensure an open and transparent approach in the way Public money will be used for the benefit of the community.

1.3 INSTITUTIONAL ARRANGEMENTS OF SRA

The Penzance SRA will commence on 1 July 2017 as a Non Profit Company (NPC) established in terms of the Companies Act 71 of 2008. This entity will be audited independently and managed by property owners within the boundaries of the SRA elected at an Annual General Meeting.

It will be managed as follows:

- By a Board of Directors who will meet monthly under an elected chairperson.
- The Board of directors shall comprise a minimum of 3 directors.
- Election of Board Members annually at an AGM.
- One Third of Directors must step down annually , but could be re-elected at the AGM.
- Any registered property owner can become a member of the NPC on application to the board.
- Only members of the NPC (or their delegated proxy) are eligible to vote at meetings of the NPC.
- The Board of Directors will be responsible for the implementation of the Business Plan.
- The performance of the Board of Directors in the achievement of its objectives as detailed in the Business Plan will be monitored by the Members.
- The NPC will have a memorandum of incorporation (MOI) as prescribed by the City and as regulated in terms of the Companies Act of 71 of 2008.

The books of account will be externally audited and the NPC will appoint a part time bookkeeper to prepare monthly accounts, submission of VAT returns and similar requirements. The progressive monthly income and expenditure reports will be tabled at Board meetings and forwarded to the City monthly. Annual Financial Statements need to be, presented at the AGM to the members and consolidated with the City of Cape Town`s Annual Financial Statements. The NPC is required to obtain approval for Annual Budgets and Implementation Plan of the next financial year at the AGM, before submitting it to the City of Cape Town for approval and inclusion in the City budget process.

The SRA is established for an initial period of five years but its life can continue indefinitely unless members move for material changes to the original business plan or the SRA is dissolved. Term renewals are required. A SRA may be dissolved after establishment in accordance with Chapter 4 of the SRA By-law of the City of Cape Town

Should property owners receive partial or full relief in respect of rates they would enjoy full exemption from the payment of any PESRA additional rates.

1.4 VISION

The Penzance Estate SRA vision is to ensure that Penzance Estate:

Retains its single residential family focused community driven neighbourhood status.

Residents and visitors respect the natural and built environment by keeping it clean, and by removing alien vegetation and adding to biodiversity richness in the area through initiatives aimed at planting of indigenous vegetation.

Remains a safe neighbourhood, and ensuring visitors and residents can enjoy the safe public areas and in adherence to laws and regulations.

Innovative initiatives will be explored to generate additional revenue and sense of community cohesion eg Website, What`s App groups, Community Events etc

1.5 MISSION

The creation of a sustainable infrastructure and platform from which the residents and the public will benefit through the enjoyment of the public and private spaces and the protection and growth of the homeowners property values.

1.6 GOALS

The Penzance Estate SRA will in conjunction with relevant and appropriate stakeholders, supplement municipal services as detailed in the business plan for the benefit of property owners, and members of the public insofar as the use and enjoyment of public spaces. In years to come the SRA will be a self sustaining mechanism to improve Public safety and continued future growth from an infrastructural perspective, as well as desirability.

To promote and safeguard the interests of the residents of Penzance Estate.

To take cognisance of the unique character of Penzance Estate as a single residential family oriented suburb.

To respect and protect the natural and built environment of Penzance Estate.

To ensure the suburb remains clean and free from litter / illegal dumping.

To improve Public Safety .

To promote and ensure interaction with the greater community of the metropole and especially of all sectors of the community within the Ward arising out of macro socio economic and environmental issues and to facilitate this objective by seeking input into other organisations with common objectives and interests including the management of the Cape Peninsula National park.

1.7 MANAGEMENT

The Steering committee will be assigned the below roles as described for the initial period of six months, whereafter a Special General Meeting will be held to elect Board members for PESRA by the members. The Board will meet monthly and the community will be made aware of the meeting, one week prior to the meeting and may attend the meeting for the first 30 minutes thereof.

A political representative will be appointed to the Board as an observer by the Executive Mayor.

The Board Members will perform the required administration functions as per the portfolio analysis.

Services as stipulated in the Business Plan will be provided by subcontractors who will be appointed by the Board of Directors. Competitive quotes will be obtained for evaluation, score and decision by the Board. Contractor selection decisions will be recorded in the minutes of the meetings.

The Board of directors shall have the following portfolios:

ROLE	DESCRIPTION
Chairperson	Oversight role, chair meetings, overall direction. Delegation of specified tasks.
Treasurer	Maintaining books of account, oversight of bookkeeper and preparation of VAT returns, certificates, financial reports to the Board and the City, payment of contractors and staff, annual tax clearance certificates. Annual returns and registrations. Comply with the Companies Act Requirements. Appoint Company Secretary.
Public Safety	Contracts with Security Service Providers, monitoring of patrolling in area, interaction with other neighbourhood watches, SAPS, SanParks and other Security Service Providers. Investigation and recommendations for upgrades to these services.
Environmental / Urban Management	Liaison with City officials and monitoring of cleaning in area. Notification and guidance as to needs in the area. Top-up Cleaning Biodiversity monitoring and enhancement, fire breaks, removal of alien vegetation, supervision of upliftment initiatives. Communication with City officials as to planned and scheduled repairs and upgrades required.
Social Management	Work in conjunction with local social welfare, Identify, coordinate and determine strategies
Communication	Public relations communication, website content management, community liaison, Social Media and Whats App
Secretary	Keeping of Minutes, arranging meetings, Preparation and arranging of AGM including advertisements, venue hire, Membership list, Compliance with outsourcing agreements, holding of Board meetings and AGM, minute keeping, compliance with City requirements.

1.8 PUBLIC SAFETY

Ongoing safety and security in Common Areas

Electronic surveillance and patrols of the Common Areas

Visible Guarding:

2 guards, 24/7, which are rotated twice within the 24 hrs, will be contracted by PESRA through a security company. Two Guard huts are provided to make Tea and take cover in the rainy weather. Toilets are provided at the local garage and school. A supervisor checks the guards 5 times a day.

The guards have radios to communicate with the control room, should there be a problem a response team will be sent to help the guards. The control room, will not be based in Penzance, but at an off site location.

The board will appoint a security company based on three quotes, references from clients of said security company and the holistic offering of the security company.

The board member that is in charge of Public safety will get a daily report on what happened the day before, and collect and collate statistics on crime in the area and make the statistics available for property owners via a website, Facebook or a newsletter.

The Guards will be for Public areas only and will not to respond to private property incidents .

Increased presence during probable criminal activity times (largely predicted by weather and time of day / night and trend information provided by Community Crime Prevention initiatives) provided by external service providers to enhance the safety and security of the area.

Active Monitoring:

Currently the area has 17 cameras feeding to a central monitoring station. The cameras are all equipped with intelligence software to assist the monitoring thereof. We are looking at adding an additional 40 cameras all fully equipped with the same intelligence software and hardware as the initial 17, including a LPR (License Plate recognition) camera on Payne street; thus creating a solid backbone of the CCTV network. All the feeds will be monitored at a central monitoring station and any assistance required will be coordinated from there. The CCTV will be monitored, at an off-site control room. Should there be a problem visible on the cameras, a response team will respond and the public safety committee member will be notified immediately.

Improved patrolling and monitoring of security in the PESRA area will assist the greater Hout Bay community in the improvement of Public Safety.

Liaison with security bodies such as: Hout Bay Community Policing Forum, Community Crime Prevention, Hout Bay Neighbourhood Watch, different Security Service Providers active in the greater area, City Law Enforcement, SAPS Hout Bay and liaison with other neighbourhood watch organisations within the greater Cape Town metropole, will assist in the cohesion between the public and private entities goal of ensuring public safety. Maintenance and upgrading of access control to the Sijonga- Phambili School as well as the Silikanva High School to ensure the safety of the scholars and residents alike.

1.9 MARKETING AND COMMUNICATION:

An internet based email and website presence is to be activated and maintained to ensure that residents and owners are kept abreast of community developments inclusive of Public Saftey updates for the area. Other communication media such as Whatsapp and Facebook are to continue. Quarterly Newsletters will be digitally available to all residents on the website.

Community activities will be encouraged to develop a sense of community cohesion and awareness of neighbourhood cleanliness.

1.10 ENVIRONMENTAL/ URBAN MANAGEMENT

Contractors will attend to gardens and removal of alien vegetation within the public open spaces, side verges including road reserves to ensure these are kept free of litter and overgrowth which may be obscuring traffic visibility, which will then be cut back appropriately.

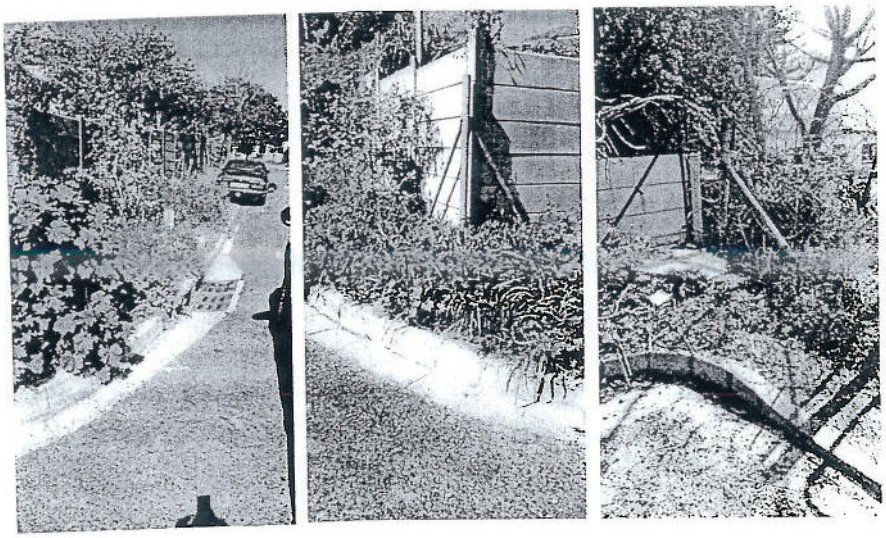
The committee will appoint a service provider , after a 3 quote process, the first stage will be a clearing and big clean up, followed by said company coming in twice a month to maintain over hanging trees, cleaning of verges and bushy overgrowth.

The committee member responsible for Environmental / Urban Management, will get a monthly report of what has been done.

The committee member responsible for Environmental / Urban Management will also hold an annual competition for the best verge, encouraging the residents to manage their pavements and verges, thus working closely with the city to repair and upgrade pavements, curbing and drainage.

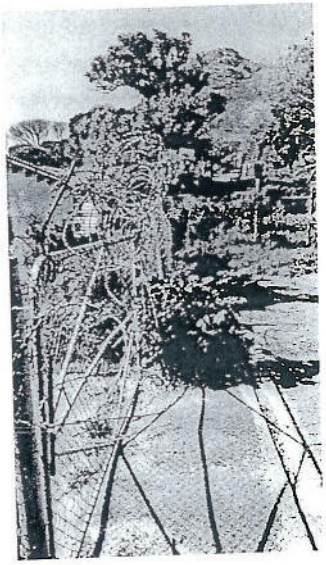
Preference will be given to subcontractors employing previously disadvantaged persons.

Reports on burst water pipes, storm water drains leaking, potholes, illegal dumping, road marking can be sent via email portfolio for Environmental and Urban Management or placed on the website. This portfolio will keep a record and log reports of the problem through the City`s C3 System . Where these complaints are not resolved adequately on the set time frames by the local departments, it will be escalated to the responsible City`s departments.

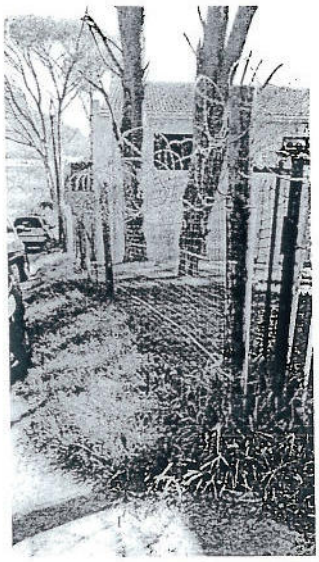


1.10.1 PROJECTS

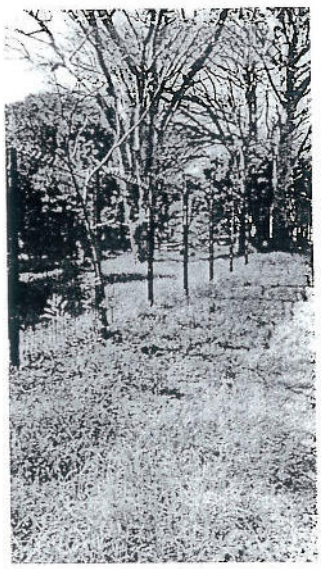
Degraded fencing along the northern boundary, from Barry Rd to Main Rd, to be replaced in its entirety by way of clearview fencing to ensure its durability as well as maintaining visual contact with the open space, in order to manage and maintain a meaningful firebreak to the urban edge. The new fence will also enable residents to report ongoing illegal dumping on this open space, to the relevant authorities.



Old fencing



Old fencing



New fencing

1.10.2 SOCIAL RESPONSIBILITY

The social issues of the area are varied and complex and no single plan or approach will adequately address these issues. The SRA will coordinate social intervention actions with the various NGO's and social improvement organisations in the area to assist in the development of a comprehensive strategy for addressing social issues in conjunction with the City of Cape Town, Dir. Social Development and Early Child Development, all relevant social welfare organisations and institutions.

Once the Social Intervention Plan has been finalised the SRA management will assist to facilitate and monitor the strategy and implement social rehabilitation. Social intervention and development can only be achieved by offering unemployed and/or homeless people an alternative. The skills development and employment opportunity programme offered by the urban management process will assist in this task. In addition an information and communication strategy will be developed to inform the businesses and property owners of the area on issues of homelessness and unemployment and the intervention alternatives that exist or are planned. These initiatives will integrate with existing programmes of organisations already active in the community.

2. BUDGET

A SRA is governed by the Companies Act (71 of 2008) and manages its own finances and appoints its own auditors. The Audited Annual Financial Statements (AFS) form part of the City's consolidated AFS, which are reviewed by the Auditor-General. In addition, monthly financial reports are submitted to the City to monitor and to ensure that expenditure is incurred according to the budget. All SRAs have to submit the Chairman`s report and AFS to the relevant Sub Council, within three months of their AGM, for noting.

The City pays the SRA a monthly amount equivalent to one-twelfth of its approved budget less 3% as a provision for bad debts. The provision for bad debts is kept in a ring-fenced account for the SRA. At the end of the financial year the City reconciles the billing with the SRA budget pay overs and any under or over billing is offset against the accumulated bad debt account. This account is subsequently compared with the arrears as at the end of the financial year. When the latter is less than the accumulated bad debts, 75% of the difference is paid to the SRA as per the Finance Agreement concluded between the City and the SRA.

The SRA sets its own budget according to input from its members as per the approved five-year Business Plan. Each year, the SRA board has to submit a detailed budget to the City by 31 January. The proposed budget may not deviate materially from the approved business plan. If there is a material deviation, an application in terms of Section 14 of the SRA By-Law is required.

penzance estate

3 .IMPLEMENTATION PLAN

ACTION	Program 1 - MANAGEMENT RESPONSIBILITY	FREQUENCY	DURATION IN MONTHS OR YEARS Y1	Y2	Y3	Y4	Y5	PERFORMANCE INDICATOR	COMMENTS
1. Update Committee portfolio allocations on an annual basis and update more frequently if needed	Entire board	Ongoing	➡	➡	➡	➡	➡		
2. Review bank statement, monitor creditors / debtors monthly. Pay creditors. Review monthly income from City. Prepare monthly management accounts. Financial Reporting to the board	Treasurer	Ongoing/ Monthly	12	12	12	12	12	Treasurer monitors bank account regularly and attends to payment of creditors as and when arise. Quarterly budget tabled at meetings	
3. Action SRA arrears if required.	Treasurer	Ongoing/ Monthly	12	12	12	12	12	Deal with this as the need arises.	
4. Annual updating of CIPC information.	Treasurer	Monthly	12	12	12	12	12	Performed annually	
5. Arrange Board meetings	Secretary	Quarterly	4	4	4	4	4	Board meetings held and minutes taken.	
6. Review and update annual budget and implementation plan.	Board	Annually	1	1	1	1	1	Done annually before AGM	
7. Liaison and reappointment of auditors.	Board	Annually	1	1	1	1	1	Done annually at AGM	
8. Preparation of annual financial statements	Treasurer	Annually	1	1	1	1	1	Done annually, submit to the COCT by 31 August	
9. Preparation and setup of AGM including advertisements, venue hire etc	Chairman; Secretary	Annually	1	1	1	1	1	Done annually	
10. Re appointment of directors, preparation of proxy forms, nomination forms, update of membership lists.	Chairman; Secretary	Annually	1	1	1	1	1	Conducted annually at AGM	
11. Monthly income and expenditure, report to the City of Cape Town	Treasurer	Ongoing/ Monthly	12	12	12	12	12	By the 15th of the month	
12. AFS and Management Report to the Sub Council	Board	Annually	1	1	1	1	1	Three months after the AGM	
13. C3 notification/ Monitoring report to the Board, Input to IDP	Environmental / Urban Management	Monthly	12	12	12	12	12	Forwarded to the respective COCT line departments	
14. Impact IDP	Treasurer	Annually	1	1	1	1	1	April of every year	
15. Input City Capital Budget	Treasurer	Annually	1	1	1	1	1	October of every year	
16. Membership of NPC	Secretary	Ongoing	➡	➡	➡	➡	➡	Application approve monthly and updating of membership registry	
17. Renewal application of SRA	Board	In year 4	0	0	0	1	0	Done at the AGM	
18. Annual Tax Clearance Certificate	Treasurer	Annually	1	1	1	1	1	Renewal before current one laps	
19. Budget review(Realignment of current financial year's budget)	Treasurer	Annually	1	1	1	1	1	Must be handed to the City of Cape Town by the 31st Jan	
20. Tax Exemption	Treasurer	once off	1	0	0	0	0	Apply before end of first financial year	
21. Mid year review	Treasurer	Annually	1	1	1	1	1	Must be submitted to the City of Cape Town by the 31st Jan	
22. Liaison with City of Cape Town: Dept back as and when needed.	Secretary	Ongoing	➡	➡	➡	➡	➡	Meetings attended or apologies sent.	
23. Liaison with City of Cape Town: Attend subcouncil 16 meetings when matters pertaining to Penzance on agenda.	Secretary	Ongoing	➡	➡	➡	➡	➡	Subcouncil 16 agendas perused.	
24. Attend quarterly SRA Chairperson Managers' meeting	Chairman / Manager	Quarterly	4	4	4	4	4	Attend or submit apologies.	
25.Preparation of newsletter electronic communication, update of website	Communication, Secretary	Quarterly	4	4	4	4	4	Done quarterly	

Program 2 - PUBLIC SAFETY

ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN MONTHS OR YEARS					PERFORMANCE INDICATOR	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Liaise with SAPS, Hout Bay Neighbourhood watch	Public Safety	Ongoing	→	→	→	→	→	Report to Board Monthly	
2. Recommend courses of action for improved security in respect of public areas	Public Safety	Annually	12	12	12	12	12	Reviewed Public Safety plan and approve by board	
3. Review security proposals with budget to assess viability and sustainability	Public Safety	Ongoing	→	→	→	→	→	Ammend Secuirty contact with the service provider	
4. Review high risk security issues in the community and address with individual owners or appicable communities	Public Safety	Ongoing	→	→	→	→	→	Report incidance to board and table report at AGM	
5. Communicate with the security provider and receive daily reports	Public Safety	Ongoing	→	→	→	→	→	Reports to be table t Monthly board meeting	
6. Receive any alerts from security company and communicate with the community via Whatsapp	Public Safety	Ongoing	→	→	→	→	→	Sending out Public Safety Alerts	
7. Prodiver Fully Functional cameras	Public Safety	Ongoing	→	→	→	→	→	Fibre for a back bone	
8. Contacting and overseeing the installation of cameras and hardware needed	Public Safety	Year 1,2 and 4	1	1		1		Conclude 4 year contracts after competitive bidding process with 3 quotations	
9. Making sure the high site for the camera are opertitoanl	Public Safety	Ongoing	→	→	→	→	→	Cameras not working resolved within 48 hours	
10. .Appoint private service provider, to provider Public Safety Officers	Public Safety	Year 1	Y1			Y4		Conclude 3 year contracts after competitive bidding process with 3 quotations	
11. Appoint private service provider, to monitoring Cameras	Public Safety	Year 1	Y1			Y4		Conclude 3 year contracts after competitive bidding process with 3 quotations	

Program 3 - MARKETING AND COMMUNICATION

ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN MONTHS OR YEARS					PERFORMANCE INDICATOR	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1. Making sure the website is up to date	Communication	Quarterly	4	4	4	4	4	The website is updated every quarter	
2. Adding the AGM Documents to the website	Communication	Annually	1	1	1	1	1	Before and After the AGM	
3. Communicating with the member and community as to when the next board meeting will be held	Secretary	Monthly	12	12	12	12	12	One week prior to Meeting	First 30 mins are open to the public to address the board
4. Sending a monthly update to the community on what has happened in the month	Communication	Monthly	12	12	12	12	12	Monthly, after the monthly meeting	
5. Preparing the quarterly newsletter	Communication & Secretary	quarterly	4	4	4	4	4	Load Newsletter on website	
6. Updating member and community on any alerts	Communication	Ongoing	→	→	→	→	→	Ongoing	Within 5 mins

Program 4 - ENVIRONMENTAL/ URBAN MANAGEMENT

ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN MONTHS OR YEARS					PERFORMANCE INDICATOR	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1.Liaise with council officials as to maintenance activities in area	Environmental / Urban Management	Ongoing	→	→	→	→	→	C3 Notification ref 4.1	

2. Appoint private service provider to perform additional maintenance.	Environmental / Urban Management	Annually	1	1	1	1	1	Competitive bidding process, report at monthly meeting	Fire breaks, beautification of entry into Penzance estate. Maintenance of overhanging trees into roads. Keeping fencing clear of vegetation.
3. Do alien removal in conjunction with City officials on annual basis in common areas	Environmental / Urban Management	Annual	1	1	1	1	1	Annual report to the board	
4. Report to City owners with alien vegetation on their properties to remove.	Environmental / Urban Management	Ongoing	➡	➡	➡	➡	➡	Keep a record and report to the board	
5. Keep a list of reported C3 Notifications and address , escalate if need be to the City representative and the monthly meeting	Environmental / Urban Management	Monthly	12	12	12	12	12	Report given at the monthly meeting, Ref 4.1	Storm water drain problems, pot holes, road making, roads that need to be tarred.
6. Create competitions for the residents to maintain their pavement	Environmental / Urban Management	Ongoing	➡	➡	➡	➡	➡	Yearly pics to be kept - before and after	Winner to be announced at AGM
7. Report illegal dumping to Law enforcement	Environmental / Urban Management	Ongoing	➡	➡	➡	➡	➡	Report given at the monthly meeting Ref 4.5	
8.Upgrade of the fencing	Public Safety	Annual			1			Conclude 3 year contracts after competitive bidding process with 3 quotations	
9. Maintenance to existing fencing	Public Safety	Ongoing	➡	➡	➡	➡	➡	Report given at the monthly meeting ref 4.8	

Program 5 - SOCIAL MANAGEMENT

ACTION	RESPONSIBILITY	FREQUENCY	DURATION IN MONTHS OR YEARS					PERFORMANCE INDICATOR	COMMENTS
			Y1	Y2	Y3	Y4	Y5		
1.Identify and determine strategies by means of an integrated approach to address / homelessness and the relief measures available, current and future.	Socail Management	Ongoing	➡	➡	➡	➡	➡	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	This is done comprehensively at the implementation of the CID and then modified continuously
2. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environmen	Socail Management	Ongoing	➡	➡	➡	➡	➡	Social intervention plan with clear deliverables and defined performance indicators to guide delivery	This will be a long term plan of action that will take time to develop – Refer to Program 4-6 and 3-10
3. Coordinate with local NGO to assist in cleaning programs where applicable	Socail Management	Ongoing	➡	➡	➡	➡	➡	As required	Refer to program 4-6 and 5-2
4. Work in conjunction with local social welfare and job creation organization and develop the delivery of the supplementary services to improve the urban environment	Socail Management	Ongoing	➡	➡	➡	➡	➡	Development of a long term sustainable work program	This is done comprehensively at the term renewal and then modified and managed continuously Also refer to Program 5-2 and 3-10

PENZANCE ESTATE SPECIAL RATING AREA

5 YEAR BUDGET AS PER BUSINESS PLAN

EXPENDITURE	2017/18 R		2018/19 R		2019/20 R		2020/21 R		2021/22 R	
Employee Related	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Salaries	-		-		-		-		-	
Bonus Provision	-		-		-		-		-	
Core Business	**626 000**	**62.9%**	**656 040**	**61.1%**	**698 682**	**60.7%**	**744 097**	**60.1%**	**792 463**	**59.6%**
Cleansing Services	100 000		106 500		113 422		120 795		128 647	
Environmental Upgrading (Greening, landscaping, recycling, etc.)	-		-		-		-		-	
Security Services - CCTV monitoring	23 000		19 170		20 416		21 743		23 156	
Security Services	503 000		530 370		564 844		601 559		640 660	
Social Upliftment	-		-		-		-		-	
Depreciation	**30 000**	**3.0%**	**70 000**	**6.5%**	**95 000**	**8.2%**	**115 750**	**9.3%**	**137 500**	**10.3%**
Repairs and Maintenance	**37 500**	**3.8%**	**39 938**	**3.7%**	**42 534**	**3.7%**	**45 299**	**3.7%**	**48 243**	**3.6%**
General Expenditure	**71 200**	**7.2%**	**75 828**	**7.1%**	**80 757**	**7.0%**	**86 005**	**6.9%**	**91 596**	**6.9%**
Accommodation (Rent)	-		-		-		-		-	
Accounting fees	17 000		18 105		19 282		20 535		21 870	
Auditor's remuneration	17 100		18 212		19 396		20 657		21 999	
Advertising	1 000		1 065		1 134		1 208		1 286	
Bank charges	3 000		3 195		3 403		3 624		3 859	
Computer expenses (incl. Website)	6 000		6 390		6 805		7 248		7 719	
Insurance	21 600		23 004		24 499		26 092		27 788	
Marketing and promotions	1 000		1 065		1 134		1 208		1 286	
Meeting expenses	2 000		2 130		2 268		2 416		2 573	
Printing and stationery	500		532		567		604		643	
Telephone & Internet	2 000		2 130		2 269		2 413		2 573	
Capital Expenditure (PPE)	**200 000**	**20.1%**	**200 000**	**18.6%**	**200 000**	**17.4%**	**210 000**	**17.0%**	**220 000**	**16.5%**
Office Furniture	-		-		-		-		-	
CCTV Cameras	200 000		200 000		-		-		-	
Fence Upgrade	-		-		200 000		210 000		220 000	
Bad Debt Provision 3%	**29 836**	**3.0%**	**32 221**	**3.0%**	**34 546**	**3.0%**	**37 149**	**3.0%**	**39 891**	**3.0%**
TOTAL EXPENDITURE	**994 536**	**100.0%**	**1 074 027**	**100.0%**	**1 151 519**	**100.0%**	**1 238 300**	**100.0%**	**1 329 693**	**100.0%**
INCOME	R		R		R		R		R	
Revenue - SRA Add Rates	-994 536	100.0%	-1 074 027	100.0%	-1 151 519	100.0%	-1 238 300	100.0%	-1 329 693	100.0%
Other: Specify	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
TOTAL INCOME	**-994 536**		**-1 074 027**		**-1 151 519**		**-1 238 300**		**-1 329 693**	
(SURPLUS) / SHORTFALL	-		-		-		-		-	
BUDGET GROWTH	**N/A**		**8.0%**		**7.2%**		**7.5%**		**7.4%**	

Annexure B

SUMMARY OF COMMENTS BY DIRECTORATES / DEPARTMENTS
Penzance Estate Special Rating Area

No	Directorates / Department	Comments
1	Transport and Urban Development Authority: Integrated Transport Portfolio: Asset Management and Maintenance	1.1 No objection as long as the roads are accessible to the public at all time. 1.2 Security is a monitoring function and not an access control function.
2	Social Services: Social Development and Early Childhood Development: Centralised Operations, Programmes and PMO	2.1 Not clear from plan what the focus in terms of "Social Development" will be. Hence, not in a position to comment.
3	Social Services: Recreation and Parks	3.1 Directorate did not respond.
4	Directorate of the Mayor: Enterprise and Investment: Enterprise Development	4.1 Directorate did not respond.
5	Safety and Security	5.1 Directorate did not respond.
6	Informal Settlements, Water and Waste Services: Solid Waste Management	6.1 Directorate did not respond.

Annexure C



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Legals

711 Public Notices

NOTICE: ESTABLISHING A SPECIAL RATING AREA (SRA) FOR Penzance

Notice is hereby given that: 1. Allison Schwegmann registered owner of Erf 730 Penzance, 13 Van Oudshoorn Street, intends applying to establish a SRA, to be called the Penzance Estate Special Ratings Area in terms of the City of Cape Town: Special Rating Area By-Law, 2012, as amended 2016. The affected area includes all rate paying properties bounded by: Northern Boundary: Penzance Ave, inclusive of Erfs 7296, 2843, 1431; Southern Boundary: Day Road,Penzance, Hout Bay / Berg-en-Dal Security Estate; Western Boundary: M6 Main Road, Hout Bay; Eastern Boundary:Table Mountain National Park.

2.A public meeting will be held, the purpose of which shall be to:

i)Inform all attendees of relevant information pertaining to the application, and to

ii)Discuss the practical implications relating thereto.

DATE: 20th September 2016

TIME: 18:30

PLACE: La Cuccina

ADDRESS: Victoria Mall, Cnr Victoria & Empire Roads, Victoria Rd, Hout Bay, Cape Town, 7806

ALL PROPERTY OWNERS IN THE PROPOSED SRA ARE REQUESTED TO ATTEND THIS MEETING.

Enquiries: contact Keri Cross at Tel : 072 494 4974

Please note: If you are not the registered owner of this property, kindly forward this notice to the registered owner immediately, alternatively inform Keri Cross of the registered owner's contact details so that contact could be made with the registered owner.

# of Tes

Zaahier Adams
CRICKET WRITER

DESPITE operating in a w
the context of bilateral
as spinner Dane Piedt adm
to Australia is the "World Cup of

Although just 26 years old, th
from Lansdowne is almost a throw
ers of a bygone era. He loves the re
of the game. He hardly plays
cricket, especially the T20 format
his green Proteas cap. And he h
the contributions of players th
before him.

It is the latter characteristic e
formulates Piedt's views on the P
ing three-match Test tour to Au
previous generations of South Afri
Piedt forms part of a group who
of the Australians. Piedt, along w
Kagiso Rabada and Quinton d
young pups of the Proteas side -
up watching SA get a pasting in
of the morning. Instead they ha
memories of talismanic former c
Smith leading the Proteas to thei
victory Down Under due to the br
Steyn, AB de Villiers and JP D
2008-09 tour and then following
2012 courtesy of Faf du Plessis's st
and the incisive blade of Hashim

"I've got good memories of the
in Australia," Piedt said yesterda

KENNISGEWING

STIGTING VAN 'N SPESIALE-AANSLAGGEBIED (SRA) VIR Penzance

Kennisgewing geskied hiermee dat:

1. Allison Schwegmann, synde die geregistreerde eienaar van Erf 730, geleë te Penzance, Van Oudtshoorn Straat 13, van voorneme is om aansoek te doen om 'n Spesiale-aanslaggebied wat bekend sal staan as the Penzance Estate Special Ratings Area te stig ingevolge die Stad Kaapstad se Verordening op Spesiale-aanslaggebiede, 2012, soos gewysig 2016. Die gebied sluit in alle belastingbetalende eiendomme wat omsluit word deur:

   Noordelike Grens, Penzance-Rylaan, insluitend ERWE 7296, 2843 en 1431
   Suidelike Grens: Day Straat,Penzance, Houtbaai / Berg-en-Dal Landgoed;
   Westelike Grens: M6 Hoofstraat, Houtbaai;
   Oostelike Grens: Tafelberg Nasionale Park.

2. Kennisgewing van 'n Openbare vergadering met die doel om:
   i) Ter saaklike inligting rakende die aansoek te verskaf.
   ii) Praktiese implikasies te bespreek wat daarmee verband hou.

Datum : 20th September 2016
Tyd : 18:30
Plek : La Cuccina
Ligging : Victoria Mall, h/v Victoria & Empire Straat, Victoria Straat, Houtbaai, Kaapstad, 7806

ALLE EIENAARS VAN EIENDOM IN DIE VOORGESTELDE SPESIALE-AANSLAGGEBIED WORD VERSOEK OM DIE VERGADERING BY TE WOON.

Vir enige navrae kontak Keri Cross by Tel 072 4944 974

Let wel, indien u nie die geregistreerde einaar van die eiendom is nie word u versoek om asseblief hierdie kennisgewing onmiddelik aan te stuur na die geregestreede eienaar aan te stuur of verskaf die kontak besonderhede van die einaar aan Keri Cross te verskaf, sodat daar kontak gemaak kan word.

VAL123-DB100916

MINUTES OF PENZANCE SPECIAL RATING AREA.

DATE: Tuesday 20th September 2016.

TIME: 6.30pm

VENUE: La Cuccina:
Victoria Mall, cnr Victoria & Empire Roads, Victoria Road, Hout Bay, Cape Town, 7806

ATTENDING FOR CoCT : Joepie Joubert, Bonnie Adcott , Eddie Scott, Ruan Rossouw.

ATTENDING FOR STEERING COMMITTEE : Stephan Cross, Keri Cross, Allison Schwegmann, Michael Kaptein and Alison Ellard

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The meeting commenced with a welcome and opening address by Bronwyn Moore.

The meeting was handed over to Keri Cross who proceeded to take the community residents through the Special Ratings Area proposal.

The area's covered in this were:

Penzance Estate and it's current achievements.
What is an SRA
Benefit of being a SRA
Results of Perception Survey
Structure of the SRA
Budget and Implementation Plan
Final requirements for the SRA approval and Deadlines
Q&A.

The general response to the meeting was positive.
The main concerns from the residents were around who would get to make the decisions on how the money was spent.
What was the process to ensure that the budget and implementation plan was transparent?
Whether residents whose properties had more value therefor paid a larger contribution has a bigger vote.
Could the maximum contribution exceed 25% of the current rates?
What was the process of electing board members?

Keri Cross and Bronwyn Moore addressed the questions with assistance from the COCT when required.

The budget was not dealt with line by line in the meeting as only one resident required this, so was decides that the budget and implementation plan would be published and made available to all the residents of Penzance estate.
Keri Cross offered to make herself available to any community member that had any questions about the process and budget.

ATTENDANCE REGISTER

NAME	ADDRESS.
A. D. SMIT	36 CHEGAN ST
P. G Williams	22 Barry Road. williamsphilippa@gmail.com.
M. KAPTEIN	43 Louw St.
C van Zyl	10 Barry Rd.
· J Kuhn	38 Louw Str.
· K. Kuhn	1 Brink Str.
· V Wrights	5 Brink Str.
E. Brown/B de Villiers	5 Day Road
· Anthony Chemaly	1A day Rd,
· Bronwyn Moore	6 Van Hoogstraten
· Jeremy eccles	34 Louw St Penzance.
· Heinrich Bathma	38 Penzance Ave
· VOLKER BÜTOW	25 ARMOOR RD.
· SALLY KIRBY	11 ARMOUR
GUNTHER FALKENDORF	25 BRINK ST.
· Gyula Józsa	24 Lategan Road
- LINDSAY MACNEIL	2 VAN HOOGSTRATEN ST
- ANITON KELLY	25 VAN OUDTSHOORN
- RODNEY LOUW	11 BRINK
Carmen Louw	11 Brink
- A Mamacos	10 Armour Rd
- Q Graebe	16 Brink
- C. MUTNIKOFS	13 BARRY
- MARK VAN WYK	19 BARRY.

Annexure D

APPLICATION LETTER

30 September 2016

The CFO
Directorate: Finance
City of Cape Town
8th Floor
12 Hertzog Boulevard
CAPE TOWN
8000

Attention: Mr. Scott

APPLICATION FOR THE ESTABLISHMENT OF THE PENZANCE SPECIAL RATING AREA ("SRA").

I **Allison Schwegmann** registered owner of **13 van Oudtshoorn Street, Penzance Estate, Hout Bay 7806, Erf 730** hereby wish to make application for the City Council's approval for the establishment of the Penzance SRA.

This application is made to Council in terms of Section 4 of the City of Cape Town's: Special Rating Area By-Law, 2012 as amended 2016, read together with the City of Cape Town's: Special Rating Area Policy 2016.

The proposed five year implementation plan of the Penzance SRA is:

The Penzance Estate SRA will in conjunction with relevant and appropriate stakeholders, supplement municipal services as detailed in the business plan for the benefit of property owners, and members of the public insofar as the use and enjoyment of public spaces. In years to come the SRA will be a self sustaining mechanism to improve Public safety and continued future growth from an infrastructural perspective, as well as desirability.

To promote and safeguard the interests of the residents of Penzance Estate.
To take cognisance of the unique character of Penzance Estate as a single residential family oriented suburb.
To respect and protect the natural and built environment of Penzance Estate.
To ensure the suburb remains clean and free from litter / illegal dumping.
To improve Public Safety.
To promote and ensure interaction with the greater community of the metropole and especially of all sectors of the community within the Ward arising out of macro socio economic and environmental issues and to facilitate this objective by seeking input into other organisations with common objectives and interests including the management of the Cape Peninsula National park.

In support of the application, I attach the following:

1. The Business Plan (Motivation report, Implementation plan and Budget), marked "A";

2. The written consent or objection of property owners within the proposed SRA who will be liable for paying the additional rate, marked "**B**";

3. Property database indicating consent or objection to the SRA proposal, marked "**C**";

4. Affidavit declaring that the required support has been obtained, marked "**D**";

5. Advertisements and notices of the public meeting, marked "**E**";

6. Copy of the presentation done at public meeting; marked "**F**"; and

7. Minutes of the public meeting, marked "**G**".

The City Council's consideration of this application would be greatly appreciated.

Regards

ALLISON SCHWEGMANN
082 902 4793

Annexure E

Penzance Estate SRA

03-10-2016

File ref.	Vote per property	Supported on application	Referred back	Corrected	Objections	Finan Support	Objections now supporting	ERF No	Hang Prop	Rates CA Name	Premise Address	
	1							869		THE OREGON TRUST	130	HOUT BAY MAIN ROAD
	1							5611		MR RHHH HASS	120	HOUT BAY MAIN ROAD
169	1				1			7779		1895 MANAGEMENT AND SUPPLY (PTY) LTD	140	HOUT BAY MAIN ROAD
	1							8181		STEPHANOU YA & A	124	HOUT BAY MAIN ROAD
	1							3790		MR. & MRS. SALTS NT & SALTS SM	29	BRINK STREET
	1							9630		FB ROSENTHAL	34	PENZANCE AVENUE
	1							741		DYLAN VAN LOGGERENBERG	4	BRINK STREET
	1							2945		MS EM HAYLETT	10	LOUW ROAD
	1							3651		Mr. RK PFAFF	28	PENZANCE AVENUE
	1							3684		NIMMO AJ & MONZEGLIO GG	31	VAN OUDTSHOORN STRAAT
111	1	1	1					9629		FB ROSENTHAL	32	PENZANCE AVENUE
	1							9631		FB ROSENTHAL	36	PENZANCE AVENUE
168	1	1				1		677		TRANS PACIFIC TRADE AND INVESTMENT CC	144	HOUT BAY MAIN ROAD
55	1	1				1		678		MISS T SEEBER	92	HOUT BAY MAIN ROAD
29	2	2				2		679	680	MR KH KUHN	1	BRINK STREET
30	1	1				1		682		WRIGHT MR K T & MRS V L	5	BRINK STREET
31	1	1				1		684		BEATE EDIT B E RINDERER	7	BRINK STREET
	1							685		MR A HOFMANN	98	HOUT BAY MAIN ROAD
35	1	1				1		687		MR. & MRS. JOSEPH RA & PREVOST - JOSEPH CM	13	BRINK STREET
	1							689		MR RA FINKELSTEIN	100	HOUT BAY MAIN ROAD
	1							697		HOARE PASCALE	114	HOUT BAY MAIN ROAD
	1							707		MR DH VAN COLLER & 1 OTHER	4	PAYNE ROAD
156	1	1				1		712		KELLY MR AG AND ANOTHER	27	VAN OUDTSHOORN STRAAT
154	1	1				1		723		BARBARA B TOSALLI	25	VAN OUDTSHOORN STRAAT
152	1	1				1		724		JONATHAN CASEY JC JONES	23	VAN OUDTSHOORN STRAAT
150	1	1				1		725		KELLOND MR RJ & ANOTHER	21	VAN OUDTSHOORN STRAAT
	1							727		VERSFELD E AND A	20	BRINK STREET
146	1	1				1		730		ALLISON JUNE PALMER (born SCHWEGMANN)	13	VAN OUDTSHOORN STRAAT
	1							732		MR SFE GRAEBE	16	BRINK STREET
	1							736		MS MJM MAY	6	BRINK STREET
137	1	1				1		738		MR JR COCHRANE & JCR	1	VAN OUDTSHOORN STRAAT
56	1	1				1		740		WILHELM BRUCKNER DE VILLIERS	5	DAY ROAD
97	1	1				1		752		CA KLEINJAN	7	PAYNE ROAD
160	1	1				1		754		SCHWARTZ JB & SCHWARTZ S	38	VAN OUDTSHOORN STRAAT
162	1	1				1		759		ZAID Z ADAMS	42	VAN OUDTSHOORN STRAAT
95	1	1	1					761		LIAM PATRICK TIMOTHY WOOD	47	LOUW ROAD
101	1	1				1		770		MR H RAMJEE	14	PAYNE ROAD
	1							771		MILLAR MR GK & MS NS COLE	21	LATEGAN ROAD
	1							772		MR GK MILLAR	17	LATEGAN STREET
	1							773		MRS JO TREASURE	13	ARMOUR ROAD
60	1	1				1		774		MISS PM DE COITO	7	LATEGAN ROAD
6	1	1				1		775		MR SM LENNON	11	ARMOUR ROAD
80	1	1				1		776		MS ML BLATT	18	LOUW ROAD
	2							777	1527	ASHFORD MR WJCW & MRS JA	5	LATEGAN ROAD
	1							778		OSBORNE & US	22	LOUW ROAD
85	1	1				1		779		CARINA MARESCIA CM PIENAAR	28	LOUW ROAD
8	1	1				1		781		MRS SM EMERY	18	ARMOUR ROAD
18	1	1				1		782		MR CJ BYRNES	13	BARRY ROAD
16	1	1				1		783		MR MG EVANS	9	BARRY ROAD
25	1	1				1		788		MS CP SARKAS	25	BARRY ROAD
24	1	1				1		790		MR EJ POTGIETER	23	BARRY ROAD
63	1	1				1		791		MISS H V CURRIER	28	LATEGAN ROAD
167	1				1		1	794		MS N GERSTENBERG	27	BARRY ROAD
104	1	1				1		801		MISS CA JURK	20	PAYNE ROAD
10	1	1				1		807		PIERRE ALBERT SCHOEMAN LIVERSAGE	22	ARMOUR ROAD
	2							808	809	MR HA LEMPP	24	ARMOUR ROAD

Penzance Estate SRA

03-10-2016

File ref.	Vote per property	Supported on application	Referred back	Corrected	Objections	Finan Support	Objections now supporting	ERF No	Hang Prop	Rates CA Name	Premise Address
51	1	1				1		815		MR AD & MRS D SECCOMBE	28 PAYNE ROAD
11	1	1				1		816		MRS GE CRAWFORD	23 ARMOUR ROAD
1	1	1				1		1775		MR DA GREEN	2 ARMOUR ROAD
17	1	1				1		2193		MR CB VAN ZYL	10 BARRY ROAD
59	1	1				1		2194		A & IBG HENKEL	8 LATEGAN ROAD
15	1	1				1		2195		MR.T DIXON & MS.DA GOUDVIS	5 BARRY ROAD
13	1	1				1		2196		MS. J STEENKAMP	1 BARRY ROAD
121	1	1				1		2249		MR CG LINDSAY & DC	3 VAN HOOGSTRATEN ROAD
	1							2827		THOMAS REN╔ MERLIER	15 BRINK STREET
77	1	1				1		2860		MR. PG ANNESLEY	9 LOUW ROAD
75	1	1				1		2861		MS SC STROEBEL	7 LOUW ROAD
	1							2862		MICHAEL M CAMPBELL	1 LOUW ROAD
140	1	1	1	1		1		2863		DAY STREET INVESTMENTS CC	9 DAY ROAD
141	1	1				1		2864		MR VM SHER & P	8 VAN OUDTSHOORN STRAAT
145	1	1				1		2865		MR. & MRS. LEAK M J & LEAK KB	12 VAN OUDTSHOORN STRAAT
147	1	1				1		2866		MR LK ROSE-INNES	14 VAN OUDTSHOORN STRAAT
38	1	1				1		2871		MR G PAKENDORF	25 BRINK STREET
36	1	1				1		2872		MS LM SLINGSBY	19 BRINK STREET
	1							2943		MS ZS WAMONO	12 LOUW ROAD
	1				1			2944		MS L ROUGET	11 LATEGAN STREET
	1							2947		MR DAVID AND MRS JEAN OXLEY	9 BRINK STREET
34	1	1				1		2948		THE RODNEY LONG FAMILY TRUST	11 BRINK STREET
148	1	1				1		2949		MR SA CROSS	22 BRINK STREET
74	1	1				1		2954		MICHAEL JAN SPAAN	1 LATEGAN ROAD
161	1	1				1		2957		MRS J.E.A. NOTT	40 VAN OUDTSHOORN STRAAT
	1							2983		MRS R SMIT	7 ARMOUR ROAD
149	1	1				1		2984		SNYMAN MS IS & OTHERS	20 VAN OUDTSHOORN STRAAT
151	1	1				1		2985		MR. & MRS. VAN ZYL A & VAN ZYL G J	22 VAN OUDTSHOORN STRAAT
153	1	1				1		2986		MR. & MRS. MCCREADIE MP & HS	24 VAN OUDTSHOORN STRAAT
155	1	1				1		2987		RILEY GJ & VAN WIJK J	26 VAN OUDTSHOORN STRAAT
	1							2988		MR B CARTWRIGHT	28 VAN OUDTSHOORN STRAAT
157	1	1				1		2989		MS G A ROBERTS	30 VAN OUDTSHOORN STRAAT
98	1	1				1		2990		MS SL BAZLEY	8 PAYNE ROAD
87	1	1				1		2991		MR CC MCKELLAR	10 PAYNE STREET
86	1	1				1		2992		MR B CAMERON	29 LOUW ROAD
84	1	1				1		2993		NATALIE JESSICA WHITEHEAD	27 LOUW ROAD
83	1	1				1		2994		SARAH FRANCES MURCHISON	25 LOUW ROAD
82	1	1				1		2995		J SCHELTEMA & AR POOLE	23 LOUW ROAD
	1							2996		BIANI MR F & ANOTHER	21 LOUW ROAD
81	1	1				1		2997		MR WM BIERMAN	19 LOUW ROAD
79	1	1	1					2998		LIVINGSTON BOYACK TRUST	9 ARMOUR ROAD
14	1	1				1		3051		SEBASTIAN HEIN SCOTT- WARING DE HAAN	4 BARRY ROAD
	1							3069		MR MRA DE KLERK	12 CHRISTIAAN STRAAT
	1							3070		ALB RATTRAY	8 CHRISTIAAN STRAAT
41	1	1				1		3071		DURHOLTZ MD	5 CHRISTIAAN STRAAT
37	1	1				1		3236		MR. & MRS. LAY GB & DA	23 BRINK STREET
21	1	1				1		3244		MR M KAY	19 BARRY ROAD
7	1	1				1		3245		MR GL PHILLIPS	15 ARMOUR ROAD
62	1	1				1		3246		L MASON	22 LATEGAN STREET
23	1	1				1		3290		ALISON ELIZABETH AE ELLARD	21 BARRY ROAD
119	1	1				1		3329		MR. & MRS. ARILD TUA & ARILD CJS	1 VAN HOOGSTRATEN ROAD
133	1	1				1		3398		Mr. PJ ROBINSON	24 PAYNE ROAD
	1							3400		N & M DU PLESSIS	7 CHRISTIAAN STRAAT
143	1	1				1		3431		COETZEE EM & HERBST M	10 VAN OUDTSHOORN STRAAT
50	1	1				1		3650		HAROLD SAM WENER	32 PAYNE ROAD
	1							3652		MR P & MS A LUDERS	30 PENZANCE AVENUE

Penzance Estate SRA

03-10-2016

File ref.	Vote per property	Supported on application	Referred back	Corrected	Objections	Finan Support	Objections now supporting	ERF No	Hang Prop	Rates CA Name	Premise Address
	1				1			3653		MS NJ SIDA	24 CHRISTIAAN STRAAT
49	1	1				1		3654		ARCHEGERON INVESTMENTS (PROPRIETARY)	26 CHRISTIAAN STRAAT
5	1	1				1		3664		MR DMN MAMACOS	10 ARMOUR ROAD
78	1	1				1		3665		MR MV ALEXANDER	13 LOUW ROAD
96	1	1				1		3683		MR DM ROGOW	3 PAYNE ROAD
	1							3685		HAROLD ISAACS FAMILY TRUST	29 VAN OUDTSHOORN STRAAT
165	1	1				1		3728		MISS J SUKONPONGPAO	48 VAN OUDTSHOORN STRAAT
164	1	1				1		3729		GREGORY JAMES LESTER HUCKLE	46 VAN OUDTSHOORN STRAAT
117	1	1				1		3752		MR CA DAY	46 PENZANCE AVENUE
39	1	1				1		3788		DIETER DURO THOLE	33 BRINK STREET
	1							3791		MR. & MRS. SALTS NT & SALTS SM	27 BRINK STREET
123	1	1				1		3801		MR GGD COLLINS	6 VAN HOOGSTRATEN ROAD
	1							4119		MR ER BAKER	3 CHRISTIAAN STRAAT
	1							4120		MR ER BAKER	1 CHRISTIAAN STRAAT
120	1	1				1		4121		MR LG MAGNUS & MS HS VILJOEN	2 VAN HOOGSTRATEN ROAD
122	1	1				1		4122		JULIETTE J CAMERON & SEAN NATHAN SN CAMERON	4 VAN HOOGSTRATEN ROAD
124	1	1				1		4163		MR J BARNARD	8 VAN HOOGSTRATEN ROAD
42	1	1				1		4164		MRS L BULLARD	10 CHRISTIAAN STRAAT
72	1	1				1		4186		MS. M FELDHOFF	44 LATEGAN STREET
69	1	1				1		4194		MARTIN MJ SLABBER	40 LATEGAN STREET
131	1	1				1		4216		YVONNE SAMANTHA KRAMER	23 VAN HOOGSTRATEN ROAD
130	1	1				1		4217		MR MI LUCAS	21 VAN HOOGSTRATEN ROAD
	1							4218		STAUB MR KC & ANOTHER	19 VAN HOOGSTRATEN ROAD
	1							4219		MS U KRETCHMANN	17 VAN HOOGSTRATEN ROAD
9	1	1				1		4220		ERROL CLIFFORD EC COOPER	16 BARRY ROAD
20	1	1				1		4221		MS CS MUTNIKAS	18 BARRY ROAD
22	1	1				1		4222		MR M VAN WIJK	20 BARRY ROAD
	1							4223		MR DAG WILLIAMS	22 BARRY ROAD
160	1	1				1		4228		BRETT MR MP & MRS PD	36 VAN OUDTSHOORN STRAAT
	1							4244		MR FG CLIFFORD	24 BARRY ROAD
26	1	1				1		4245		STAUB KC AND UYS R	26 BARRY ROAD
	1							4249		HICKEY PW & FALKEN SJ	35 BARRY ROAD
	1							4250		MR. RG GOODMAN	33 BARRY ROAD
27	1	1				1		4251		OLIVIA ISALINE ASHBY	31 BARRY ROAD
103	1	1				1		4252		MISS MA MOORE	17 PAYNE ROAD
102	1	1				1		4253		MR RALPH MAX LEPAR	15 PAYNE ROAD
67	1	1				1		4254		AD SMIT	36 LATEGAN STREET
68	1	1				1		4255		MR S HASSEN	38 LATEGAN STREET
70	1	1				1		4256		MR AS&C FRANK	42 LATEGAN ROAD
	1							4270		DOMINIQUE JOHN PEREIRA	38 BARRY ROAD
	1							4271		MR. & MRS. SGWENTU TETILE & NOMZWAKAZI	37 VAN HOOGSTRATEN ROAD
	1							4272		MR PA BRAZENDALE	35 VAN HOOGSTRATEN ROAD
106	1	1				1		4273		SANDRA HENRIQUES SH DA SILVA	33 VAN HOOGSTRATEN ROAD
	1							4274		MR TPM PAGNOT	32 BARRY ROAD
	1							4275		MS HA OSBORNE	34 BARRY ROAD
166	1				1			4276		MR M RUPP	36 BARRY ROAD
	1				1			4335		MR PF SIBLEY	16 PAYNE ROAD
64	1	1				1		4336		MR ALB PINO	30 LATEGAN ROAD
	1							4338		MR. SR CHARAVANAPAVAN	37 LOUW ROAD
91	1	1				1		4339		MR. & MRS. DONALD GC & DONALD Z	39 LOUW ROAD
71	1	1				1		4340		MS AF WAHN	39 LATEGAN ROAD
66	1	1				1		4341		MR A AND MRS KJ NEILL	33 LATEGAN STREET
65	1	1				1		4342		MS BM STAUB	31 LATEGAN STREET
	1							4343		MISS BG CASTLE	13 PAYNE ROAD
100	1	1				1		4344		MRS PA TILSON	11 PAYNE ROAD
88	1	1				1		4345		MR. & MRS. STUART & TOINETTE LINDLEY	32 LOUW ROAD

Penzance Estate SRA

03-10-2016

File ref.	Vote per property	Supported on application	Referred back	Corrected	Objections	Finan Support	Objections now supporting	ERF No	Hang Prop	Rates CA Name	Premise Address	
89	1	1				1		4346		MR JJ ECCLES	34	LOUW ROAD
	1							4348		BABEEZ2KIDEEZ CC	37	LATEGAN STREET
90	1	1				1		4349		MR. JKC KUHN	38	LOUW ROAD
92	1	1				1		4350		PELICOT	40	LOUW ROAD
107	1	1				1		4367		MR HG MCLACHLAN	6	LOUW ROAD
108	1	1				1		4368		MRS VM DAVIDSON	8	PENZANCE AVENUE
	1							4369		DR.E IMMELMAN	10	PENZANCE AVENUE
	1							4378		MR. & MRS. ROSSI AM & ROSSI MDN	45	LOUW ROAD
94	1	1	1					4379		HEATHER MAY H M CHIDDICK	43	LOUW ROAD
93	1	1				1		4380		IAN CRAIG IC & MELISSA VAN RIEL	41	LOUW ROAD
	1							4383		MS EC LE ROUX (LIEBENBERG)	26	LATEGAN STREET
170	1	1	1	1		1		4384		MR KJ BRAKE	24	LATEGAN STREET
	1							4385		MS. K LIGHTBODY	17	BARRY ROAD
19	1	1				1		4478		JONATHAN HUGH CARTMILL	15	BARRY ROAD
158	1	1				1		4675		1895 MANAGEMENT AND SUPPLY (PTY) LTD	33	VAN OUDTSHOORN STRAAT
138	1	1				1		4772		BOHLE & GP	5	VAN OUDTSHOORN STRAAT
139	1	1				1		4773		MR DC BROCKLEBANK	7	VAN OUDTSHOORN STRAAT
61	1	1				1		784		MRS JA PITTAWAY	12	LATEGAN ROAD
	1							4818		MR. & MRS. ABDUL-RAHMAN AF & ABDUL-RAHMAN ZYK	94	HOUT BAY MAIN ROAD
	1							4968		MARISA LEZZI	138	HOUT BAY MAIN ROAD
	1							4969		MS GP CORY	136	HOUT BAY MAIN ROAD
	1							4970		MR. & MRS. GEOFFREY & SUSAN CLARIDGE	134	HOUT BAY MAIN ROAD
	1							4971		MISS M VAN HEERDEN	132	HOUT BAY MAIN ROAD
	1							5323		DA & WA COLEMAN	6	LOUW ROAD
	1							5613		MR & MRS JENZEN	45	PENZANCE AVENUE
	1							5614		COURLY MR EJL & MRS SAC	43	PENZANCE AVENUE
	1							5615		MRS JV STEPHENS	41	PENZANCE AVENUE
114	1	1				1		5616		MR GP PHILIPAS	39	PENZANCE AVENUE
112	1	1	1					5617		M & MB HOFFMAN	37	PENZANCE AVENUE
	1							5626		MISS MMCM HUIJSSEN	35	PENZANCE AVENUE
	1							5684		MRS R JUDIN	104	HOUT BAY MAIN ROAD
163	1	1				1		5693		STEVEN DAYAN BAYHACK	44	VAN OUDTSHOORN STRAAT
33	1	1				1		5894		A ROCHAU	14	BRINK STREET
144	1	1				1		5895		FEHR EDWINA MARY	11	VAN OUDTSHOORN STRAAT
32	1	1				1		5896		MR CHRISTOPHER JAMES INGRAM	10	BRINK STREET
142	1	1				1		5897		MRS DM SEELIGSOHN	9	VAN OUDTSHOORN STRAAT
129	1	1				1		6009		ERF 6009 HOUT BAY CC	16	VAN HOOGSTRATEN ROAD
45	1	1				1		6010		MS. L VAN NIEKERK	15	CHRISTIAAN STRAAT
43	1	1				1		6011		MR. & MRS. GOLD PB & GOLD KJ	13	CHRISTIAAN STRAAT
	1							6012		MISS M LYONS	11	CHRISTIAAN STRAAT
	1							6013		MR I MC LAREN	9	CHRISTIAAN STRAAT
126	1	1				1		6014		MS EE LARIC	10	VAN HOOGSTRATEN ROAD
127	1	1				1		6015		GRAHAM STANLEY LOCK	12	VAN HOOGSTRATEN ROAD
128	1	1				1		6016		MR GG STEWARD	14	VAN HOOGSTRATEN ROAD
44	1	1				1		6017		MB FINE	14	CHRISTIAAN STRAAT
46	1	1				1		6018		MR G STOCKTON	16	CHRISTIAAN STRAAT
113	1	1				1		6019		ERF 6019 HOUT BAY CC	38	PENZANCE AVENUE
115	1	1				1		6020		MRS VA BARTLETT	40	PENZANCE AVENUE
116	1	1				1		6021		MS. MD CHILTON	42	PENZANCE AVENUE
	1							6022		JANET LUCY JL HOWSE	44	PENZANCE AVENUE
118	1	1				1		6226		MISS JEANNIE MARY KORNMULLER	50	PENZANCE AVENUE
57	1	1				1		6227		MRS BL L'ANGE	29	DAY ROAD
	1							6318		MRS P NOSWORTHY	36	LOUW ROAD
3	1	1				1		6908		MRS JK & MR GW NEWTON	4	ARMOUR ROAD
105	1	1				1		7906		MR GA OLIVER	22	PAYNE ROAD
134	1	1				1		7907		LINDA ANNE LA O'FLAHERTY	29	VAN HOOGSTRATEN ROAD

Penzance Estate SRA

03-10-2016

File ref.	Vote per property	Supported on application	Referred back	Corrected	Objections	Finan Support	Objections now supporting	ERF No	Hang Prop	Rates CA Name	Premise Address	
132	1	1				1		7908		MR & MRS BURCHELL	27	VAN HOOGSTRATEN ROAD
	1							7909		MR W MANGOLD	25	VAN HOOGSTRATEN ROAD
40	2	2				2		7941	9553	MR CS MCKENZIE	2	DAY ROAD
135	1	1				1		7953		Natacha Cardoso Ramalho Wood	30	VAN HOOGSTRATEN ROAD
136	1	1				1		7954		JOY HILTON	32	VAN HOOGSTRATEN ROAD
109	1	1				1		7955		LAUBSCHER MR P J & MRS H A	22	PENZANCE AVENUE
110	1	1				1		7956		WYCKIFF JON PIKO YAKO	24	PENZANCE AVENUE
52	1	1				1		7957		MR RA CAMERON	29	PENZANCE AVENUE
53	1	1				1		7958		CINDY MAY CORDINGLEY-WIID	31	CHRISTIAANS RD
2	1	1				1		8186		STEPHANUS SJP KRUGER	3	ARMOUR ROAD
4	1	1				1		8187		STEPHANUS JOHANNES PAULUS KRUGER	17	VAN OUDTSHOORN STRAAT
54	1	1				1		8756		CHEMALY AD & CHEMALY J	1	DAY ROAD
	1							8775		THE MARIST BROTHERS TRUST	6	BARRY ROAD
76	1	1				1		8961		SILBERNAGL JJ & RAADSCHELDERS	8	LOUW ROAD
47	1	1				1		9633		MR N WORSLEY NA & KERR J & WILSON MG	18	CHRISTIAAN STRAAT
48	1	1				1		9638		MR CW HEIERLI	22	CHRISTIAAN STRAAT
12	1	1				1		9639		MR V & MRS N BUTOW	27	ARMOUR ROAD
	1							9653		MR HJD & MRS CB ELIOTT	11	VAN HOOGSTRATEN ROAD
125	1	1				1		9654		HECTOR JAMES DE VILLIERS ELIOTT	9	VAN HOOGSTRATEN ROAD
58	1	1	1	1		1		9658		MR T & MRS E KENEDI	4	LATEGAN ROAD
	1							9728		MR PJ CLASSEN	9	LATEGAN ROAD
	1							9729		HART DM & OTHERS	7A	LATEGAN ROAD
	1							9814		MR GJ VERHOOG	30	CHRISTIAAN STRAAT
99	1	1				1		10054		MS CVG BURGER	9	PAYNE ROAD
	1							705		IKATISUTHI PROPERTY HOLDINGS CC	126	HOUT BAY MAIN ROAD
28	1	1				1		4248		GREG G STOCKTON	37	BARRY ROAD
73	1	1	1					10173		H E M HOCHSTENBACH	2	LOUW ROAD
	1							2843		SILIKAMVA SCHOOL		
	256	169	9	3	6	163	1					

Properties	256	100.00%
Required (>60%)	154	60.16%
Support on application	169	66.02%
Referred back	-9	
Corrected	3	
Objections received	6	2.34%
Objection changed to support	1	
Final objections received	5	1.95%
Final verified support	164	64.06%

Annexure F

Runan Rossouw

From: Penzance Steering Committee <anthony=bayharbour.co.za@mail74.atl51.rsgsv.net> on behalf of Penzance Steering Committee <anthony@bayharbour.co.za>
Sent: Sunday, October 23, 2016 9:29 AM
To: Runan Rossouw
Subject: Important Penzance SRA meeting!

APPLICATION TO ESTABLISH PENZANCE ESTATE SPECIAL RATING AREA (PESRA)

View this email in your browser

Dear Property Owner

APPLICATION SUBMITTED TO CITY OF CAPE TOWN TO ESTABLISH A SPECIAL RATING AREA (SRA) TO BE KNOWN AS THE PENZANCE ESTATE SPECIAL RATING AREA

As your property falls within the proposed boundary of the Penzance Estate Special Rating Area the Penzance Estate Special Rating Area Steering Committee is pleased to advise you that we have received enough support for the Business Plan dated 20 September 2016 to submit an application to the City of Cape Town to establish the Penzance Estate Special Rating Area in terms of the City of Cape Town SRA By-Law 2012, as amended 2016 and SRA Policy, 2016.

The full application, together with other particulars of the application, is available for scrutiny at 13 van Oudtshoorn Street, (Enquiries: A. Schwegmann, Tel 082 902 4793) and at the City of Cape Town, Inter Service liason-offices, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872). Further information can also be found on www.penzancesra.co.za

Any objections to the establishment of the Penzance Estate Special Rating Area must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or e-mailed to eddie.scott@capetown.gov.za. Objections must be received by the City by not later than 16 December 2016.

A public meeting will be held, the purpose of which shall be to inform all attendees of relevant information pertaining to the application, and to discuss the practical implications relating thereto.

DATE : 5 December 2016
TIME : 18: 30
PLACE : La Cuccina
ADDRESS : Victoria Mall, Cnr Victoria & Empire Roads, Victoria Rd, Hout Bay, Cape Town, 7806
The PESRA aims to create a safer and cleaner environment for all by providing 'top up' services to those provided by the City of Cape Town. If the application is successful the PESRA will become

persons having against the above- ied Estate must ern with the Execu- icerned within 30 m publication here-

MITCHELL NEL, 9 le Circle, Constan-

(10475566)

Estate of the late FLORENCE VAN date of birth /22, Identity No. 0038 08 2, of 1016 oad, Chatsworth, te of death 2016/ Estate No. 14748/ Master's Office, Town, Western

persons having gainst the above- d estate must with the Executor d within 30 days scated) from date tion hereof. PO Box 4040, ey 7536.

(10473933)

First/Final Notices

tate of the late DAPHNE BRODIE 0068 08 9, wid- e Point, who died Town on 28 2014 (Est. No.

herby given that ied First and Final and Distribution the above Estate inspection at the e Master of the Cape Town for twenty-one (21) ned from date of Dated at Paarl day of October

Attorneys for 2nd Floor use, 43 Lady Paarl 7646

(10474547)

te of the late LO Id. No.) 0 of 18 Ravensmead, Cape Town, ving spouse CLOETE, Id No 08 1 (Reg No.)

Section 35(5) of 1965, no- y given that First and Final d Distribution, e estate speci- ill be open for ion of all n an interest period of 21 date of publi- at the offices r of the High Town and Goodwood. ATTORNEYS, Street, 4th tle Building, 001.

(10476296)

te of the late YNGHAM, Id 0060 08 2, of 5 e, Fish Hoek

Liquidation and Distribution Account in the estate specified above will be open for the inspection of all persons with an interest therein for a period of 21 days from the date of publication hereof, at the offices of the Master's, Cape Town and Magistrate's, Wynberg. Magistrate's. MACINTOSH & ASSOCIATES, F.A. ALLIE & ASSOCIATES, 15 Thornton Road, Gleemore Estate, Athlone 7764.

(10474725)

In the Late Estate of WILHELMINA SUSANNA VALENTINE, Id. No. 370404 0050 08 4, who was widowed and who resided at Protea Old Aged Home, Ellis Street, Goodwood. (Estate No. 3490/2016)

The First and Final Liquidation Account will lie for inspection at the Goodwood Magistrate's Court for a period of 21 (twenty-one) days as from 14 October 2016.

DE KLERK & VAN GEND INC. Agents for Executor, PO Box 23844, Claremont 7735

(10474300)

705 Legals

MHi ATTORNEYS

NOTICE OF CURATOR AND TUTOR

In terms of section 75 of Act No 66 of 1965 (as amended), notice is hereby given of appointment of Curator or Tutor by Masters. Estate No CR204/2016

Person under curatorship: LIONEL AUBREY HILLIER, 56 Station Road, Protea Heights, Brackenfell 7560.

Name & Address of Curator: STEFANUS GIDEON MALHERBE, Malherbe Tubb Faure Inc t/a MHI Attorneys, 295 Durban Road, Bellville 7530. REF: S MALHERBE/M TALJAARD/S3513 TEL: 021 9108400

Whether: Appointment as from 06 Sept 2016

Master of the High Court - Cape Town

(10474529)

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within twenty-one (21) days of the date of publication hereof.

(10475736)

711 Public Notices

NOTICE OF APPLICATION TO ESTABLISH THE PENZANCE ESTATE SPECIAL RATING AREA (PESRA)

Notice is hereby given that:

1.Allison Schwegmann being the registered owner of Erf 730 Penzance, 13 Van Oudtshoorn Street, have applied to establish the Penzance Estate Special Rating Area in terms of the City of Cape Town Special Rating Area By-Law, 2012, as amended 2016, read together with the City of Cape Town: Special Rating Area Policy, 2016 to include all rated properties in the area bound by:

Northern Boundary: Penzance Ave, inclusive of Erfs 7296, 2843, 1431;

Southern Boundary: Day Road,Penzance, Hout Bay / Berg-en-Dal Security Estate; Western Boundary: M6 Main Road, Hout Bay;

Eastern Boundary:Table Mountain National Park.

2.The application, together with other particulars of the application, is available for scrutiny at 13 Van Oudtshoorn Street, (Enquiries: A. Schwegmann, Tel 082 902 4793) and at the City of Cape Town, Inter Service Liaison-office, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872).

3.Any objections to the establishment of the Penzance Estate Special Rating Area must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or e-mailed to eddie.scott@capetown.gov.za.

4.Objections must be received by the City by not later than 16 December 2016.

5.A public meeting will be held, the purpose of which shall be to:

i)Inform all attendees of relevant information pertaining to the application, and to

ii)Discuss the practical implications relating thereto.

DATE : 5 December 2016
TIME : 18: 30
PLACE : La Cuccina
ADDRESS: Victoria Mall, Cnr Victoria & Empire Roads, Victoria Rd, Hout Bay, Cape Town, 7806

ALL EFFECTED PROPERTY OWNERS ARE REQUESTED TO ATTEND THIS MEETING.

Enquiries, contact Keri Cross at Tel : 072 4944 974

(10477433)

152992. 13 Techno Crescent, Western Province Park, have applied to amend the Epping City Improvement District Boundary by including WP Park in terms of the City of Cape Town Special Rating Area By-Law, 2012, as amended 2016, read together with the City of Cape Town: Special Rating Area Policy, 2016 to include all rated properties in the area bound by: Showground Avenue, Jakes Gerwel Drive and Viking Way.

2. The application, together with other particulars of the application, is available for scrutiny at ECID Office, 24 Gunners Circle, Epping 1 and at the City of Cape Town, Inter Service Liaison-office, 8th Floor, Civic Centre, 12 Hertzog Boulevard, Cape Town (Enquiries: E. Scott, Tel 021 400 1872).

3. Any objections to the amendment of the Epping City Improvement District boundary to including WP Park must be submitted in writing to the City Manager, PO Box 298, Cape Town, 8000 or hand delivered to the City Manager, 5th Floor, Podium Block, Civic Centre, 12 Hertzog Boulevard, Cape Town or e-mailed to eddie.scott@capetown.gov.za.

4. Objections must be received by the City by not later than 16 December 2016.

5. A public meeting will be held, the purpose of which shall be to:

i) Inform all attendees of relevant information pertaining to the application, and to

ii) Discuss the practical implications relating thereto.

DATE: 7 December 2016
TIME: 14h00
PLACE: ECID Office
ADDRESS: 24 Gunners Circle, Epping 1

ALL EFFECTED PROPERTY OWNERS ARE REQUESTED TO ATTEND THIS MEETING.

Enquiries, contact Lizette Johnstone at Tel: 021 535 5814".

(10477844)

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OCTOBER 2016 by public COLEMAN BUSINESS PARK RIVER by the Sheriff of the Hi for cash, namely: 1 x 4 Hair chairs, 1 x 3 Hoodhead dryer ini, 1 x Trolley, 1 x 2 Hood prospective buyers must reg lowing conditions amongst Consumer Protection Act time to time), 2. All prospe terms of the Provisions of which include a copy of the of residential address. All it cution will be sold "voetst the 13th day of October 2 Case Management Admini

SALE IN EXECUTION

IN THE MAGISTRATE'S CAPE TOWN. Case No: 1 MOXILEX (PTY) LTD, Pla MIDTOWN, Defendant. IN above Honourable Court, without reserve of the b held at 7 FOURTH STRE TAGUE GARDENS ON TH the conditions of which of the Sheriff of Cape Tow & Black Ottomans + Bla bles, 15 x Small Black Ta 45 x Black wooden 4 le chairs, 8 x Wooden high lat couches + 30 small & 2 seater couch, 1 x Lot of presso Machine, 1 x Pil and small printer, 1 x pagnes, beer, drinks & v Boston brewery tanks + coffee grinder, 1 x var legged black potje pot, speakers & 2 black one 1 x hookah pipe, 2 x fra tot and other boxed gla & 2 door maroon cupb board,1 x cutlery, croc Burner gas stove, 1 x D er, 1 x anvil warmer, chairs, 2 x office cha double long steel mo small tables, 1 x blen mixer + silver mixer, 1 door, 1 x long double gle glass door fridge, counter, 1 x lots of v ornaments, 1 x long wooden table, 2 x washer, 1 x weighing 1 x 3 tier steel plates long steel food prep penser fridge / free machine, 1 x small (9kg + 19kg), 3 x be skewers, 1 x bar co tober 2016. WAYP Plaintiff, 34 V 021 715 1410; Fax

714 Sale Busi

MLV MALAN LOURENS VI

TRANSFER OF

Notice is her terms of Sectio 24 of 1936 (a that HONEYBU NIRS CC with number 199 intends to tran ness known Brew, situated 5, Checkers C Dorp and Mills lenbosch to BILTONG (PT registration nu 020316/07 aft days of this who will therea the business fr address.

WEST COAST DISTRICT MUNICIPALITY

14 Oct 2016

J.D. Craig
NSOEK OM
ELOORGAWE

boedeloorgawe JUA-
CRAIG, ID-nr. 750308
korrektiewe beampte,
elhoustraat 53, New
bury, Wes-Kaap in die
van SA (Afdeling
pstad) op 11 Novem-
10:00 of so spoedig
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kan word.
ê ter insae by Mee-
n Landdroshof Mal-
lae vanaf 14 Oktober
nne Genis, 7de Laan
rand.
Okt. 14-(4220)V

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OORGAWE

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Insolvensiewet Nr.
gewysig, dat CECIL
-nr. 640226 5006 08
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ghoogte, Kraaifon-
ber 2016 om 10:00
shof van Suid-Afri-
s-Kaap, Kaapstad,
vir die aanvaar-
gawe van sy boe-
oënstaat ter insae
van die Meester
shof Kaapstad, en
skrywer vir 'n tyd-
(14) dae vanaf 14

LL ING.
aaifontein 7570
ail.co.za

Okt.14-(4220)

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e, Wes-Kaap in
an SA (Afdeling

KENNISGEWING
AANSOEK OM STIGTING VAN DIE PENZANCE ESTATE SPECIAL RATING AREA (PESRA)

Kennisgewing geskied hiermee dat:

1. Allison Schwegmann, synde die geregistreerde eienaar van Erf 730, geleë te Penzance, Van Oudtshoorn Straat 13 ,het aansoek gedoen om die stigting van die Penzance Estate Special Rating Area ingevolge Kaapstad se Spesiale-aanslag- gebiede-verordening 2012, soos gewysig 2016, saam gelees met Kaapstad se Spesiale-aanslag-gebied-beleid 2016 in die gebied wat alle belastingbetalende eiendomme insluit wat begrens word deur:

   Noordelike Grens; Penzance-Rylaan, insluiterd ERWE 7296, 2843 en 1431
   Suidelike Grens; Day Straat,Penzance, Houtbaai / Berg-en-Dal Landgoed;
   Westelike Grens; M6 Hoofstraat, Houtbaai;
   Oostelike Grens :Tafelberg Nasionale Park.

2. Die aansoek, tesame met ander besonderhede van die aansoek, lê ter insae in die kantoor geleë te Penzance, Van Oudtshoorn Straat 13 (navrae: A. Schwegmann, Tel 082 902 4793) en by die Stad Kaapstad, Inter Service Liaison-kantoor, 8de Verdieping, Burgersentrum, Hertzog Boulevard 12, Kaapstad (navrae: E. Scott, Tel 021 400 1872).

3. Enige besware teen die stigting van die Penzance Estate Special Rating Area moet skriftelik gerig word aan die Stadsbestuurder, Privaatsak 298, Kaapstad, 8000 of per hand afgelewer word by die Stadsbestuurder, 5de Verdieping, Podiumblok, Burgersentrum, Hertzog Boulevard 12, Kaapstad of stuur 'n e-pos aan eddie.scott@capetown.gov.za.

4. Besware moet die Stad teen nie later as 16 Desember 2016 bereik nie.

5. Kennisgewing van 'n Openbare vergadering met die doel om:

   i) Tersaaklike inligting rakende die aansoek te verskaf.
   ii) Praktiese implikasies te bespreek wat daarmee verband hou.

DATUM	:	5 Desember 2016
TYD	:	18:30
PLEK	:	La Cuccina
LIGGING	:	Victoria Mall, h/v Victoria & Empire Straat, Victoria Straat, Houtbaai, Kaapstad, 7806

ALLE GEAFEKTEERDE EIENAARS VAN EIENDOM IN DIE VOORGESTELDE SPESIALE-AANSLAGGEBIED WORD VERSOEK OM DIE VERGADERING BY TE WOON.

Vir enige navrae kontak Keri Cross by Tel: 072 4944 974

00000C-DB141016

D R
MUNISIPA

KENNISGEWIN

Drakenstein Munisipaliteit is tans
munisipale gebied ingevolge die
beplanning, Nr 3 van 2014 (WOG

@Planning, die multi-dissiplinê
soneringskema, het navorsing o
gesprekke gevoer oor die projek
Hierdie verslag sal as grondslag
nuwe Soneringskema Verordeni

Artikel 59(4) van die bogenoem
'n soneringskema projek komm

Derhalwe lê die **Drakenstein**
kommentaar en insette. Die pu
as **Dinsdag, 15 November 20**

Kommentaar op die verslag m
- Per pos aan: **Drakenste**
  7808; of
- Per e-pos aan: chaz@s

Persone wat nie kan lees of
skriftelike kommentaar te le
hul kommentaar of insette

Die verslag is ook beskikba
biblioteke en administratie
Hoofstraat, Paarl).

Vir meer inligting kontak

13 and 14 Oktober 201

14 Oct 2016

Annexure G

2nd SRA OBJECTION MEETING.

VENUE: LA CUCCINA

Date: 5th of December 2016

FOR THE SRA :_Keri Cross, Stephan Cross, Michael Kaptain, Alison Ellard, Allison Schwegmann

FIOR THE CITY OF CAPE TOWN: Eddie Scott and Joepie Joubert.
Meeting commenced at 6.45 and concluded at 8.15pm

Bronwyn -chairperson of the meeting welcomed the members of the community.

Keri Cross took the attendees through the same presentation held at the previous meeting.

The CoCT spoke of the 25% cap that the city will allow, it was explained that the current voluntary payment will fall away and only the 25% surcharge will be added to the rates.
There was concern that people would be paying more than they are currently paying.
Keri then explained what was currently covered by the contributions and explained what would be covered once the SRA was in place.

Eddie explained that anyone that has relief on rates will not pay nor or will they have a vote.

A Q& A session followed with Keri and the CoCT answering questions.

Please see the attached list of attendee's.

Annexure H

SUMMARY OF OBJECTION POINTS AND COMMENTS OF THE STEERING COMMITTEE

Penzance

No	Erf no.	Erven	Objection	Comments
1	**Erf 779** **E R Baker** **1 Christiaan Street** **Penzance** Objection: - Date: 25 September 2016 15 December 2016 Meeting: - Date: 4 December 2016 Minutes: - Signed: 9 January 2017	1	Summary of objections on consent form: 1.1 General Expenditure in the budget is too high. Enquired whether all expenditure line items were necessary. 1.2 Extra cleansing services not necessary. 1.3 Public safety response vehicle is not necessary as security provider should have their own vehicle. 1.4 CCTV cameras are not necessary. Second objection: 1.5 While I approve the creation of an SRA based on security needs I object to having extra "cleansing services" added to the bill.	Summary of Steering Committee minutes: 1.1 Objector felt the need for a SRA was driven by security- she had taken own measures to ensure her property is secured. 1.2 Discussed the following: - Governance of the SRA; - Need for specific items in the budget; and - Communication with property owners.
2	**Erf 3653** **Nancy Sida Montenvers** **24E Christiaan Street** **Penzance** Objection: - Date: 8 December 2016 Meeting: - 17 December 2016 Minutes: - 10 January 2017	1	Summary of objection letter: 3.1 The additional 25% hike in rates is seen as burdensome and would like to be excluded.	Summary of Steering Committee minutes: 3.1 Objection is based on her financial position / affordability. 3.2 Was explained to the objector that she needs to apply with the City for relief as the SRA cannot offer financial relief.

3	**Erf 2944** **Louise Rouget** **9 Lategan Street** **Penzance** Objection: - Date: 7 December 2016 Meeting: - 23 December 2016 Minutes: - 12 January 2017	1	Summary of objection letter: 4.1 Not against neighbourhood security but strongly against the other services like verge maintenance, tree trimming and street light installation. 4.2 Do not want a body of representatives making decisions affecting the neighbourhood. 4.3 Some Steering Committee members are estate agents and may personally gain from a SRA being established when property values go up. 4.4 SRA may lead to an increase in property values that may lead to lower income households being forced to sell their properties due to the financial burden. 4.5 Prefer the area without streetlights and do not want the character of the neighbourhood to change. 4.6 Why do one need to apply to become a member of the NPC to participate in the decision making process of the neighbourhood.	Summary of Steering Committee minutes: 4.1 Opposed to be subjected to a Governing Body. 4.2 To participate you need to join the governing body and she does not want to belong to one. 4.3 Will be forced to pay more by the City. 4.4 The benefits for having a SRA stated that it would increase the property value which means an increase in rates and as she has no intention to sell, this will not have any benefits for her. 4.5 Concerned on how the City will protect the views of the significant minority. 4.6 After five years the SRA needs to stop. Explained to her that the community can request a renewal of term proses or vote for the SRA to dissolve. 4.7 Informed her regarding election of Board members. 4.8 Enquired why the notice of the Public meeting was not displayed on the board at the entrance to Penzance.
4	**Erf 4276** **Mario Rupp** **36 Barry Road** **Penzance** Objection: - Date: 29 December 2015 Meeting: - 22 January 2017 Minutes: - 15 February 2017	1	Summary of objections on consent form: 5.1 Disagreement with zoning. 5.2 Hot spots within Penzance need to be resolved first. 5.3 SRA doesn't turn Penzance into security estate. 5.4 Disagreement with control by government.	Summary of Steering Committee minutes: 5.1 Current voluntary security service does not work and SRA will also not succeed. 5.2 Reported crime did not receive any attention. 5.3 Gate regularly left open. 5.4 Camera did not assist in any of the break-ins that occurred at the objector's house. 5.5 Guards sleeping or socialising with drug house. 5.6 Criminals climb over gate and fence. 5.7 Stated her support towards forming an Estate (gated community) rather than SRA.
5	**Erf 4335** **Peter Sibley** **16 Payne Street** **Penzance**	1	Summary of objection letter: 7.1. Did indicate that he object to the establishment of a SRA but did not provide specific reasons.	Summary of Steering Committee minutes: Did not take up any of the offers to meet with Steering Committee.

	Objection: - Date: 14 November 2017 Meeting: - No reply to invite Minutes: - N/A			
6	**Erven 794** **Nicole Gerstenberg** **27 Barry Road** **Penzance** Objection: - Date: 27 September 2016 Meeting: - N/A Minutes: - N/A	1	Summary of objection letter: 8.1. Did not like to be forced into decisions – rather contribute to approved action plan and spend money for specified actions.	Summary of Steering Committee minutes: Objector withdraw objection and submitted consent form supporting the establishment of the Penzance SRA.
Total objections		6		

The following property owner did not submit a written objection.
Notwithstanding the Steering Committee met with him and recorded his objection points as follows:

Erf 732 **Stefan Graebe** **16 Brink Street Road** **Penzance**	Summary of objections: 1. As 40% of owners did not voluntarily contribute to the voluntarily security measures that were provided in Penzance for the last five years they now want to force all properties to contribute by using the SRA legislation. 2. The 25% contribution is too high and will create a larger budget than what is required. Scope should be limited to the present levels of security measures. 3. The application not only forces everybody to pay but also enlarges the scope of services to be provided. 4. Request that the Business Plan explicitly state as a goal that the SRA is created to force participation for the 40% that did not want to contribute to the existing voluntary security service. 5. Added additional services to the Business Plan (enlarging scope). 6. Budget to high. 7. Need clarity whether the significant minority's needs are protect.

Annexure I

ERF NO. 779

PENZANCE SRA

THE ESTABLISHMENT OF A SPECIAL RATING AREA
IN ACCORDANCE WITH THE SPECIAL RATING AREA BY LAW 2012, as amended 2016

The property located at:

Physical address	Kronendal Estate, Main Rd, Hout Bay
Erf Number/s	7779

falls within the proposed Penzance SRA. The main objectives of this SRA are to improve and upgrade the area in the manner envisaged in the Business Plan dated 20 September 2016.

Note: If you are not the registered owner of the property and intend signing this form on behalf of the registered owner, you are required, in addition, to complete the warranty in Part B below. [Delete that which is not applicable]

Part A: Owners detail

A1 Natural person (Delete if not applicable)

Surname	Baker
Name	E R
Identity Number	5011235071083
Tel and fax Numbers	0217901171
Email Address	Lmbaker1952@gmail.com

A2 Juristic person (Delete if not applicable)

Registrated property name	
Registration Number (where registered owner is a juristic person)	
Tel and fax Numbers	
Email Address	

Part B: **Warranty by signatory on behalf of property owner** (Delete if not applicable).

The authority resolution / letter needs to be attached and concur with details in part A and B

Surname	
Name	
Identity Number	
Tel and fax Numbers	
Email Address	

Part C: **Consent or Objection**

[ ] I consent to the establishing of a SRA as per the Business Plan dated 20 September 2016

[X] I do not consent to the establishing of a SRA as per the Business Plan dated [.....28/09.....] 2016..... for the reasons below.

Gen. Expend. costs are too high – are they all necessary, advertising ,meeting fees, insurance, repairs and maintenance?
Extra cleansing services are not necessary.
Public Safety response vehicle is not necessary – security service should have their own.
CCTV cameras are not necessary.

I am the authorised signatory of the abovementioned natural or juristic person, as the case may be and warrant that I have the necessary authority to vote on behalf of the registered owner of the property in terms of the establishment of the proposed SRA.

ERBaker

Signature:

this 25th day of September 2016

-------- Original message --------
From: Eddie Scott <Eddie.Scott@capetown.gov.za>
Date: 15/12/2016 20:58 (GMT+02:00)
To: Lynette Baker <lmbaker1952@gmail.com>
Subject: Re: Penzance SRA

Dear Lynette
`ereby acknowledge receipt of your email and the objection regarding the extra cleansing services. Your ɔɔjection will be processed in due course.
Kind regards
Eddie Scott
0842445824

-------- Original message --------
From: Lynette Baker <lmbaker1952@gmail.com>
Date: 15/12/2016 16:08 (GMT+02:00)
To: Eddie Scott <Eddie.Scott@capetown.gov.za>
Subject: Penzance SRA

1 Christiaan Street
Penzance Estate
Hout Bay
7806
Dear Sir
hile I approve the creation of an SRA for Penzance Estate, Hout Bay based on security needs, I do however, wish to register my objection to having extra "CLEANSING SERVICES" added to the bill.
Thank you
E R Baker
Disclaimer: This e-mail (including attachments) is subject to the disclaimer published at: http://www.capetown.gov.za/general/email-disclaimer Please read the disclaimer before opening any attachment or taking any other action in terms of this e-mail. If you cannot access the disclaimer, kindly send an email to disclaimer@capetown.gov.za and a copy will be provided to you. By replying to this e-mail or opening any attachment you agree to be bound by the provisions of the disclaimer.
Disclaimer: This e-mail (including attachments) is subject to the disclaimer published at: http://www.capetown.gov.za/general/email-disclaimer Please read the disclaimer before opening any attachment or taking any other action in terms of this e-mail. If you cannot access the disclaimer, kindly send an email to disclaimer@capetown.gov.za and a copy will be provided to you. By replying to this e-mail or opening any attachment you agree to be bound by the provisions of the disclaimer.

MINUTES OF SRA OBJECTIONS.

04th December 2016

Attending for SRA – Allison Schwegmann and Alison Ellard
Objector – Lyn & Ted Baker : 1 Christiaan Street.

Meeting held at 1 Christiaan Street

The SRA committee explained the purpose of the meeting, and that the objector was under no pressure to change their opinion, but that the meeting was to give them the opportunity to voice their concerns, and for the SRA committee to be able to correct any misinformation and officially record there objection.

The main concerns were ;

- That the SRA was driven by security – and Lyn felt that she had taken her own measures to ensure the security of their home.
- The main concern was around the running of the SRA, and who was going to be part of the committee.
- There were elements on the budget that Lyn felt were not necessary, advertising and clean ups of area. We explained the advertising included the newspaper and website etc. And clean-ups were verges and trimming of trees that were covering the roads.
- Lyn felt if minutes of meeting were well done, and the information was available on the website that would be helpful.
- We discussed the need for a community project.
- She was concerned that the upgrading of the area would upgrade the value of her home, and therefor the rates would increase.

- Lyn had spoken to people in other SRA areas mainly Rondebosch – Mervin) and they had been happy with the SRA running in their area.

- Allison Schwegmann asked if Lyn would put us in contact with the SRA Rondebosch, and also if Lyn or her husband would be part of the committee.
- Alison and Allison explained that the community would vote for the SRA committee and we would not necessarily be part of the board.
- We discussed the tender process and the transparency of the accounting system.
- There had been a lack of communication with Lyn, and Allison explained that there had been an issue with her email address and that had been addressed.
- Allison also explained the work that was currently been done in the area by the volunteers.

The meeting was recorded and the recording would be available on request.
The meeting was very amicable and we thanked each other for our time.

Runan Rossouw

From: Lynette Baker <lmbaker1952@gmail.com>
Sent: Monday, January 09, 2017 4:10 PM
To: Alison Ellard
Cc: allison@thenet.co.za; keri.cross@seeff.com
Subject: Re: SRA Objection Meeting.

Thanx the minutes are fine
On 9 Jan 2017 16:06, "Alison Ellard" <alison@winkfilms.tv> wrote:
>
> Hello Lyn.
> Here we go again.
>
> Please have a read and let me know if you are happy for me to submit.

> Thanks
> A x
>
> Alison Ellard | Executive Producer
> +27 21 424 4971
> +27 83 500 0123
> alison@winkfilms.tv
> alisonelizabethellard1
> http://www.winkfilms.tv

ERF NO. 3653

Runan Rossouw

Subject: FW: SRA - Penzance- Objection

From: Nancy Sida [mailto:nancyjanesida@gmail.com]
Sent: Thursday, December 08, 2016 11:26 AM
To: Eddie Scott
Subject: RE: SRA - Penzance- Objection

Dear Eddie,

I would like to please submit an objection with regards to the compulsory SRA that will come into being next year.

My address is Montenvers, 24E Christiaan Str, Hout Bay. (Which is a small fenced off private estate of 6 properties)

Although I understand and appreciate some of the benefits that will be implemented, I feel that an additional 25% increase onto my rates is quite a hike for me.

As a single mother, and not employed at this stage, I have to live on a very tight budget.
I have in the past also had to apply for financial assistance from my daughters High School due to the same reasoning.
So, with all my expenses, I have to try to keep to a minimal.

As I do already pay rates and taxes, I would like to ask if it is possible that I am able to be excluded from this 25 % extra, or at the very least a smaller %.

Kindly let me know how you are able to assist me best.

Thanking you in anticipation

Yours sincerely

Nancy Sida
082 802 9044

On 6 December 2016 at 12:48, Nancy Sida <nancyjanesida@gmail.com> wrote:

Hi Keri,

Thank you for the informative meeting last night..

Appreciate all that you are doing.. And apologies that I am only catching on now.

Although I see some value in what this implies... I would like to object about the amount that is being put in place.

25% is quite a hefty amount for me. I really not want to be in a situation where I am forced to pay an amount that is not affordable to me.

I hope you are able to assist.

You did speak about a process to object. Eddie also mentioned that I can discuss this through the correct procedure.

Please let me know who I need to speak to or meet... ?

Many thanks

Kind regards

Nancy

Disclaimer: This e-mail (including attachments) is subject to the disclaimer published at: http://www.capetown.gov.za/general/email-disclaimer Please read the disclaimer before opening any attachment or taking any other action in terms of this e-mail. If you cannot access the disclaimer, kindly send an email to disclaimer@capetown.gov.za and a copy will be provided to you. By replying to this e-mail or opening any attachment you agree to be bound by the provisions of the disclaimer.

MINUTES OF SRA OBJECTIONS.

17th December 2016

Attending for SRA – Allison Schwegmann and Alison Ellard
Objector – Nancy Sida : Montenvers, 24E Christiaan Street.

Meeting held at 21 Barry Street.

The SRA committee explained the purpose of the meeting, and that the objector was under no pressure to change their opinion, but that the meeting was to give them the opportunity to voice their concerns, and for the SRA committee to be able to correct any misinformation and officially record there objection.

The concern was:

- That Nancy was not in a financial position to take on an increase in her rates and taxes. We explained that we were not in a position to offer her financial relief, as the CoCT was the only body that could do that.
- We discussed the positive benefits of the SAR, better security and increase in the values of homes etc.
- Nancy was in agreement around the benefits of the SRA, and stated that her objection was only from a financial point of view.
- We let her know that the SRA would not be approved before the mid of next year.

The meeting was recorded and the recording would be available on request.
The meeting was very amicable and we thanked each other for our time.

Runan Rossouw

Subject: FW: SRA objection Meeting

From: Nancy Sida [mailto:nancyjanesida@gmail.com]
Sent: Tuesday, January 10, 2017 4:52 PM
To: 'Alison Ellard'; Eddie Scott; 'Keri Ellis'
Cc: 'Allison Palmer'
Subject: RE: SRA objection Meeting

Thanks very much Alison.
Yes, that's fine, pretty much the facts which is good. ☺

From: Alison Ellard [mailto:alison@winkfilms.tv]
Sent: 09 January 2017 02:58 PM
To: Nancy Sida <nancyjanesida@gmail.com>; 'Eddie Scott' <Eddie.Scott@capetown.gov.za>; 'Keri Ellis' <keri.cross@seeff.com>
Cc: 'Allison Palmer' <allison@thenet.co.za>
Subject: Re: SRA objection Meeting

Hello Nancy.

Here are the revised minutes.

Please could you acknowledge that you are in agreement with the contents.

Thanks
Alison x

Alison Ellard | Executive Producer
+27 21 424 4971
+27 83 500 0123
alison@winkfilms.tv
alisonelizabethellard1
http://www.winkfilms.tv

ERF NO. 2944

Runan Rossouw

Subject: FW: Objection to the SRA as proposed on 5th Dec.public meeting

From: louise rouget <beastlycreatures@gmail.com>
Date: 07/12/2016 15:53 (GMT+02:00)
To: Eddie Scott <Eddie.Scott@capetown.gov.za>
Subject: Objection to the SRA as proposed on 5th Dec.public meeting

Dear Mr Scott

I, Louise Rouget owner of 9 Lategan Street, would like to voice my objections to the formation of the Special Rates Area in Penzance Estate as proposed by the Steering Committee.

.ile the SRA is supposed to be concerned with neighborhood security (to which I have no objection), the presentation I was shown on the 5th of November lists an interest in verge maintenance, tree trimming and street light installation to which I strongly object.

After canvasing a group of my own neighbors, I find I am not alone in my objection to having a body of representatives, other than the government of the country, making decisions that will affect my neighborhood and impact my personal freedom with regards to my own property.

The fact that a number members of the SRA Steering Committee are estate agents concerns me. That they would stand to benefit directly from the potential increase in property prices in the area should exclude them from the Steering Committee as their decisions could be driven by personal gain instead of the suggested desire for an equitable, community driven initiative of improvements that would benefit all who currently live here - not those who could be persuaded to buy into the neighbourhood.

There is a danger that the increase in property value will push up the rates and thereby push up the monthly 25% contribution to the SRA, putting financial pressure on many households in the neighborhood – potentially forcing these lower income householders to sell. This cannot be said to be in the best interest of neighbourhood security or in the spirit of the community that many of us bought into.

The character of this neighbourhood is created in part by its rustic informality, individuality, community spirit and the absence of street lighting that causes light pollution. I chose to buy my home and raise my children in this area 16 years ago with a great deal of consideration - eschewing the life I could have found in a gated community with an interfering body corporate. Therefore, I strongly object to having anything like one imposed on me after many years of managing without.

Upon speaking to a member of the Committee about the proposal, I was told that living in Penzance has a "stigma" attached to it and that homeowners should be "thankful" to the committee for reducing this "stigma." I found this statement to be very agressive and frankly insulting to the families that chose to buy in this area before the notion of the Penzance SRA Steering Committee existed. The decision to live in an area is not always motivated by profit - some people just live here because they like it the way it is.

At the meeting on the 5th of November, I also found it very disturbing to hear a gentleman who has lived in the area for 20 years being told (when he explained very politely that he had no desire to be involved in a neighbourhood committee) that perhaps he should move and sell his house to someone who would be more ammenable to the idea of participating. These tactics of bullying homeowners who do not agree with the proposal does not bode well for how the Steering Committee would enforce their position of authority over the neighbourhood.

As I was not contacted in any way by the SRA Committee in the initial stage of canvasing, I feel that I have no guarantee of being consulted in the future and I find, after reading through the many documents downloaded from their website, that I will need to apply in writing to the board of that same SRA committee for NPC membership so that I may be included in their decision making process regarding my own neighborhood and my own property.

On these grounds, I object.

Sincerely,

Louise Rouget
082 461 8386

MINUTES OF SRA OBJECTIONS.

23rd December 2016

Attending for SRA – Allison Schwegmann and Alison Ellard
Objector – Louise Rouget - 9 Lategan Street Hout Bay.

Meeting held at Woolworths Hout Bay

The SRA committee explained the purpose of the meeting, and that the objector was under no pressure to change their opinion, but that the meeting was to give them the opportunity to voice their concerns, and for the SRA committee to be able to correct any misinformation and officially record there objection.

The main concerns were ;

- Any governing body making decisions over the area in which she lives, and as a freehold home doesn't want to have regulations imposed on her.
- Louise had not chosen to move into a gated community and have to be governed by a body corporate.
- If Louise wants to have any say in the governing body that means she would have to join the governing body which is not what she would like to do.
- Louise does not want it forced upon her by the municipality to be forced to pay more.

- She was not in agreement with the other areas of the budget – ie verge maintenance and tree greening.
- Louise was concerned that as her property price had increased so her rates had increased and now the additional rates where causing further increase.
- She was concerned that the SRA had stated that property prices would increase and as she had to desire to sell, the increase in the property price was not beneficial to her.
- If the city decides that yes, that IS a correct application of the city by-laws, then the question becomes, how does the city protect the views of the significant minority when the city by-laws are being used to compel them to pay for something they have not payed for voluntarily.
- She felt that after 5 years all the equipment would be bought and the SRA should desist. But that it would continue. We explained that if the community didn't want to SRA it could be cancelled.
- She asked if the community would have the opportunity to vote for the committee. We explain the process and that the community would vote the committee in.
- Louise mentioned the public meetings had not been written up on the board at the entrance to Penzance, and that she had not been informed of the public meetings.

The meeting was recorded and the recording would be available on request.

The meeting was very amicable and we thanked each other for our time.

Runan Rossouw

From: louise rouget <beastlycreatures@gmail.com>
Sent: Thursday, January 12, 2017 2:25 PM
To: Alison Ellard
Subject: Re: SRA Objection.
Attachments: MINUTES OF SRA OBJECTIONS- Lategan Street.docx

Hi Alison

I Have made just one small amend.
Think it was a typo.

Thanks
Louise

On Mon, Jan 9, 2017 at 12:30 PM, Alison Ellard <alison@winkfilms.tv> wrote:
Hello Louise.
Happy New Year to you.
It was very nice meeting and chatting with you.

Attached please find the minutes of our meeting.

Please could you confirm that you are happy for me to send to the city.

If there is anything you would like to change or amend please feel free to do so.

Best.
Alison x

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+27 83 500 0123
alison@winkfilms.tv
alisonelizabethellard1
http://www.winkfilms.tv

ERF NO. 4276

PENZANCE SRA

(68)

THE ESTABLISHMENT OF A SPECIAL RATING AREA
IN ACCORDANCE WITH THE SPECIAL RATING AREA BY LAW 2012, as amended 2016

The property located at:

Physical address	36 Barry Road
Erf Number/s	4276

falls within the proposed Penzance SRA. The main objectives of this SRA are to improve and upgrade the area in the manner envisaged in the Business Plan dated 20 September 2016.

Note: If you are not the registered owner of the property and intend signing this form on behalf of the registered owner, you are required, in addition, to complete the warranty in Part B below. [Delete that which is not applicable]

Part A: **Owners detail**

A1 **Natural person** (Delete if not applicable)

Surname	Rupp
Name	Mario
Identity Number	X0510710
Tel and fax Numbers	021 790 9036
Email Address	llamarock@telkomsa.net

A2 **Juristic person** (Delete if not applicable)

Registrated property name	
Registration Number (where registered owner is a juristic person)	
Tel and fax Numbers	
Email Address	

Part B: **Warranty by signatory on behalf of property owner** (Delete if not applicable).

The authority resolution / letter needs to be attached and concur with details in part A and B

Surname	
Name	
Identity Number	
Tel and fax Numbers	
Email Address	

Part C: **Consent or Objection**

[ ] I consent to the establishing of a SRA as per the Business Plan dated [.....] 20.....

[X] I do not consent to the establishing of a SRA as per the Business Plan dated [.....] 20..... for the reasons below.

- Disagreement with zoning
- Hot spots within Penzance estate need to be resolved first
- SRA doesn't turn Penzance into a secure estate (security estate)
- Disagreement with control by government

I am the authorised signatory of the abovementioned natural or juristic person, as the case may be and warrant that I have the necessary authority to vote on behalf of the registered owner of the property in terms of the establishment of the proposed SRA.

Signature: _____

this 28th day of September 2016

MINUTES OF SRA OBJECTIONS.

22nd January 2016

Attending for SRA – Allison Schwegmann and Alison Ellard
Objector – Mario and Bettina Rupp : 36 Barry Road.

Meeting held at 36 Barry Street.

The SRA committee explained the purpose of the meeting, and that the objector was under no pressure to change their opinion, but that the meeting was to give them the opportunity to voice their concerns, and for the SRA committee to be able to correct any misinformation and officially record there objection.

The main concern was ;

- That they believed that the current situation (individual contributions) was not working, and did not believe that the formation of the SRA would improve the situation.
- Examples of above were the lack of any action taken against the drug house that is behind them – which they have regularly reported to the police and council.
- The gate being regularly left open.
- The camera have not picked up any of the break-ins that happened at their house or their neighbors.
- The guards sleeping or socializing with the drug house.
- Criminals climbing over the fence and gate.

The Rupps would have been very happy to support the formation of the estate rather than a SRA.

The meeting was recorded and the recording would be available on request.
The meeting was very amicable and we thanked each other for our time.

Runan Rossouw

From: Mario Rupp <llamarock@telkomsa.net>
Sent: Wednesday, February 15, 2017 8:37 PM
To: 'Alison Ellard'
Subject: RE: SRA OBJECTIONS

Hello Alison
I herewith confirm we are fine with the minutes of our meeting.
Kind regards
Mario & Bettina

From: Alison Ellard [mailto:alison@winkfilms.tv]
Sent: 10 February 2017 02:49 PM
To: 'Mario Rupp' <llamarock@telkomsa.net>
allison@thenet.co.za; keri.cross@seeff.com; Eddie Scott <Eddie.Scott@capetown.gov.za>
Subject: SRA OBJECTIONS

Hello Mario.

Attach please find the minutes of our meeting.
Please could you mail and confirm you are happy they represent our meeting.
If not please feel free to make amendments.

Have a good weekend.
A x

Alison Ellard | Executive Producer
+27 21 424 4971
+27 83 500 0123
alison@winkfilms.tv
alisonelizabethellard1
http://www.winkfilms.tv

ERF NO. 4335

Peter Sibley, 3 Bosman Avenue, Llandudno 7806

City Manager
PO Box 298
CAPE TOWN 8000

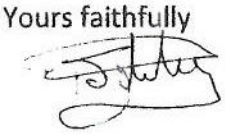
14TH November 2016

Ref.: Objection to the application to the City to establish a Penzance Estate Special Rating Area.

Dear Sir,

As the owner of the property situated at 16 Payne Road (Erf.4335) I like to object to the above mentioned application for the very same reason I objected to the establishment of a Llandudno Special Rating Area. I am not wasting my time stating my reasons again as I am still waiting for answers on that matter and I doubt it very much if I would get any answers now.

Yours faithfully



(6)

Runan Rossouw

From: Keri Ellis <keri.cross@seeff.com>
Sent: Wednesday, January 11, 2017 12:07 PM
To: DAVE OXLEY; Allison Palmer; Alison Ellard; Eddie Scott; Runan Rossouw
Subject: SRA objection - Dave Oxley

Dear Dave

I trust this finds you well

To further correspondence on the below emails

From the SRA steering committee we have fulfilled our obligation
- we have made you aware of both public meetings
- we have made the application available to you
- we have made all documents available to you on our website www.penzancesra.co.za
- have noted your objection
- we have included your objection is our application
-Allison and Alison have requested meetings to note your objection and minute it.

The next step is:

- You will not receive a registered letter or correspondence from the City now
- You will receive an update after Council considers the application which will including your objection verbatim

You are able to read everything on a SRA on
- http://resource.capetown.gov.za/documentcentre/Documents/Bylaws%20and%20policies/Special%20Rating%20Area%20By-law.pdf
- http://resource.capetown.gov.za/documentcentre/Documents/Bylaws%20and%20policies/Special%20Rating%20Area%20Amendment%20By-law%202016.pdf
- http://resource.capetown.gov.za/documentcentre/Documents/Bylaws%20and%20policies/SRA%20Policy%20-%202016-17.pdf

I have included Allison and Alison in on this email, as well as the City of Cape Town

Should you change you mind and want to meet to note your objection please let us know before Wednesday the 18th of January and we will gladly met

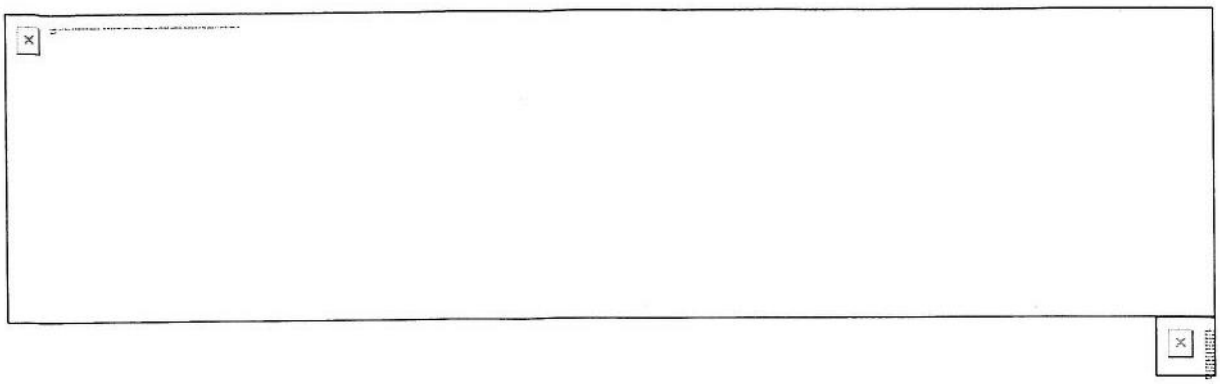
gards

Keri Cross

Marketing

'Please note that whilst the contents of this e-mail are correct, my presentation might not be as it should be as I have dyslexia. Thanks for your understanding.'

(O) 072 494 4974 (C) 072 494 4974 (F) 086 165 0961
keri.cross@seeff.com



---------- Forwarded message ----------
From: **Penzance** <penzanceestate@gmail.com>
Date: 11 January 2017 at 12:01
Subject: FW: SRA objection
To: Keri Ellis <keri.cross@seeff.com>
Cc: Alison Ellard <alison@winkfilms.tv>

From: Penzance [mailto:penzanceestate@gmail.com]
Sent: 09 December 2016 2:27 PM
To: 'dox@iafrica.com' <dox@iafrica.com>
Cc: 'Alison Ellard' <alison@winkfilms.tv>
Subject: FW: SRA objection

Dave, and good to meet you on Monday evening.

Just to check in with you re the below – you mentioned that we don't need to meet - would you mind confirming that in a mail for our records – unless of course you've changed your mind, and would like to meet up with us?

Thanks very much

From: Penzance [mailto:penzanceestate@gmail.com]
Sent: 02 December 2016 2:18 PM
To: 'dox@iafrica.com' <dox@iafrica.com>
Cc: 'Alison Ellard' <alison@winkfilms.tv>
Subject: SRA objection

Hi Dave & hope you're well.

The City of Cape Town requires that we meet with you to hear your objections to the SRA.

Can you let us know when would be a convenient time for Alison & I to pop around for a quick chat.

I'm not sure what your schedule's like, but perhaps one night next week, or tomorrow if Alison can make it.....let me know.

Thanks so much and regards

.ison Schwegmann

van Oudtshoorn Rd

082 902 4793

ERF NO. 794

(167)

PENZANCE SRA

THE ESTABLISHMENT OF A SPECIAL RATING AREA
IN ACCORDANCE WITH THE SPECIAL RATING AREA BY LAW 2012, as amended 2016

The property located at:

Physical address	27 BARRY ROAD
Erf Number/s	# 794

falls within the proposed Penzance SRA. The main objectives of this SRA are to improve and upgrade the area in the manner envisaged in the Business Plan dated 20 September 2016.

Note: If you are not the registered owner of the property and intend signing this form on behalf of the registered owner, you are required, in addition, to complete the warranty in Part B below. [Delete that which is not applicable]

Part A: Owners detail

A1 Natural person (Delete if not applicable)

Surname	GERSTENBERG
Name	NICOLE
Identity Number	C488TON
Tel and fax Numbers	082-2186664
Email Address	

A2 Juristic person (Delete if not applicable)

Registrated property name	
Registration Number (where registered owner is a juristic person)	
Tel and fax Numbers	
Email Address	

Part B: **Warranty by signatory on behalf of property owner** (Delete if not applicable).

The authority resolution / letter needs to be attached and concur with details in part A and B

Surname	
Name	
Identity Number	N/A
Tel and fax Numbers	
Email Address	

Part C: **Consent or Objection**

☐ ~~I consent to the establishing of a SRA as per the Business Plan dated [.....] 20.....~~

☒ I do not consent to the establishing of a SRA as per the Business Plan dated [.....] 2016 for the reasons below.

I don't like to be forced into decisions - rather contribute to approved action-plan and spend money for specified actions.

I am the authorised signatory of the abovementioned natural or juristic person, as the case may be and warrant that I have the necessary authority to vote on behalf of the registered owner of the property in terms of the establishment of the proposed SRA.

Signature:

this 27 day of September 2016

Runan Rossouw

Subject: FW: FW: SRA form | Nicole Gerstenberg | 27 Barry Road
Attachments: Penzance Consent form-signed.pdf

From: Molokos [mailto:molokos4u@yahoo.de]

Sent: Tuesday, February 14, 2017 2:52 PM

To: Allison Schwegmann

Subject: Re: SRA form | Nicole Gerstenberg | 27 Barry Road

Hi Allison,

anks so much – appreciated.

Enclosed the signed form

Kind regards, Nicole

Nicole Gerstenberg
27 Barry Road
Hout Bay/Penzance, 7806

e: molokos4u@yahoo.de
p: +27 [0]82-218 6664

From: Allison Schwegmann

Sent: Monday, February 13, 2017 8:29 PM

To: molokos4u@yahoo.de

Cc: 'Keri Ellis' ; 'Alison Ellard'

Subject: SRA form

Hi Nicole, the SRA consent form is attached. If you could mail it back to me that would be great, thanks!

Allison Schwegmann

082 902 4793

PENZANCE SRA

THE ESTABLISHMENT OF A SPECIAL RATING AREA
IN ACCORDANCE WITH THE SPECIAL RATING AREA BY LAW 2012, as amended 2016

The property located at:

Physical address	27 Barry Road Hout Bay 7806
Erf Number/s	794

falls within the proposed Penzance SRA. The main objectives of this SRA are to improve and upgrade the area in the manner envisaged in the Business Plan dated 20 September 2016.

Note: If you are not the registered owner of the property and intend signing this form on behalf of the registered owner, you are required, in addition, to complete the warranty in Part B below. [Delete that which is not applicable]

Part A: Owners detail

A1 Natural person (Delete if not applicable)

Surname	Gerstenberg
Name	Nicole
Identity Number	6708081402184
Tel and fax Numbers	0822186664
Email Address	Molokos4u@yahoo.de

A2 Juristic person (Delete if not applicable)

Registrated property name	n/a
Registration Number (where registered owner is a juristic person)	n/a
Tel and fax Numbers	n/a
Email Address	n/a

Part B: Warranty by signatory on behalf of property owner (Delete if not applicable).

The authority resolution / letter needs to be attached and concur with details in part A and B

Surname	n/a
Name	n/a
Identity Number	n/a
Tel and fax Numbers	n/a
Email Address	n/a

Part C: Consent or Objection

[x] I consent to the establishing of a SRA as per the Business Plan dated 20 September 2016

[ ] I do not consent to the establishing of a SRA as per the Business Plan dated [.....] 20..... for the reasons below.

I am the authorised signatory of the abovementioned natural or juristic person, as the case may be and warrant that I have the necessary authority to vote on behalf of the registered owner of the property in terms of the establishment of the proposed SRA.

Signature: Nicole Gerstenberg

ERF NO. 732

Runan Rossouw

Subject: MINUTES SRA OBJECTIONS - 16 BRINK STREET.

From: Stefan Graebe [mailto:stefan.graebe@mac.com]
Sent: 09 December 2016 9:22 AM
To: Alison Ellard <alison@winkfilms.tv>
Cc: allison@thenet.co.za; keri.cross@seeff.com
Subject: Re: MINUTES SRA OBJECTIONS - 16 BRINK STREET.

Dear Alison, dear All,

thank you for your time at the meeting. The first bullet point of the minutes does not capture what I am saying, so I am simply copying your whole minutes here and add my corrections into them.

Kind regards
Stefan

corrected minutes:

MINUTES OF SRA OBJECTIONS.

20th November 2016

Attending for SRA – Allison Schwegmann and Alison Ellard
Objector – Stefan Graebe - 16 Brink Street Hout Bay.

Meeting held at Dario's Hout Bay.

The SRA committee explained the purpose of the meeting, and that the objector was under › pressure to change their opinion, but that the meeting was to give them the opportunity to voice their concerns, and for the SRA committee to be able to correct any misinformation and officially record there objection.

The main concerns were ;

- Stefan stated that all residents of Penzance have -for at least the last 5 years- been asked and lobbied to contribute voluntarily to exactly the type of security measures that are now in the SRA business plan.
- Some 40% of the households have consistently refused to contribute to the measures voluntarily.
- The KEY objective of establishing the SRA is therefore to compel the significant minority of ~40% who have thus far declined to pay voluntarily to now pay on a forced basis. Allison and Alison confirmed that this is indeed the objective of establishing the SRA.

- Stefan's **1st Objection** is that this goal should be mentioned **explicitly** in the "Motivation" section of the SRA application. Essentially: "The purpose of establishing this SRA is to compel 40% of the neighbourhood, who has declined to pay voluntarily for the proposed security measures, to now be forced to participate financially".
- He raised the issue of whether that was a correct application of the city by-laws.
- If the city decides that yes, that IS a correct application of the city by-laws, then the question becomes, how does the city protect the views of the significant minority when the city by-laws are being used to compel them to pay for something they have not payed for voluntarily.
- One way of doing this is for the city to approve of a budget only allowing for the current level of security measures.
- Stefan's **2nd Objection** is that the current business plan is doing two steps in one by a) forcing everybody to contribute and b) enlarging the scope at the same time. That is two steps in one.
- Therefore the proposed 25% contribution is too high, since by forcing everybody to pay that amount it is actually creating a larger budget than we had before (which was already rejected by 40% of residents).
- He feels that if an SRA is established against the will of a significant minority, at least its scope should be limited to the present level of security measures and not be extended at the same time.
- Stefan made it clear that he didn't want to stop the SRA at all cost, he obviously respects the by-laws and the votes of the neighbourhood. But it is important to him that his concern around the significant minority is properly considered.

The meeting was recorded and the recording would be available on request.
The meeting was very amicable and we thanked each other for our time.