



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref no.3/4/2/5

2022-04-14

MAYORAL COMMITTEE MEETING
TUESDAY, 2022-04-19 AT 10:00

TO The Executive Mayor, Ald G Van Deventer (Ms)
The Deputy Executive Mayor, Cllr J Fasser

COUNCILLORS R Adams
FJ Badenhorst
Z Dalling (Ms)
R du Toit (Ms)
P Johnson
J Joon
L Nkamisa
C van Wyk (Ms)
J Williams

Notice is hereby given that a Mayoral Committee Meeting will be held via **MS Teams** on **Tuesday, 2022-04-19 at 10:00** to consider the attached agenda.

EXECUTIVE MAYOR, ALD GM VAN DEVENTER (MS)

CHAIRPERSON

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2022-04-19
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Confirmation of Minutes: Mayoral Committee Meeting: 2022-03-23



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref no.3/4/2/5

2022-03-23

MINUTES

MAYORAL COMMITTEE MEETING:

2022-03-23 AT 10:00

MINUTES
MAYORAL COMMITTEE MEETING
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PRESENT: Executive Mayor, Ald GM Van Deventer (Ms) (**Chairperson**)
Deputy Executive Mayor, Cllr J Fassler

Councillors: R Adams
FJ Badenhorst
Z Dalling (Ms)
R du Toit (Ms)
P Johnson
J Joon
L Nkamisa
C van Wyk (Ms)
J Williams

Also Present: Councillor P Crawley (Chief Whip)
Speaker Q Smit
W Petersen MPAC chair

Officials: Municipal Manager (G Mettler (Ms))
Director: Corporate Services (A de Beer (Ms))
Director: Community & Protection Services (G Boshoff)
Director: Planning and Economic Development (A Barnes)
Director : Infrastructure Services (D Louw)
Chief Financial Officer (K Carolus)
Senior Administration Officer (B Mgcushe (Ms))

1.	OPENING AND WELCOME
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The Chairperson, Executive Mayor, welcomed everyone present to the Mayoral Committee Meeting.

2.	COMMUNICATION BY THE CHAIRPERSON
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NONE

3.	DISCLOSURE OF INTERESTS
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NONE

4.	APPLICATIONS FOR LEAVE OF ABSENCE
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NONE

5.	CONFIRMATION OF PREVIOUS MINUTES
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The minutes of the Mayoral Committee Meeting held on 2022-02-16 were **confirmed as correct with the following corrections: page 16 on the subject to read roads and streets, page 20 item 7.11.1 on the purpose to read the establishment of committees ;page 25 the captions on the sentences must be removed, 26-page on the background 6.1 from parking space to parking spaces and on page 1 on the table of contents on the minutes, Cllr van Wyk's surname to be corrected.**

6.	STATUTORY MATTERS
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6.1	ANNUAL REPORT OVERSIGHT REPORT 2020/21
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Collaborator No: 726543
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 23 March 2022

1. SUBJECT: ANNUAL REPORT OVERSIGHT REPORT 2020/21

2. PURPOSE

To submit to Council, the Annual Report Oversight Report 2020/21 for **Adoption**.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The Draft Annual Report 2020/21 was referred by Council, on 28 January 2022, to the Municipal Public Accounts Committee (MPAC) which fulfilled the functions of the Oversight Committee. The appointment and mandate of the MPAC / Oversight Committee were informed by the MFMA Circular 32 of 2006.

Committee members, including the two co-opted members, scrutinised the Draft Annual Report 2020/21 and requested, where required, responses from the relevant Directorates. The Annual Report 2020/21 was objectively reviewed by the MPAC Members to ascertain whether the Annual Report 2020/21 is a true and accurate reflection of the municipality's performance for the 2020/21 financial year.

The public was invited to attend a public hearing and to submit any representations on the Draft Annual Report 2020/21. All the councillors were also invited to attend the public hearing and to deliberate on the Draft Annual Report 2020/21.

No members of the community attended the public hearing.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 6.1

- (a) that Council, having fully considered the Annual Report Oversight Report 2020/21 of the Stellenbosch Municipality, **ADOPTS** the Annual Report Oversight Report 2020/21;
- (b) that Council, having fully considered the Annual Report 2020/21, attached as **ANNEXURE B** to the Annual Report Oversight Report 2020/21, **APPROVES** the Annual Report 2020/21 without any reservations;
- (c) that the Annual Report Oversight Report 2020/21 be made public in accordance with Section 129(3) of the MFMA, and;
- (d) that the Annual Report Oversight Report 2020/21 be submitted in accordance with Section 129(2) and 132(2) of the MFMA to the Auditor General of South Africa, Provincial Treasury: Western Cape, Department of Local Government: Western Cape and the Provincial Legislature: Western Cape.

FOR FURTHER DETAILS CONTACT:

NAME	Geraldine Mettler
POSITION	Municipal Manager
DIRECTORATE	Office of the Municipal Manager
CONTACT NUMBERS	021 – 808 8025
E-MAIL ADDRESS	mm@stellenbosch.gov.za
REPORT DATE	08 March 2021

6.2	INTEGRATED DEVELOPMENT PLAN (IDP) PROCESS PLAN FOR 2022 - 2027 AND REVISED SDF / IDP / BUDGET TIME SCHEDULE FOR 2022/23
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Collaborator No: 726651
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 23 March 2022

1. SUBJECT: INTEGRATED DEVELOPMENT (IDP) AND BUDGET PROCESS PLAN FOR 2022 - 2027 AND REVISED SDF / IDP / BUDGET TIME SCHEDULE FOR 2022/23

2. PURPOSE

To table to Council for consideration and approval:

- (a) The IDP Process Plan for 2022 – 2027, attached as **ANNEXURE A**; and
- (b) The Revised SDF / IDP / BUDGET Time Schedule 2022/23, attached as **ANNEXURE B**.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

According to Section 28(1) of the Local Government: Municipal Systems Act, 2000 (Act. No. 32 of 2000) (MSA), each municipal council must adopt a process set out in writing to guide the planning, drafting, adoption and review of its IDP after the start of its elected term within a prescribed period. With the local government election being concluded and the inauguration of Council in November 2021, an IDP and Budget Process Plan for 2022 – 2027 had to be drafted for the development of the new 5-year plan, the 5th Generation IDP 2022 – 2027.

The SDF / IDP / Budget Time Schedule / Process Plan for 2022/23 was adopted by Council on 24 August 2021. Due to the local government elections that were held on 01 November 2021, it was decided by Council to amend the SDF / IDP / Budget Time Schedule / Process Plan for 2022/23 to outline the key strategic activities and consultative processes that will contribute to the drafting of the 5th Generation IDP 2022 – 2027, and the Medium-Term Revenue and Expenditure Framework to be implemented in the 2022/23 financial year. The Revised SDF / IDP / Budget Time Schedule / Process Plan for 2022/23 was considered and adopted by Council on 23 November 2021.

A second revision of the SDF / IDP / Budget Time Schedule for 2022/23 is proposed to the Council, which in effect would move the adoption of the IDP and Budget Process Plan to May 2022. The approval and adoption of the IDP and Budget Process Plan are subjected to the adoption of the Cape Winelands District Municipality's (CWDM's) Integrated Development Planning District Framework (MSA S27 Framework) by the CWDM Council in March 2022. This is also to ensure compliance and alignment between the MSA Section 27 Framework of the CWDM and the IDP and Budget Process Plan 2022 – 2027 of the Stellenbosch Municipality.

The Revised SDF / IDP / Budget Time Schedule 2022/23 is, therefore, compiled in terms of Section 21(b) of the Local Government: Municipal Finance Management Act, 2003 (Act No.56 of 2003) (MFMA), which states that “the mayor of a municipality must –

at least 10 months before the start of the budget year, table in the municipal council a time schedule outlining key deadlines for –

- (i) the preparation, tabling and approval of the annual budget;
- (ii) the annual review of-
 - (aa) the integrated development plan in terms of section 34 of the Municipal Systems Act; and
 - (bb) the budget-related policies;
- (iii) the tabling and adoption of any amendments to the integrated development plan and budget-related policies; and
- (iv) any consultative processes forming part of the processes referred to in subparagraphs (i), (ii) and (iii)

The Revised SDF / IDP / Budget Time Schedule 2022/23 is also compiled in terms of Section 29 of the MSA.

Section 29(1) of the MSA further specifies that:

The process followed by a municipality to draft its integrated plan, including its consideration and adoption of the draft plan, must-

- (a) be in accordance with a predetermined programme specifying timeframes for the different steps;
- (b) through appropriate mechanisms, processes and procedures established in terms of Chapter 4, allow for
 - (i) the local community to be consulted on its development needs and priorities;
 - (ii) the local community to participate in the drafting of the integrated development plan; and
 - (iii) organs of state, including traditional authorities and other role players to be identified and consulted on the drafting of the integrated development plan;
- (c) provide for the identification of all plan and planning requirements binding on the municipality in terms of national and provincial legislation; and
- (d) be consistent with any other matters that may be prescribed by regulation.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 6.2

- (a) that the IDP and Budget Process Plan for 2022 – 2027 to guide the planning, drafting, adoption and review of the 5th Generation IDP 2022 -2027 be approved for public comment, attached as **ANNEXURE A**;
- (b) that Council adopts the Revised SDF / IDP / Budget Time Schedule 2022/23 for the compilation of the annual budget in terms of Section 21(1) of the MFMA and Section 29 of the MSA, to guide the development of the 5th Generation IDP 2022 - 2027, attached as **ANNEXURE B**;
- (c) that a notice of the IDP and Budget Process Plan 2022 – 2027 and the Revised SDF / IDP / Budget Time Schedule for 2022/23 be placed in the local newspaper notifying the public;
- (d) that the IDP and Budget Process Plan for 2022 – 2027 be published on the official website of the municipality and placed in libraries for a period of 21 days for public comment; and
- (e) that the Revised SDF / IDP / Budget Time Schedule / Process Plan 2022/23 be published on the official website of the municipality and placed in libraries and ward offices.

6.3	DRAFT FIFTH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027 AND PUBLIC PARTICIPATION SCHEDULE FOR APRIL 2022
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Collaborator No: 72681
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 23 March 2022

1. SUBJECT: DRAFT FIFTH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027 AND PUBLIC PARTICIPATION SCHEDULE FOR APRIL 2022

2. PURPOSE

To table to Council for consideration and approval:

- (a) The Draft Fifth Generation IDP 2022 – 2027, attached as **ANNEXURE A**; and
- (b) The Draft IDP and Budget Public Participation Schedule, April 2022, attached as **ANNEXURE B**.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

In terms of Section 25(1) of the Local Government Municipal Systems Act, 2000 (Act. No. 32 of 2000) (MSA), each municipal council must after the start of its elected term, within a prescribed period must adopt a single, inclusive strategic plan. This strategic plan will be the 5th Generation IDP 2022 – 2027. The IDP informs the budget of the municipality and also details the municipality's actions to address the vision, mission, strategic objectives and needs of the community.

The municipal IDP must:

- links, integrates and co-ordinate plans and considers proposals for the development of the municipality;
- aligns the resources and capacity of the municipality with the implementation of the plan;
- forms the policy framework and general basis on which annual budgets must be based; and
- is compatible with national and provincial development plans and planning requirements binding on the municipality in terms of legislation.

Previously, Stellenbosch Municipality held online public participation meetings with a number of satellite venues. This hybrid model of public participation ensured that community members who do not have access to data and or a device can attend the meeting at a satellite venue within the ward. The challenges outlined below had to be considered in order to determine an appropriate approach to public participation as well as the health and safety of community members and municipal officials.

- Loadshedding, which occur intermittently during the day, impacts the reliability of internet connectivity and broadcasting of the live streaming event;
- Although emergency power alternatives (generators) could be explored for the satellite venues, the financial cost for renting generators and having electricians on standby will be costly. These costs will have to be covered irrespective of Eskom implementing loadshedding or not, because it will need to be on standby for the duration of the meetings at the satellite venues;

- The safety and security of community members and municipal officials need to be considered at all times. Community members and municipal officials travelling by car or walking home could be at risk due to inadequate street lighting and road safety during loadshedding periods, thus making them vulnerable to criminal elements;
- With the steady increase in COVID-19 cases, the municipality needs to adhere to the COVID-19 regulations. Therefore, only 50% of the capacity of a hall may be used. Should loadshedding occur, community members cannot be accommodated outside of the venue, should the capacity of the hall have been reached; and
- The month of April 2022 also allows a very limited time to consult the community, due to a number of public holidays within April 2022.

For the community to provide inputs and comments on the Draft 5th Generation IDP 2022 – 2027, the proposed mechanisms, processes and procedures for public participation is proposed to Council for approval:

- Members of the community and other interested and affected parties will be encouraged to attend the online public participation meeting for their ward / area;
- Should community members and other interested and affected parties wish to follow the online meeting and to provide written questions / submissions, a link to an electronic submission form to capture comments will be made available on the:
 - Live MS Teams meeting Q & A section;
 - Municipal Website: www.stellenbosch.gov.za;
 - Stellenbosch Citizen App: Download from Google Play Store, iStore, Windows Store and Java;
 - WhatsApp: 067 427 1556; and
 - Email: idp@stellenbosch.gov.za
- The link to the electronic submission form will be active from 4 April 2022 – 27 April 2022, on the above electronic platforms for the community to submit comments on the Draft 5th Generation IDP – 2027 and Budget.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 6.3

- (a) that the Draft 5th Generation IDP 2022 – 2027 for Stellenbosch Municipality be approved in terms of Section 25(1) of the MSA for the purpose of obtaining public inputs and comments;
- (b) that an advertisement be placed on the official website of the municipality and local newspaper notifying the public that the Draft 5th Generation IDP 2022 – 2027 is open for public inputs and comments during April 2022 for a period of 21 days;
- (c) that the Draft 5th Generation IDP 2022 – 2027 be submitted to the Western Cape: Department of Local Government, Western Cape: Provincial Treasury, National Treasury and the Cape Winelands District Municipality; and
- (d) that the Draft 5th Generation IDP 2022 – 2027 and Budget Public Participation Schedule, April 2022 be approved.

6.4	MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2022/2023-2024/2025
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Collaborator No: 726759
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 23 March 2022

1. SUBJECT: MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2022/2023-2024/2025

2. PURPOSE

The purpose of this report is as follows:

- a) The Executive Mayor to table the Medium-Term Revenue and Expenditure Framework (inclusive of property rates charges and taxes, tariffs and service charges), annexures and proposed amendments to the budget related policies and other policies to Council for approval in terms of Section 16(2) of the Municipal Finance Management Act, (Act 56 of 2003).
- b) That Council specifically note and consider the need to take up external loans to fund critically needed refurbishment of infrastructure to the amount of R441 million of which over the MTREF R140 million will be required in year one, R160 million in year two and R141 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirms draft approval of same in order for the Chief Financial Officer to attend to the necessary legislative requirements.

3. DELEGATED AUTHORITY

FOR APPROVAL BY MUNICIPAL COUNCIL

EXECUTIVE SUMMARY

BUDGET

Attached as **APPENDIX 1** is an executive summary by the Accounting Officer.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 6.4

- (a) that the Draft High Level Budget Summary, as set out in **APPENDIX 1 – PART 1 – SECTION C**; be approved for public release and comment;
- (b) that the Draft Annual Budget Tables as prescribed by the Budgeting and Reporting Regulations, as set out in **APPENDIX 1 – PART 1 – SECTION D**, be approved for public release and comment;
- (c) that the proposed Grants-In-Aid allocations as set out in **APPENDIX 1 – PART 2 – SECTION J**, be approved for public release and comment;
- (d) that the three-year Capital Budget for 2022/2023, 2023/2024 and 2024/2025, as set out in **APPENDIX 1 – PART 2 – SECTION N**, be approved for public release and comment;
- (e) that the proposed draft rates on properties in WCO24, tariffs, tariff structures and service charges for water, electricity, refuse, sewerage and other municipal services, as set out in **APPENDIX 3**, be approved for public release and comment;

- (f) that the proposed amendments to existing budget related policies and other policies as set out in **APPENDICES 5 - 32**, be approved for public release and comment.
- (g) that Council specifically note and consider the need to take up an external loan, needed for investment in income generating infrastructure to the amount of R441 millions of which R140 million will be required in year one, R160 million in year two and R141 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirm approval of same;
- (h) that Council specifically take note of the fact that the proposed electricity charges and tariff structure is subject to NERSA approval that could change materially; and
- (i) that Council takes note of MFMA circulars 112 and 115 that was published to guide the MTREF for 2022/2023 to 2024/2025 as set out in **APPENDICES 33 – 34**.

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	KEVIN CAROLUS
<i>POSITION</i>	<i>DIRECTOR: FINANCIAL SERVICES</i>
<i>DIRECTORATE</i>	<i>FINANCIAL SERVICES</i>
<i>CONTACT NUMBERS</i>	<i>021 808 8528</i>
<i>E-MAIL ADDRESS</i>	<i>kevin.carolus@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	<i>23 March 2022</i>

DIRECTOR: FINANCIAL SERVICES

6.5	MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR FEBRUARY 2022
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Collaborator No: 726758
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 23 March 2022

1. SUBJECT: MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR FEBRUARY 2022

2. PURPOSE

To comply with Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy 2021/2022 to report the deviations to Council.

3. DELEGATED AUTHORITY

Council

FOR NOTING.

4. EXECUTIVE SUMMARY

Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy (2021/2022) stipulate that SCM deviations be reported to Council. In compliance thereto, this report presents to Council the SCM deviations that occurred during February 2022.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 6.5

that Council notes the deviations as listed for the month of February 2022.

FOR FURTHER DETAILS CONTACT:

NAME	Kevin Carolus
POSITION	CFO
DIRECTORATE	Finance
CONTACT NUMBERS	021 808 8528
E-MAIL ADDRESS	Kevin.Carolus@ Stellenbosch.gov.za
REPORT DATE	March 2021

7.	CONSIDERATION OF ITEMS BY THE EXECUTIVE MAYOR: [ALD G VAN DEVENTER (MS)]
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7.1	COMMUNITY AND PROTECTION SERVICES: (PC: CLLR R BADENHORST)
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7.1.1	ESTABLISHMENT OF THE STELLENBOSCH COMMUNITY SAFETY FORUM
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Collaborator No: 725647
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 23 March 2022

1. SUBJECT: ESTABLISHMENT OF THE STELLENBOSCH COMMUNITY SAFETY FORUM

2. PURPOSE OF THE REPORT

To inform the Council of the establishment of the proposed Stellenbosch Community Safety Forum (CSF).

3. DELEGATED AUTHORITY

For Council's decision.

4. EXECUTIVE SUMMARY

4.1 This document provides the Terms of Reference for the Stellenbosch Community Safety Forum which is a multi-stakeholder forum to address matters of community safety and security in the Municipality's area of jurisdiction.

4.2 The purpose of Community Safety Forums (CSF) is to promote the development of communities where citizens live in a safe environment and have access to high-quality services at the Local Government level, through multi-agency collaboration between the spheres of government and communities.

4.3 The CSF is an inclusive multi-sectoral structure that would champion the coordination, integration, and implementation of crime and violence prevention community safety initiatives.

4.4 The founding document dates to the mid-nineties.ⁱ

The National Cabinet instructed the establishment of Community Safety Forums in 2010/2011.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.1.1

that Council approve the establishment of the Stellenbosch Municipality Community Safety Forum (CSF).

7.2	CORPORATE SERVICES: (PC: CLLR L NKAMISA)
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7.2.1	DUALLING OF LOWER DORP STREET PROPOSED EXCHANGE OF LAND: REMGRO: PORTIONS OF ERVEN 705, 4080 AND 8719 FOR PORTIONS OF ERVEN 7592 AND 7596, STELLENBOSCH
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

23 March 2022

1. SUBJECT: DUALLING OF LOWER DORP STREET PROPOSED EXCHANGE OF LAND: REMGRO: PORTIONS OF ERVEN 705, 4080 AND 8719 FOR PORTIONS OF ERVEN 7592 AND 7596, STELLENBOSCH

2. PURPOSE

To inform Council of the need to dual lower Dorp street and to get council's approval of how the land that is needed will be obtained. One of the options is a possible land swap.

3. DELEGATED AUTHORITY

Council must consider the matter.

4. EXECUTIVE SUMMARY

During 2017 and 2018 Stellenbosch Municipality approved developments on erven 7586, 7588 and 7592, subject to certain conditions. One of the conditions was that lower Dorp street need to be dualling and for this purpose Stellenbosch Municipality need to acquire the land from the land owner, being Remgro.

Remgro is willing to exchange the land needed for other Council owned properties as an alternative to Council purchasing the land from them.

The Property Management Policy provide for exchange of Land Agreements to be concluded, subject thereto that reasons for justifying such a step is recorded in writing. The item served at Mayco in January and was referred back for the administration to obtain valuations for the various erven under discussion. We have received one valuation which is attached as **APPENDIX 5**. We are still waiting for the other valuation. The two valuers were appointed at the same time. Council must consider the proposal.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.2.1

- (a) that the portions of erven 705, 4080 and 8719 Stellenbosch, as indicated on Fig 4, be identified as land not needed to provide the minimum level of basic services;
- (b) that the portions of erven 705, 4080 and 8719 Stellenbosch, as indicated on Fig 4, be identified for a land swap for portions of erven 7592 and erven 7596 for the purpose of the duelling lower Dorp street; and
- (c) that the above land swap be subject to Remgro upgrading Lower Dorp Street to a double lane at their own costs in lieu of Development contributions payable.

7.2.2	PROPERTY MANAGEMENT STRATEGY: PROPERTY REGISTER
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

23 March 2022

1. SUBJECT: PROPERTY MANAGEMENT STRATEGY: PROPERTY REGISTER

2. PURPOSE

is to report back to the Executive Mayor and the Mayoral committee on the changes that was requested in regard to the property register and the different categories that is registered under the name of the Stellenbosch Municipality to allow Council to make strategic decisions on the future use of the properties.

3. DELEGATED AUTHORITY

The Municipal Manager as the Accounting Officer constituted a committee and delegated such a committee with authority to investigate and submit a report which relates to property register for MAYCO and Council on request of the Executive Mayor.

When decisions are made it will be by Council or where delegations has been approved by the body that is delegated to make such a decision.

4. EXECUTIVE SUMMARY

Council task the Municipal Manager on 31 March 2021 to compile a property register and present the register to Council for consideration. The Municipal Manager as the Accounting Officer constituted an inclusive committee of representatives from various departments and delegated such a committee with the task to investigate all the properties, compile a property register and submit a report which contains all the council properties for consideration as a reliable source on decision making processes in dealing with properties within the WCO24. This will identify all council owned properties and include all such properties an asset register. This will enable council to develop a property management strategy to determine the future of these properties.

The report served before the Executive Mayor and Mayoral committee in January 2022.

The report was referred back for refinement in the clustering of the property groups. The report is now resubmitted with the change in the property categories as follows:

Categories of properties:

1. Strategic properties

Defined as Buildings and land used for core Municipal Functions/Services

Including the following:

1.1 Office space and related buildings (previously under(f))

1.2 Engineering Service Build Infrastructure (previously under (d))

1.3 Heritage portfolio (previously under (c))

-
2. Properties used for Community Benefit (previously listed (e))
 3. Rural Properties/Agricultural (containing all leases and land not under lease used for agricultural purposes)
 4. Non- Core Assets (Land nor required for municipal purposes)
 - 4.1 Encroachments – outdoor dining
 - 4.2 Encroachments – gardening
 - 4.3 Encroachments – parking
 - 4.4 Leases (long/medium/short term) used for non -agricultural purposes
 5. Other Properties to be considered

EXECUTIVE MAYORAL COMMITTEE: 2022-03-23: ITEM 7.2.2**RESOLVED**

that this matter be referred back to the Administration for further refinement.

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Mandlenkosi Mgogoshe
<i>POSITION</i>	<i>Property Management</i>
<i>DIRECTORATE</i>	<i>CORPORATE SERVICES</i>
<i>CONTACT NUMBERS</i>	<i>021-8088073</i>
<i>E-MAIL ADDRESS</i>	Mandlenkosi.Mgogoshe@ Stellenbosch.gov.za
<i>REPORT DATE</i>	<i>2022-03-16</i>

7.2.3	RETURN ITEM MOUNTAIN BREEZE CARAVAN PARK: CONSIDERATION OF PUBLIC INPUTS
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: RETURN ITEM MOUNTAIN BREEZE CARAVAN PARK: CONSIDERATION OF PUBLIC INPUTS

2. PURPOSE

The purpose of this report is two-fold:

- a) To inform Council in regard to the public inputs received after council requested the the public to provide inputs as to the possible future use of Portions 528 and 529C, measuring 20.3ha in size and
- b) To consider the inputs.

3. DELEGATED AUTHORITY

Council must consider the matter.

4. EXECUTIVE SUMMARY

Stellenbosch Municipality and **Stellenbosch Caravan Park cc** (Malan) concluded a long term Lease Agreement during 1992 for a period of 30 years (1 April 1991-31 March 2021)

This Lease Agreement was later ceded to the **Mountain Breeze Caravan Park cc** (Visser). The lease Agreement expired on 31 March 2021 but was extended on a month to month basis until council was in a position to make an informed decision on the future use of the property. The lessee terminated the extension from 30 June 2021. Council then took over the day -to-day upkeep of the property, but closed it to the public.

The long term lessees that entered into lease agreements with the previous lessee has been given notice to vacate the property and break down their structures, but have not vacated the property. They obtained an interdict after the Municipality locked them out of the ablution facilities and legal action will have to be instituted to remove them from the property.

At the Council meeting held on 28 July 2021, Council decided to provide an opportunity for the public to submit written inputs on the most possible future use of the facility, before deciding on a way forward.

The public notice requested inputs on/before 3 September 2021. Due to the Elections the return item is only servicing now. Various written submissions were received. In council's deliberation the inputs can be considered. Whatever future is decided on is subject to section 34 and 35 of the Asset Transfer Regulations published under the MFMA. It will entail a further public participation process indicating the specific intent for the land. The combined municipal valuation for the land is R16.77 Million and the current Zoning is business taking into account that it is situated in an area surrounded by agricultural use and the airfield.

The item served before Mayco in January 2022 and was referred back to get the independent valuations. That has now being obtained and is attached as **APPENDIX 4 and 5**.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.2.3

- (a) that Council take note of all the proposals received;
- (b) that Council identifies Portions 528 and 529C, Stellenbosch as not currently needed for minimum municipal services;
- (c) that a call for proposal for development of the facilities for Cycling, hiking groups, an Eco-education and Adventure center for school groups along with overnight facilities be advertised;
- (d) that the existing buildings and infrastructure be use for the above purpose;
- (e) that the facility to be leased for a period of 5 years; and
- (f) that successful lessee enter into a rental agreement with the municipality and be responsible for the security, maintenance and the payment of all services of the facility.

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Annalene de Beer
<i>POSITION</i>	Director
<i>DIRECTORATE</i>	Corporate Services
<i>CONTACT NUMBERS</i>	021-8088018
<i>E-MAIL ADDRESS</i>	Annalene.deBeer@stellenbosch.gov.za
<i>REPORT DATE</i>	2022 – 03 -17

7.2.4	RETURN ITEM: PORTION OF ERF 143, FRANSCHHOEK: CALL FOR PROPOSALS (EX LIFE CRAFT CENTER)
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: RETURN ITEM: PORTION OF ERF 143, FRANSCHHOEK: CALL FOR PROPOSALS (EX LIFE CRAFT CENTER)

2. PURPOSE

Is to provide feedback to council after the call for proposal was advertised on the future of a portion of erf 143, Franschhoek commonly known as the life craft centre. Council published a notice to request the public to indicate their interest in leasing the area.

3. DELEGATED AUTHORITY

Council or the Executive Mayor in consultation with the Executive Mayoral Committee where it deals with a lease agreement of less than 10 years and the land value is below R10 Million.

4. EXECUTIVE SUMMARY

During 2004 Stellenbosch Municipality and the Life Craft Centre concluded a Lease Agreement, in terms where they would lease a portion of erf 143, Stellenbosch for a period of 9 years and 11 months. That lease agreement terminated and Council resolved on 25 November 2020 not to enter into a new lease agreement with them and requested the department to publish a call for proposals to see what the community think the space should be used for or to get inputs from businesses who may be interested to use the space.

The notice was published in January 2021 and is attached as **APPENDIX 4**.

Only one application has been received – attached as **APPENDIX 5**. Subsequently we have received a further input from the Franschhoek Wine Valley Tourist Association who is interested to lease and upgrade the property. Their request is attached as **APPENDIX 7**. The life craft centre was given notice of the council resolution, but have not vacated the property yet.

EXECUTIVE MAYORAL COMMITTEE: 2022-03-23: ITEM 7.2.5

RESOLVED

Given the devastating effect that covid-19 had on the local economy of Franschhoek it is imperative that tourism in the town is supported and assisted to enhance local economic growth within Franschhoek and therefore:

- (a) that Council notes the two requests received;
- (b) that council confirms that the portion of erf 143, Franschhoek is not currently required for minimum Municipal Services;
- (c) that Council in principle agrees to make the property available to the Franschhoek Wine Valley Tourist Association (FWVTA) as they deliver a municipal function on our behalf in Franschhoek for the benefit of the whole of Franschhoek;
- (d) that the intention of Council to lease the property to the Franschhoek Wine Valley Tourist Association (FWVTA) for a period of 9 years and 11 months be advertised for public comment/inputs/other proposals;

- (e) that the item be returned to the Executive Mayor in consultation with the Mayoral Committee for a final decision once the public participation process has closed;
- (f) that the FWVTA be provisionally allowed to start using the building from 1 April 2022 whilst the public participation process is running its course and agree to vacate the property should the public comment input be the reason that a final decision is not taken to lease the property to them;
- (g) that the Municipal Manager be mandated to determine a nominal monthly rental taking into account that they deliver a function that benefit the bigger Franschhoek society;
- (h) that the FWVTA pay for the renovations and maintenance of the building during its tenure without any compensation by the municipality; and
- (i) that the Franschhoek Wine Valley Tourist Association (FWVTA) enter into an agreement with the Municipality and be responsible for the payment for all services;

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Annalene de Beer
<i>POSITION</i>	<i>Director</i>
<i>DIRECTORATE</i>	<i>Corporate Services</i>
<i>CONTACT NUMBERS</i>	<i>021-80881018</i>
<i>E-MAIL ADDRESS</i>	<i>Annalene.deBeer@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	<i>2022 – 03 - 17</i>

7.2.5	APPLICATION TO LEASE A PORTION OF MUNICIPAL OFFICES AT PNIEL FOR THE PURPOSE OF A SATELITE CLINIC: WESTERN CAPE GOVERNMENT: DEPARTMENT OF TRANSPORT AND PUBLIC WORKS
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT:APPLICATION TO LEASE A PORTION OF MUNICIPAL OFFICES AT PNIEL FOR THE PURPOSE OF A SATELITE CLINIC: WESTERN CAPE GOVERNMENT: DEPARTMENT OF TRANSPORT AND PUBLIC WORKS

2. PURPOSE

The purpose of this report is to consider a request from the Provincial Government of the Western Cape: Department of Transport and Public Works to use a portion of the Municipal Offices in Pniel for the purpose of a Satellite Clinic for the Dwarsrivier Area free of charge.

3. DELEGATED AUTHORITY

In terms of the approved System of Delegations the Executive Mayor, in consultation with the Executive Mayoral Committee, has the delegated authority to consider applications to lease council-owned property for a period shorter than 10 years on a contract value of less than R5M (See delegation EM85).

4. EXECUTIVE SUMMARY

The Provincial Government of the Western Cape requested the use of a portion of the Municipal Office in Pniel to be used as a Satellite Clinic for the Dwarsrivier area. The only other clinic is situated in Kylemore. They want to lease the property free of charge for a period of 9 years and 11 months with the option to renew. The request is attached as **APPENDIX 1**.

The Property Management Policy allows for direct negotiations in specific circumstances, where a public competitive process would not serve any purpose.

EXECUTIVE MAYORAL COMMITTEE: 2022-03-23: ITEM 7.2.5

RESOLVED

- (a) that the portion of the Pniel municipal building currently used by the post office be identified as currently not required for minimum Municipal Services;
- (b) that Council in principle agree that the portion of the Pniel municipal building currently used by the post office, be made available to the provincial department of public works for purpose of the satellite clinic;
- (c) that the intention of Council to lease the property to the Department of Public Works for the purposes of a satellite clinic be advertised for public comment;
- (d) that the item be returned to The Executive Mayor in consultation with the Mayoral Committee for a final decision after the public participation process has closed;
- (e) that the Department be responsible for any renovations and upgrades required at their own costs and without any future compensation from the Municipality;

- (f) that the department enters into a lease agreement with the Municipality and agrees to pay a pro rata amount for services based on the square meters used per month; and
- (g) that the portion be lease for a period of 9 years and 11 months.

7.2.6	APPOINTMENT OF COUNCILLORS TO SERVE ON EXTERNAL BODIES
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: APPOINTMENT OF COUNCILLORS TO SERVE ON EXTERNAL BODIES

2. PURPOSE

For Council to appoint Councillors to serve on External bodies

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The following external bodies have Councillors on representing Stellenbosch Municipality. Council appoints the representatives to these bodies. This item was placed on the first Council meeting and it was resolved that it will stand over to a later meeting in 2022.

External Body	Number or representatives	Name of representatives
Jan Marais Nature Reserve Advisory Committee	1	
Mont Rochelle Nature Reserve Advisory Committee	2	1. 2.
Pension and retirement Funds SALA LA Pension Fund CRF Councillor Pension fund (currently under curatorship)	1 representative dealing with all 4 funds. ¹	
Stellenbosch Tourism and Information Bureau	2	1. 2.
Stellenbosch Museum Trustee	1	
Franschhoek Museum	1	

¹ Councillor Esther Groenewald currently serving on the SALA board of trustees representing Western Cape until end of 2023. Elected due to her being the representative during the previous term.

Franschhoek Valley Tourism	2	1. 2.
Community Police Forum Stellenbosch	3	1. 2. 3
Community Police Forum Kayamandi	3	1. 2. 3.
Community Police Forum Franschhoek	2	1. 2.
Community Police Forum Klapmuts	2	1. 2.
Community Police Forum Cloetesville	2	1. 2.
Community Police Forum Groot Drakenstein	1	
SWOKK (Stellenbosch Welsyns en Ontwikkelings-koördinerings Komitee)	3	1. 2. 3.
FRESCO Trust	1	
Hospital Board	1	
University Board	1	
Winelands Water Utilisation Association	1	
District Health Committee	1	

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.2.6

For Council's consideration

7.2.7	REPORT BACK ON THE REMOVAL OF RESTRICTIVE CONDITIONS AND FALL-BACK CLAUSE: ERF 6128, STELLENBOSCH
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: REPORT BACK ON THE REMOVAL OF RESTRICTIVE CONDITIONS AND FALL-BACK CLAUSE: ERF 6128, STELLENBOSCH

2. PURPOSE

The purpose of this report is to report back on the mandate given by Council to enter into discussions with the Owners of Erf 6128 as well to request Council to consider a request for the removal of restrictive conditions from the Title Deed of erf 6128, Stellenbosch, to allow the owner to apply for the rezoning of the erf from Light Industrial to General Business Zone, in order to accommodate the planned retail shops and offices, as per their application.

3. DELEGATED AUTHORITY

The Municipal Council must consider the matter.

4. EXECUTIVE SUMMARY

The current owners of erf 6128, Stellenbosch bought the property in 2013 for an amount of R12 000 000. The property was registered in their name on 3 March 2014.

They have subsequently demolished the existing buildings, with the view of redeveloping the site for retail shops and offices which will service the community and upgrade the visual impact of the entrance to Stellenbosch.

With the submission of their building plans, they were, however informed that the property must first be rezoned from Light Industrial to General Business Zone to accommodate the proposed development.

They have subsequently submitted a rezoning application to this effect, together with an application for the relaxation of the restrictive title deed conditions B.1 and 2, i.e. that the property may only be used for industrial purposes, failing which the property shall revert to the Municipality, subject to certain conditions. It should also be noted that the restriction on the title deed condition in terms of the fall-back clause is only applicable on a portion of the property. The proposed development also is in line with the Municipalities SDF.

The Planning and Development Department has requested that Council consider the matter, i.e. whether they are going to enforce the title deed conditions (buy back the property) or whether the conditions can be removed from the title deed of the erf.

Council at a Special in-committee meeting of 2021-09-29 item 12.4.2 mandated the Municipal Manager to enter into discussions with landowners to facilitate an amicable solution given by the buy-back clause. The Municipal Manager subsequently met with the owner on 10 March 2022. A mutual agreement was reached that an item will be re-submitted to Council to request Council to approve that the restrictive conditions contained in paragraph 2.B.1 and 2.B.2 of the title Deed T10083/2014, as set out in paragraph 6.2.1, be removed, subject thereto that the necessary processes set out in Section 33(4) of the Stellenbosch Land-use Planning By-law be followed.

The re-development of the property is in line with Council's approved SDF as well as the broader objectives of the IDP. It will service the Community of Stellenbosch, upgrade the visual

impact of the entrance to Stellenbosch and help with the prevention of crime and security in the area. It should also be noted that the property is currently on the market to be sold.

EXECUTIVE MAYORAL COMMITTEE: 2022-03-23: ITEM 7.2.7

RESOLVED

that the item be referred back to the administration for further refinement.

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Geraldine Mettler
<i>POSITION</i>	<i>Municipal Manager</i>
<i>DIRECTORATE</i>	
<i>CONTACT NUMBERS</i>	<i>021 808 8025</i>
<i>E-MAIL ADDRESS</i>	<i>municipal.manager@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	<i>2020-03-16</i>

7.2.8	ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN: APPLICATION TO ENFORCE FALL-BACK CLAUSE: WAY FORWARD
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN: APPLICATION TO ENFORCE FALL-BACK CLAUSE: WAY FORWARD

2. PURPOSE

Is to inform Council of the outcome of negotiations, following Council's decision on 24 February 2021, *inter alia*, to mandate the Municipal Manager "to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch from the Dutch Reform church: Welgelegen"

3. DELEGATED AUTHORITY

Council must consider the matter.

4. EXECUTIVE SUMMARY

Stellenbosch Municipality and the Dutch Reform Church: Welgelegen concluded an Exchange of Land Agreement in 1995 in terms whereof erf 13246, Stellenbosch (municipal land) was exchanged for two residential erven in Die Boord, being erven 12758 and 12759 (church land) on an equal in value basis. The Agreement, however, has a fall-back clause, indicating that the land must be transferred back to the Municipality should it no longer needed for church purposes. Seeing that the Dutch Reform Church: Welgelegen does not want to use the property for church purposes they have requested that the fall-back clause be enforced, as per the Agreement. Council must agree to the value at which the property is bought back, as per the Agreement.

On 24 February 2021 Council considered the matter and, *inter alia*, decided to mandate the Municipal Manager "to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch from the Dutch Reform Church, Welgelegen" The council resolution *inter alia* mandated the Municipal Manager to negotiate an agreed price with the church.

Following the above decision, a formal offer was made to the Dutch Reform church, based on the current municipal valuation. Following the above offer, the Dutch Reform Church as submitted a counter-offer, based on a valuation obtained by them. In terms of the council resolution the Municipal Manager is now reporting back on the negotiations.

The item served again before Council in May 2021 and was referred back to the administration for further discussion.

The Municipal Manager met with the Council of the church on 15 February 2022 where the fall-back clause was discussed and the necessary history pertaining the transaction was obtained. Options, as well as an updated counter-offer, approved by the Church's Council, was submitted after the meeting (**APPENDIX 1**). An agreement that Council should consider the way forward was reached.

EXECUTIVE MAYORAL COMMITTEE: 2022-03-23: ITEM 7.2.8

RESOLVED

that the item be referred back to the administration for further refinement and discussion.

7.3	FINANCIAL SERVICES: (PC: CLLR P JOHNSON)
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7.3.1	REQUEST FOR PERMISSION TO IMPLEMENT INTERIM ARRANGEMENT ON PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT
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Collaborator No: 725647
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 23 March 2022

1. SUBJECT: REQUEST FOR PERMISSION TO IMPLEMENT INTERIM ARRANGEMENT ON PREFERENTIAL PROCUREMENT POLICY FRAMEWORK ACT

2. PURPOSE

To obtain Council approval for the adoption of an interim arrangement in terms of Preferential Procurement Policy Framework. The Constitution of the Republic of South Africa, 1996, provides in sections 152(1)(c) and 152(2) that local government must promote social and economic development and that the municipality must strive within its financial and administrative capacity, to achieve the objects set out in subsection 152(1).

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

On 2 November 2020, the Supreme Court of Appeal (SCA) in the case of Afribusines NPC v The Minister of Finance declared the Preferential Procurement Regulation, 2017 invalid and set it aside. The SCA suspended the declaration of invalidity for 12 months. The Minister of Finance appealed to the Constitutional Court and by operation of section 18(1), the operation and execution of a decision of the SCA was suspended pending the appeal.

On 16 February 2022, the Constitutional Court in Minister of Finance v Afribusines NPC, dismissed the appeal against the SCA judgement.

On 25 February 2022, the Director-General at National Treasury issued an Advisory Note to all organs of state (see attach Annexure A) wherein he "advised" that:

"While awaiting the outcome of the of the above guidance from the Constitutional Court, organs of state are advised that –

- *Tenders advertised before 16 February 2022 be finalized in terms of the Procurement Regulations.*
- *Tenders advertised on or after 16 February 2022 be held in abeyance; and*
- *No new tenders be advertised."*

The above "advice" are based on the Director-General at NT's view that there is uncertainty on the status of the SCA's order of suspension. According to the advisory Note of NT, the uncertainty arises due to a footnote in the minority judgement of the Constitutional Court.

The municipality differs with this view and decided that we will implement the Preferential Procurement Regulations, 2017, for 12 months until 15 February 2023 unless it is repealed sooner. The municipal manager will also send a letter to the Director-General at NT setting out the view above.

On 3 March 2022, the Director-General issued another advisory Note to organs of state to inform that its communication of 25 February 2022 was an "advisory note". It further advised that NT is developing draft regulations that will be published for comment on Monday 7 March 2022. It argued that organs of state who need any procurement above R30,000 must apply for exemption to the Minister in compliance with section 3(c) of the Preferential Procurement Policy Framework Act, 2000.

The Western Cape Provincial Treasury has subsequently also issued a Treasury Circular No.6 / 2022 (Annexure D) guiding the municipalities on the way forward. Stellenbosch Municipality is of the opinion that the route as identified by Western Cape Provincial Treasury hold the least risk and would allow the municipality to continue with procurement in the interim.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.3.1

- (a) that Stellenbosch Municipality will maintain the status quo and apply the Preferential Procurement Policy Framework Regulations, 2017 (Annexure E) and exclude section 3, 4 and 9.
- (a) use the pre-existing points system with thresholds and associated formulas as per the PPPFR, 2017 i.e., 80/20 preference point system for procurement with a rand value equal to or above R30 000 up to R50million and the 90/10 preference point system for procurement above R50million (all applicable taxes included)
- (b) use the pre-existing mechanism to address the evidence requirements as it relates to the allocation of points for preference i.e., B-BBEE certificates and affidavits.
- (c) Implement sub-contracting conditions in line with the CIDB prescripts/regulations in terms of empowerments and continue implementing the sub-contracting contractor development program as approved by Stellenbosch Municipality.
- (d) that the status quo in terms of obtaining quotations, evaluation and awarding of quotations below R30 000 be maintained.
- (e) that this interim arrangement will be effective until the new Preferential Procurement Regulations is promulgated.
- (f) that all bids advertised before, 16 February 2022 must be finalized in terms of the Preferential Procurement Regulations, 2017
- (g) that all bids advertised after 16 February 2022 be evaluated in terms of Preferential Procurement Regulations, 2017 and only bids that included the sections as identified under point a.) be cancelled and re-advertised; and
- (h) that all new bids be advertised with the prescribes as identified above.

7.4	HUMAN SETTLEMENTS: (PC: CLLR J FASSER)
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NONE

7.5	INFRASTRUCTURE SERVICES : (PC : CLLR Z DALLING (MS))
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7.5.1	UTILISING AN INDEPENDENT POWER PRODUCER (IPP) TO GENERATE ELECTRICITY FOR STELLENBOSCH MUNICIPALITY
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Collaborator No: 726787
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 23 March 2022

1. SUBJECT: UTILISING AN INDEPENDENT POWER PRODUCER (IPP) TO GENERATE ELECTRICITY FOR STELLENBOSCH MUNICIPALITY

2. PURPOSE

To inform council about the investigation launched by the Western Cape Government (WCG) municipal electricity resilience initiative to perform two pioneering projects to produce electricity within Stellenbosch, pioneering project 2, and pioneering project 5.

3. DELEGATED AUTHORITY

For consideration by Municipal Council

4. EXECUTIVE SUMMARY

Based on the assessment, as part of the MER Initiative, (including at least technical, financial, regulatory) two energy projects were selected and are proposed for implementation in collaboration with Stellenbosch Municipality. The value for money and affordability assessment indicated that the average cost of sale for implementing the new generation capacity projects will be lower than the current average cost of supply.

The MER Programme is an initiative of the Western Cape Government to assist municipalities in the Western Cape to achieve energy resilience, and thereby, contributing to alleviating the plight of load shedding and, furthermore, promoting the use of electricity generated from renewable energy sources. Stellenbosch Municipality identified the impact of the shortage of nationally available electricity and wishes to investigate and implement measures to lower the shortage of electricity and negate the need for load shedding. Stellenbosch Council commenced with the process of generating Alternate Electricity in order to counter the effect of Loadshedding. One of the possible projects identified as part of Alternative Energy for Stellenbosch stated: "Purchasing electricity from Independent Power Producers (IPPs).

The MER initiative followed a structured process to select candidate municipalities. Stellenbosch municipality is one of the MER candidate municipalities. The MER initiative followed a structured approach to identify potential pioneering projects. This included a Request for Information (RFI) process for private project developers and municipal developed projects. Two pioneering projects were evaluated and selected to a pre-feasibility level with Stellenbosch Municipality. These 2 pioneering projects were identified and assessed and reported in the Energy Projects Report. No absolute constraints to the

viability of the projects were identified at the pre-feasibility level. The implementation plan for the 2 pioneering projects with Stellenbosch municipality were developed and HR & Institutional capacity evaluated as reported in the Pioneering Projects Roadmap.

Pioneering Project 2 was found to be acceptable by the Municipality and it is proposed that this project be immediately commenced with. Pioneering Project 5 would however need further evaluation to determine its viability and effectiveness

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.5.1

- (a) that Council notes the investigation launched by the Western Cape Government, Municipal Electricity Resilience Initiative Attached as **ANNEXURE A**;
- (b) that Council notes the two Pioneering Projects proposed for Stellenbosch Municipality namely:
 - i). Pioneering Project 2: Stellenbosch Municipality Solar PV project
 - ii). Pioneering Project 5: Joint Municipality Generation Project
- (c) that in terms of Pioneering Project 2, Council approves the setting up and issuing of a Request for Proposals (RFP) tenders to call for proposals from suppliers, to build multiple generating facilities and supply electricity to Stellenbosch up to a combined level of 51MW;
- (d) that all relevant process works as prescribed by Section 34 of the Electricity Regulation Act, Act 4 of 2006, as well as associated regulations, as amended, be commenced with up to the level prescribed, in addition to those already commenced with by the CSIR;
- (e) that, after further deliberation with the MER team and participating municipalities, a further report be submitted to Council to report on the feasibility and legal framework of Pioneering Project 5 where a number of Municipalities is proposed to jointly establish a process to purchase electricity from one or a number of Independent Power Producers; and
- (f) that it be endeavoured to also purchase electricity to cover the daily, weekly and seasonal requirements of Stellenbosch Municipality in its objective to be able to reduce the necessity to Load Shed during periods of reduced supply from Eskom

FOR FURTHER DETAILS CONTACT:

NAME	Deon Louw
POSITION	Director Infrastructure Services
DIRECTORATE	Infrastructure Services
CONTACT NUMBERS	021 808 8213
E-MAIL ADDRESS	deon.louw@stellenbosch.gov.za
REPORT DATE	22 February 2022

DIRECTOR: INFRASTRUCTURE SERVICES

7.6	PARKS, OPEN SPACES AND ENVIRONMENT: (PC: J JOON)
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7.6.1	MONT ROCHELLE NATURE RESERVE ENVIRONMENTAL MANAGEMENT PLAN
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Collaborator No: 720739
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 23 March 2022

1. SUBJECT: MONT ROCHELLE NATURE RESERVE ENVIRONMENTAL MANAGEMENT PLAN (October 2021)

2. PURPOSE

The Mont Rochelle Nature Reserve (MRNR) Environmental Management Plan (EMP) (October 2021) (**ANNEXURE A**) has been prepared to establish a distinct vision and overarching goal for the management of MRNR in context off, and giving effect to, the relevant legislation and associated regulations. Following the Council resolution of April 2021 (included under section 6.6 below) a draft version of this document was advertised for public comment for a period of 21 days (**ANNEXURE B**). Comment received during this period (**ANNEXURE C**) has been considered and various amendments made (**ANNEXURE D**) culminating in the above document herewith presented to Council for approval.

3. DELEGATED AUTHORITY

For decision by the Council of Stellenbosch Municipality (the Municipality).

4. EXECUTIVE SUMMARY

MRNR, proclaimed as a Local Nature Reserve in 1982 (Provincial Notice 671/1982), is located at the top of Franschoek Pass 3km east of the town of Franschoek. The NR is approximately 1 760ha in size and mainly comprises of Farm no. 23, municipal property. MRNR falls within the Cape Floral Kingdom. It also falls within a small area known as a Strategic Water Source Areas (SWSA)² which is areas known to supply a disproportionate amount of mean annual runoff to a geographical region of interest. SWSA areas make up 8% of the land area across South Africa, Lesotho and Swaziland but provide 50% of the water in these countries. Since its proclamation MRNR has been managed without a formally approved EMP in place. Because of the area's ecological value, its value as public resource and its vulnerability to degradation due to past and present use it is important that an overarching management plan for the area be put in place to ensure that MRNR is managed in a sustainable manner.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.6.1

that Council approves the Mont Rochelle Nature Reserve Environmental Management Plan (October 2021) as the document to guide the management of Mont Rochelle Nature Reserve.

² <http://bgis.sanbi.org/nfepa/SWSAmap.asp>

7.7	PLANNING :(PC: CLLR C VAN WYK (MS)
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NONE

7.8	LOCAL ECONOMIC DEVELOPMENT AND TOURISM:(PC: CLLR R DE TOIT (MS)
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NONE

7.9	RURAL MANAGEMENT: (PC: CLLR J WILLIAMS)
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NONE

7.10	YOUTH, SPORT AND CULTURE: (PC: CLLR R ADAMS)
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NONE

7.11	MUNICIPAL MANAGER
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7.11.1	MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC) TERMS OF REFERENCE
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC) TERMS OF REFERENCE

2. PURPOSE OF REPORT

For Council to approve the Municipal Public Accounts Committee (MPAC) Terms of Reference

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

In terms of Section 79 of the Structures Act, a municipal council may establish one or more Committees necessary for the effective and efficient performance of any of its functions or the exercise of any of its powers and appoint the members of such Committee(s) from among its members.

Council at its meeting dated the 10 December 2022 established a new Municipal Public Accounts Committee (MPAC). Attached as **APPENDIX 1** find Council resolution of the establishment.

Section 79A of the Structures Act was amended (attached as **APPENDIX 2**) and became effective on the 1st of November 2021. This amendment added to the roles and responsibilities of the MPAC. This necessitated that a new terms of reference be drafted to comply with the amendment. This new terms of reference outlines the structure, roles, responsibilities, and functions of the MPAC. This will provide clear guidance for the MPAC in the execution of their duties. Attached as **APPENDIX 3** find the draft MPAC terms of reference for Council's approval.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.1

- (a) that Council approves the Municipal Public Accounts Committee (MPAC) Terms of Reference; and
- (b) that Council notes the MPAC Annual Report Checklist.

FOR FURTHER DETAILS CONTACT:

NAME	<i>Geraldine Mettler</i>
POSITION	<i>Municipal Manager</i>
DIRECTORATE	<i>Municipal Manager</i>
CONTACT NUMBERS	<i>021 808 8025</i>
E-MAIL ADDRESS	municipal.manager@stellenbosch.gov.za
REPORT DATE	<i>30 March 2022</i>

7.11.2	AMENDMENT OF MEMBERSHIP OF HUMAN SETTLEMENT AND RURAL MANAGEMENT SECTION 80 COMMITTEES
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: AMENDMENT OF MEMBERSHIP OF HUMAN SETTLEMENT AND RURAL MANAGEMENT SECTION 80 COMMITTEES

2. PURPOSE

To request Council to amend the decision taken on 23 February in relation to the membership of the Rural Management and Human Settlement section 80 committees.

3. DELEGATED AUTHORITY

Council establishes the section 80 committees and appoints the members, whilst the Executive Mayor appoints the Chairpersons.

4. EXECUTIVE SUMMARY

In terms of Section 80 of the Structures Act, if a municipality has an Executive Mayor, it may appoint Committees of Councillors to assist the Executive Mayor. Such Committees may not in number exceed the number of members of the Executive Committee (10, including the Deputy Executive Mayor).

The Executive Mayor, *inter alia*:-

- appoints a Chairperson for each Committee; and
- may delegate any powers and duties of the Executive Mayor to the Committee.

Such Committee(s) must assist the Executive Mayor in accordance with the directions of the Executive Mayor and in line with the provisions as indicated in section 80.

The members are appointed by council in accordance with the principle of representation amongst the amount of members allocated to each committee. Council at the meeting on 23 February established the committees and appointed the members of the different Committees. Councillor Mdemka was appointed to the Rural Development Committee and Councillor Serdyn to the Human Settlements Committee. They have subsequently requested that they swap.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.2

- (a) that the council resolution to appoint councillor Mdemka to serve on the Rural Management Committee be amended and to appoint Councillor Mdemka to the Human Settlements Committee;
- (b) that the council resolution to appoint councillor Serdyn to serve on the Human Settlements Committee be amended and to appoint Councillor Serdyn to the Rural Management Committee;
- (c) that council notes that due to the changes the membership of the Human Settlements Committee and Rural Development Committee is now as follows:

Human Settlements, total 5 members:

DA – 3

Opposition – 2

J Fasser (DA) – Deputy Executive Mayor – Chairperson

E Vermeulen (DA)

X Mdemka (DA)

N Ntsunguzi (ANC)

M van Stade (GOOD)

Rural Management, total 4 members:

DA - 3

Opposition - 1

J Williams (DA) – Chairperson

J Serdyn (DA)

C Manuel (DA)

E Masimini (ANC)

FOR FURTHER DETAILS CONTACT:

NAME	Annalene de Beer
POSITION	<i>Director</i>
DIRECTORATE	<i>Corporate Services</i>
CONTACT NUMBERS	<i>021 808 8018</i>
E-MAIL ADDRESS	<i>Annalene.deBeer@stellenbosch.gov.za</i>
REPORT DATE	<i>7/3/2022</i>

7.11.3	CONSIDERATION ON APPLICATIONS RECEIVED: FUNDING OF EXTERNAL BODIES PERFORMING A MUNICIPAL FUNCTION AS PROVIDED BY THE POLICY FUNDING OF BODIES PERFORMING A MUNICIPAL FUNCTION, READ WITH SECTION 80(2) OF THE LOCAL GOVERNMENT SYSTEMS ACT, 32 OF 2000, FINANCIAL YEAR 2021 / 2022: (Provision of training to Small Micro Medium Enterprises (“SMME”))
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Collaborator No: 724100
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 23 March 2022

1. **SUBJECT: CONSIDERATION ON APPLICATIONS RECEIVED: FUNDING OF EXTERNAL BODIES PERFORMING A MUNICIPAL FUNCTION AS PROVIDED BY THE POLICY FUNDING OF BODIES PERFORMING A MUNICIPAL FUNCTION, READ WITH SECTION 80(2) OF THE LOCAL GOVERNMENT SYSTEMS ACT, 32 OF 2000, FINANCIAL YEAR 2021 / 2022: (Provision of training to Small Micro Medium Enterprises (“SMME”))**

2. **PURPOSE OF MEETING**

To discuss and consider the funding applications for the 3rd and 4th Quarter of the 2021 / 2022 financial year received from external bodies performing a Municipal function as provided by the Policy for the Funding of External Bodies Performing a Municipal Function, read with Section 80(2) of the Municipal Systems Act No. 32 of 2000.

3. **DELEGATED AUTHORITY**

In terms of Section 7(2) of said policy the Grants Committee is delegated to allocate funds to External Bodies Performing a Municipal Function.

4. **EXECUTIVE SUMMARY**

In terms of Section 7(2) of the Policy relating to External Bodies Performing a Municipal Function of which budget allocation are delegated to the Grants Committee to make recommendations to Council, as approved by Council.

The notices of the applications for the funding of bodies performing a municipal function was advertised in the Eikestadnuus and the PaarlPost dated 09 December 2021, attached as **APPENDIX 1** of which the closing date to submit such applications was at 12:00 midday on 17 December 2021.

The following bodies submitted applications by the closing date for funding to perform the SMME Training function for Council for the 3rd and 4th quarter of the 2021 / 2022 financial year:

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.3

- (a) that the amount of 235 000.00 be allocated to Stellenbosch Network for the 4th quarter of the 2021 / 2022 financial year; and
- (b) that the amount of R228 600.00.00 be allocated to Ranyaka Community Transformation NPC for the 3rd and 4th quarter of the 2021 / 2022 financial year

FOR FURTHER DETAILS, CONTACT:

NAME	Craig Alexander Pr Pln
POSITION	Senior Manager: Development Planning
DIRECTORATE	PLANNING AND ECONOMIC DEVELOPMENT
CONTACT NUMBERS	021 808 8196
E-MAIL ADDRESS	Craig.Alexander@stellenbosch.gov.za
REPORT DATE	08 February 2022

7.11.4	ADOPTION OF THE REVISED RISK MANAGEMENT POLICY FOR THE 2022/23 FINANCIAL YEAR
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: ADOPTION OF THE REVISED RISK MANAGEMENT POLICY FOR THE 2022/23 FINANCIAL YEAR

2. PURPOSE

To submit the Risk Management Policy for the 2022/23 financial year to Council for approval.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

Municipal Governance best practice as well the Municipal Finance Management Act (MFMA), Act 56 of 2003, requires municipalities to have an effective risk management mechanism to stay abreast of prevalent risks and to determine the risk appetite. To ensure effectiveness, a municipality must focus its attention and resources on the areas of most significant risk and concern to stakeholders. To this end, Stellenbosch Municipality has undertaken the practice of adopting a Risk Management Policy which identifies, explains and gives structure to risk management in the Municipality.

Due to the changing dynamics in the external environment which impacts municipal services, amendments and revisions had to be done to the Risk Management Policy as necessitated to ensure that the municipalities remain appropriately responsive to the risk environment. The Stellenbosch Municipality is committed to effective risk management to achieve the municipality's vision, service delivery, and strategic objectives and to ensure appropriate outcomes for the community.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.4

that Council Adopts the Revised Risk Management Policy for the 2022/23 financial year.

FOR FURTHER DETAILS CONTACT:

NAME	<i>Helena Priem</i>
POSITION	<i>Chief Risk Officer</i>
DIRECTORATE	<i>Office of the Municipal Manager</i>
CONTACT NUMBERS	<i>X8035</i>
E-MAIL ADDRESS	<i>Helena.priem@stellenbosch.gov.za</i>
REPORT DATE	<i>8 March 2022</i>

7.11.5	ADOPTION OF THE REVISED RISK MANAGEMENT FRAMEWORK FOR THE 2022/23 FINANCIAL YEAR
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: ADOPTION OF THE REVISED RISK MANAGEMENT FRAMEWORK FOR THE 2022/23 FINANCIAL YEAR

2. PURPOSE

To submit the Local Government Risk Management Framework for the 2022/23 financial year to Council for approval.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

In terms of section 62(c)(ii) of the MFMA, "The accounting officer of a municipality is responsible for managing the financial administration of the Municipality and must for this purpose take all reasonable steps to ensure - (c) that the Municipality has and maintains effective, efficient and transparent systems of risk management.

National Treasury issued the Local Government Risk Management Framework that has been developed in response to the requirements of the MFMA for municipalities and municipal entities to implement and maintain effective, efficient, and transparent systems of risk management and control.

The Provincial Treasury continually focuses on systematically achieving higher levels of governance maturity through the capacitation of risk officials for an effective system of risk management within municipalities

The Stellenbosch Municipality is committed to effective risk management in order to achieve the municipality's vision, service delivery, and strategic objectives and to ensure appropriate outcomes for the community.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.5

that Council adopts the Risk Management Framework for the 2022/23 financial year.

7.11.6	ADOPTION OF THE REVISED STRATEGIC AND OPERATIONAL RISK REGISTER FOR THE 2021/22 FINANCIAL YEAR WITH RISK APPETITE
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: ADOPTION OF THE REVISED STRATEGIC AND OPERATIONAL RISK REGISTER FOR THE 2021/22 FINANCIAL YEAR WITH RISK APPETITE

2. PURPOSE

To submit the Strategic and Operational Risk Register for the 2021/22 financial year for Council approval.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

Municipal Governance best practice as well the Municipal Finance Management Act (MFMA), Act 56 of 2003, requires municipalities to have an effective risk management mechanism to stay abreast of prevalent risks and to determine the risk appetite. To ensure effectiveness, a municipality must focus its attention and resources on the areas of most significant risk and concern to stakeholders. To this end, Stellenbosch Municipality has undertaken the practice of adopting a Strategic Risk Register which identifies strategic and operational risk at a corporate level to ensure that risks which could hamper service delivery and the strategic objectives are identified and linked to appropriate actions to mitigate the risks.

Due to the changing dynamics in the external environment with impact municipal services, amendments to the Strategic Risk Register was necessitated to ensure that the municipalities remain appropriately responsive to the risk environment.

The Stellenbosch Municipality is committed to effective risk management in order to achieve the municipality's vision, service delivery, and strategic objectives and to ensure appropriate outcomes for the community.

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.6

that Council Adopts the Strategic and Operational Risk Register for the 2021/22 financial year.

7.11.7	MUNICIPAL PARTNERSHIP FOR HUMAN RIGHTS: 2022
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

23 March 2022

1. SUBJECT: MUNICIPAL PARTNERSHIP FOR HUMAN RIGHTS: 2022

2. PURPOSE

To report back to Council in terms of Council Item 11.10.1 of the 39th Council meeting of November 2021 see attached **ANNEXURE 1**, in particular reference to Resolution (d), as quoted hereunder:

“(d) that the Municipal Manager submits a report to Council subsequent to the conclusion of the Inception Phase. i.e after (1) one year or as soon as practically possible thereafter.”

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Stellenbosch Municipality entered into a partnership agreement with Jönköping Municipality on the topic of Human Rights on 17 December 2020. The feedback to Council will deal with the following:

- 4.1 The revision of the composition of the project group
- 4.2. The application to ICLD for a multi-year project
- 4.3 The visit by a delegation from Jönköping Municipality
- 4.4 The International Training Programme (ITP) of ICLD
- 4.5 The Compilation of a Steering committee
- 4.6 Proposals for a multi-year programme
- 4.7 Visit to Jönköping Municipality

RECOMMENDATIONS FROM THE EXECUTIVE MAYOR, IN CONSULTATION WITH THE EXECUTIVE MAYORAL COMMITTEE, TO COUNCIL: 2022-03-23: ITEM 7.11.7

- (a) that Council takes note of the Municipal Manager's progress report / feedback;
- (b) that Council take note of the visit to Stellenbosch Municipality by a delegation of from Jönköping Municipality;

- (c) that the Municipal Manager submits an updated report to Council as soon as the final application to ICLD is approved by the latter; and
- (d) that Council considers retaining the existing office bearers or that Council appoint new "office bearers".

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Geraldine Mettler
<i>POSITION</i>	<i>Municipal Manager</i>
<i>DIRECTORATE</i>	<i>Municipal Manager</i>
<i>CONTACT NUMBERS</i>	021- 808 8025
<i>E-MAIL ADDRESS</i>	<i>Geraldene.mettler@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	18.03.2022

8.	REPORTS SUBMITTED BY THE EXECUTIVE MAYOR
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NONE

9.	URGENT MATTERS
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10.	MATTERS TO BE CONSIDERED IN-COMMITTEE
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The meeting adjourned at 12:10

CHAIRPERSON:

DATE:

Confirmed on

6.	STATUTORY MATTERS
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6.1	ADJUSTMENTS BUDGET FOR 2021/2022 ADDITIONAL ALLOCATION
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Collaborator No: 728333
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 19 April 2022

1 SUBJECT: ADJUSTMENTS BUDGET FOR 2021/2022 ADDITIONAL ALLOCATION

2. PURPOSE

Is to table the adjustments budget for the 2021/2022 financial year to Council for approval. The adjustments budget emanates from an additional allocation received from National Government.

3. DELEGATED AUTHORITY

Council has the delegated authority to revise an approved annual budget through an adjustments budget in terms of Section 28 of the Municipal Financial Management Act 56 of 2003.

4. EXECUTIVE SUMMARY

Additional allocation from National Government

Minister of Finance, Enoch Godongwana published, in accordance with sections 18 and 19 of the Division of Revenue Act, 2021 (Act No. 9 of 2021) as amended by the Division of Revenue Amendment Act 2021 (Act No. 17 of 2021) Government Gazette No 46095 on 25 March 2022. This Government Gazette included an additional allocation of R5.4million for Integrated National Electrification Programme (Municipal) Grant to be transferred to Stellenbosch Municipality, for the 2021/2022 financial year.

Other Allocations

A funding allocation letter was received from Cape Winelands District Municipality to Stellenbosch Municipality for the amount of R 484 000 for the CBD safety and parking project.

This adjustments budget addresses an adjustment in terms of section 28 (2) b of the MFMA and is further explained as required by section 28. Regulation 23 (3) of the Municipal Budget & Reporting Regulations (17 April 2009) also has reference.

Attached as **APPENDIX 1** is an executive summary by the Accounting Officer.

5. RECOMMENDATIONS

- (a) that the Adjustments Budget as prescribed by the Budgeting and Reporting Regulations, as set out in **APPENDIX 1 and 2** be approved; and
- (b) that the Service Delivery and Budget Implementation Plan be adjusted accordingly inclusive of the non-financial information (performance measurement).

6. DISCUSSION / CONTENTS

6.1. Background

Additional allocation from National Government

Minister of Finance, Enoch Godongwana published, in accordance with sections 18 and 19 of the Division of Revenue Act, 2021 (Act No. 9 of 2021) as amended by the Division of Revenue Amendment Act 2021 (Act No. 17 of 2021) Government Gazette No 46095 on 25 March 2022. This Government Gazette included an additional allocation of R5.4million for Integrated National Electrification Programme (Municipal) Grant to be transferred to Stellenbosch Municipality, for the 2021/2022 financial year.

Other Allocations

A funding allocation letter was received from Cape Winelands District Municipality to Stellenbosch Municipality for the amount of R 484 000 for the CBD safety and parking project.

This adjustments budget addresses an adjustment in terms of section 28 (2) b of the MFMA and is further explained as required by section 28. Regulation 23 (3) of the Municipal Budget & Reporting Regulations (17 April 2009) also has reference.

Attached as **APPENDIX 1** is an executive summary by the Accounting Officer.

6.2 Financial implications

Capital Adjustments Budget

Council approved a Capital Budget for the 2021/2022 financial year in February 2022, as allowed by the Municipal Budget and Reporting Regulations which amounted to R398 107 636.

The proposed Adjusted Capital Expenditure Budget for the 2021/2022 financial year, inclusive of the additional allocation in conditional grants, amounts to R403 507 636.

Operating Expenditure Adjustments Budget

Council approved the Operational Expenditure Budget for 2021/2022 financial year in February 2022, as allowed by the Municipal Budget and Reporting Regulations, which amounted to R1 977 195 011.

The proposed Adjusted Operational Expenditure Budget for the 2021/2022 financial year, remains unchanged at R1 977 679 011.

Operating Revenue Adjustments Budget

Council approved the Operational Revenue Budget for 2021/22 financial year in February 2022, as allowed by the Municipal Budget and Reporting Regulations, which amounted to R2 110 706 758. This adjustments budget effectively changes the approved budget by means of the inclusion of the additional allocations in conditional grants. The proposed Adjusted Budget for the 2021/2022 financial year amounts to R2 116 590 758.

6.4 Legal Implications

Section 28 of the Municipal Finance Management Act states that:

- “(1) *The municipality may revise an approved annual budget through an adjustments budget.*
- (2) *An adjustments budget –*
- (b) *may appropriate additional revenues that have become available over and above those anticipated in the annual budget, but only to revise or accelerate spending programmes already budgeted for.”*

Regulation 23 (3) of the Municipal Budget and Reporting Regulations states that:

“If a national or provincial adjustments budget allocates or transfers additional revenues to a municipality, the mayor of a municipality must, at the next available council meeting, but within 60 days of the approval of the relevant national or provincial adjustments budget, table an adjustments budget referred to in section 28 (2) (b) of the Act in the municipal council to appropriate these additional revenues.”

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

February Adjustments Budget 2021/2022 - 23 February 2022

6.7 Risk Implications

None

6.8 Comments from Senior Management:

Inputs from all Directorates were incorporated into the adjustments budget.

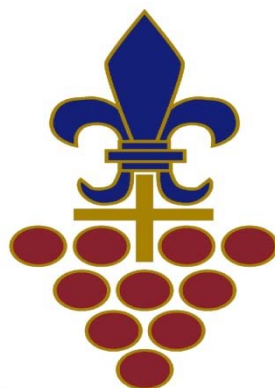
Attachments

- Appendix 1 - Budget documentation
 Appendix 2 - Adjustments budget 21/22 (B-schedule)
 Appendix 3 - Quality certificate

FOR FURTHER DETAILS CONTACT:

NAME	KEVIN CAROLUS
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REPORT DATE	April 2022

APPENDIX 1



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

STELLENBOSCH MUNICIPALITY

SPECIAL ADJUSTMENTS BUDGET DOCUMENTATION

APRIL 2022

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ADJUSTMENTS BUDGET

1. Mayor's Report

Additional allocation from National Government

Minister of Finance published, in accordance with sections 18 and 19 of the Division of Revenue Act, 2021 (Act No. 9 of 2021) as amended by the Division of Revenue Amendment Act 2021 (Act No. 17 of 2021) Government Gazette No 46095 on 25 March 2022.

This Government Gazette included an additional allocation of R5.4million for Integrated National Electrification Programme (Municipal) Grant to be transferred to Stellenbosch Municipality, for the 2021/2022 financial year.

Other Allocations

A funding allocation letter was received from Cape Winelands District Municipality to Stellenbosch Municipality for the amount of R 484 000 for the CBD safety and parking project.

This adjustments budget addresses an adjustment in terms of section 28 (2) b of the MFMA and is further explained as required by section 28. Regulation 23 (3) of the Municipal Budget & Reporting Regulations (17 April 2009) also has reference.

Gazetting of Allocations

The adjustment budget in terms of section 28 (2) (b) and (c) of the MFMA emanates from additional funds that has been allocated to Stellenbosch Municipality.

Minister of Finance, Enoch Godongwana published, in accordance with sections 18 and 19 of the Division of Revenue Act, 2021 (Act No. 9 of 2021) as amended by the Division of Revenue Amendment Act 2021 (Act No. 17 of 2021) Government Gazette No 46095 on 25 March 2022.

The aforementioned Government Gazette included an additional allocation of R5.4million for Integrated National Electrification Programme (Municipal) Grant to be transferred to Stellenbosch Municipality, for the 2021/2022 financial year.

Other Allocations

A funding allocation letter was received from Cape Winelands District Municipality to Stellenbosch Municipality for the amount of R 484 000 for the CBD safety and parking project.

2. Resolutions

(a) that the Adjustments Budget Tables as prescribed by the Budgeting and Reporting Regulations, as set out in APPENDIX 2, be approved; and

(b) that the Service Delivery and Budget Implementation Plan be adjusted accordingly inclusive of the non-financial information (performance measurement).

3. Executive Summary

Additional Allocations from National Government

Minister of Finance, Enoch Godongwana published, in accordance with sections 18 and 19 of the Division of Revenue Act, 2021 (Act No. 9 of 2021) as amended by the Division of Revenue Amendment Act 2021 (Act No. 17 of 2021) Government Gazette No 46095 on 25 March 2022.

This Government Gazette included an additional allocation of R5.4million for Integrated National Electrification Programme (Municipal) Grant to be transferred to Stellenbosch Municipality, for the 2021/2022 financial year.

Other Allocations

A funding allocation letter was received from Cape Winelands District Municipality to Stellenbosch Municipality for the amount of R 484 000 for the CBD safety and parking project.

SPECIAL ADJUSTMENTS BUDGET FOR THE FINANCIAL PERIOD 2021 – 2022
APRIL 2022

The capital national grants and allocations will be affected as follows:

Provincial Grants	Type	Approved Budget	Adjustments	Adjustments Budget
Integrated National Electrification Programme Grant	Capital	18 000 000	5 400 000	23 400 000
		18 000 000	5 400 000	23 400 000

The increase in conditional grants and additional allocation will affect the operational revenue budget as follows:

Directorate	Approved Budget	Adjustment	Adjustments Budget
Municipal Manager	-550 000	-	-550 000
Planning and Development Services	-36 975 990	-	-36 975 990
Community & Protection Services	-178 158 671	-484 000	-178 642 671
Infrastructure Services	-1 384 291 831	-5 400 000	-1 389 691 831
Corporate Services	-5 845 587	-	-5 845 587
Financial Services	-504 884 679	-	-504 884 679
Total Revenue	-2 110 706 758	-5 884 000	-2 116 590 758

The additional allocation will affect the operational expenditure budget as follows:

Directorate	Approved Budget	Adjustment	Adjustments Budget
Municipal Manager	25 972 966	-	25 972 966
Planning and Development Services	81 551 238	-	81 551 238
Community & Protection Services	390 695 184	484 000	391 179 184
Infrastructure Services	1 184 638 272	-	1 184 638 272
Corporate Services	193 939 626	-	193 939 626
Financial Services	100 397 726	-	100 397 726
Total Revenue	1 977 195 011	484 000	1 977 679 011

The increase in conditional grants will affect the Capital budget as follows:

Directorate	Capital Expenditure Budget	Additional Allocation	Total Budget
Municipal Manager	44 000	-	44 000
Planning & Development Services	17 209 720	-	17 209 720
Community and Protection Services	38 617 860	-	38 617 860
Infrastructure Services	312 262 137	5 400 000	317 662 137
Corporate Services	29 573 919	-	29 573 919
Financial Services	400 000	-	400 000
Total Capital	398 107 636	5 400 000	403 507 636

The increase in conditional grants and additional allocations will affect the total budget as follows:

Directorate	Operating Revenue Budget	Operating Expenditure Budget	Capital Budget	Total Budget
Municipal Manager	-550 000	25 972 966	44 000	26 016 966
Planning & Development Services	-36 975 990	81 551 238	17 209 720	98 760 958
Community and Protection Services	-178 642 671	391 179 184	38 617 860	429 797 044
Infrastructure Services	-1 389 691 831	1 184 638 272	317 662 137	1 502 300 409
Corporate Services	-5 845 587	193 939 626	29 573 919	223 513 545
Financial Services	-504 884 679	100 397 726	400 000	100 797 726
Total	-2 116 590 758	1 977 679 011	403 507 636	2 381 186 648

PART 2**4. Adjustments Budget Assumptions**

The adjustments budget is based on the assumption that the full amount, as per the Provincial Gazette, will be received and spent in the current financial year.

5. Adjustments Budget Funding

The capital and operational, national grants and allocations are affected as follows:

Grants / Allocation	Type	Approved Budget	Adjustments	Adjustments Budget
Integrated National Electrification Programme (Municipal Grant) [Schedule 5B]	Capital	18 000 000	5 400 000	23 400 000
Cape Winelands District Municipality	Operational	646 959	484 000	1 130 959
		18 646 959	5 884 000	23 530 959

APPENDIX 2

Adjustments Budget Tables

In accordance with the Budget and Reporting Regulations, the following compulsory schedules are attached (Appendix 2) reflecting the composition and detail of the adjustments budget:

Table name	Table reference
Adjustments Budget Summary	B1
Adjustments Budget Financial Performance by standard classification	B2
Adjustments Budget Financial Performance by vote	B3
Adjustments Budget Financial Performance	B4
Adjustments Budget Capital Expenditure by vote and funding	B5
Adjustments Budget Financial Position	B6
Adjustments Budget Cash Flows	B7
Cash backed reserves/ Accumulated surplus reconciliation	B8
Asset Management	B9
Basic Service Delivery Measurement	B10

Supporting schedules (SB1 – SB20) are attached on Appendix 3.

WC024 Stellenbosch - Table B1 Adjustments Budget Summary -

Description	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
	Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
	A	1 A1	2 B	3 C	4 D	5 E	6 F	7 G	8 H		
R thousands											
Financial Performance											
Property rates	423 633	415 668	-	-	-	-	-	-	415 668	449 050	475 994
Service charges	1 156 097	1 144 568	-	-	-	-	-	-	1 144 568	1 239 640	1 319 041
Investment revenue	13 200	19 613	-	-	-	-	-	-	19 613	13 948	14 739
Transfers recognised - operational	204 313	203 746	-	-	-	-	-	-	203 746	186 708	190 421
Other own revenue	222 808	199 166	-	-	-	-	-	-	199 166	202 299	210 065
Total Revenue (excluding capital transfers and contributions)	2 020 051	1 982 761	-	-	-	-	-	-	1 982 761	2 091 646	2 210 260
Employee costs	607 458	577 762	-	-	-	-	-	-	577 762	615 845	637 279
Remuneration of councillors	21 978	20 059	-	-	-	-	-	-	20 059	22 857	23 771
Depreciation & asset impairment	211 541	211 541	-	-	-	-	-	-	211 541	215 772	220 087
Finance charges	43 842	45 476	-	-	-	-	-	-	45 476	42 093	39 630
Materials and bulk purchases	577 332	582 077	-	-	-	-	-	-	582 077	626 635	681 782
Transfers and grants	13 600	13 524	-	-	-	-	-	-	13 524	13 223	13 606
Other expenditure	541 739	526 756	-	-	-	-	-	-	526 756	535 241	558 105
Total Expenditure	2 017 490	1 977 195	-	-	-	-	-	-	1 977 195	2 071 666	2 174 261
Surplus/(Deficit)	2 560	5 566	-	-	-	-	-	-	5 566	19 980	35 999
Transfers recognised - capital	105 554	111 591	-	-	-	-	-	5 400	5 400	116 991	96 887
Contributions recognised - capital & contributed assets	-	16 355	-	-	-	-	-	-	-	16 355	-
Surplus/(Deficit) after capital transfers & contributions	108 114	133 512	-	-	-	-	-	5 400	5 400	138 912	116 868
Share of surplus/ (deficit) of associate	-	-	-	-	-	-	-	-	-	-	-
Surplus/ (Deficit) for the year	108 114	133 512	-	-	-	-	-	5 400	5 400	138 912	116 868
Capital expenditure & funds sources											
Capital expenditure	406 054	398 108	-	-	-	-	-	5 400	5 400	403 508	384 460
Transfers recognised - capital	105 554	111 899	-	-	-	-	-	5 400	5 400	117 299	96 887
Public contributions & donations	-	-	-	-	-	-	-	-	-	-	-
Borrowing	144 000	152 862	-	-	-	-	-	-	-	152 862	140 000
Internally generated funds	156 500	133 347	-	-	-	-	-	-	-	133 347	147 573
Total sources of capital funds	406 054	398 108	-	-	-	-	-	5 400	5 400	403 508	384 460
Financial position											
Total current assets	1 017 900	1 208 525	-	-	-	-	-	(616 292)	(616 292)	592 234	163 428
Total non current assets	5 865 071	6 069 317	-	-	-	-	-	5 400	5 400	6 074 717	168 688
Total current liabilities	878 732	951 235	-	-	-	-	-	(616 292)	(616 292)	334 944	(4 582)
Total non current liabilities	804 086	777 185	-	-	-	-	-	-	-	777 185	333 999
Community wealth/Equity	5 200 152	5 549 427	-	-	-	-	-	5 400	5 400	5 554 827	6 155
Cash flows											
Net cash from (used) operating	305 862	261 872	-	-	-	-	-	5 400	5 400	267 272	321 186
Net cash from (used) investing	-	(382 060)	-	-	-	-	-	(5 400)	(5 400)	(387 460)	(384 460)
Net cash from (used) financing	19 757	22 961	-	-	-	-	-	-	-	22 961	-
Cash/cash equivalents at the year end	740 861	236 856	-	-	-	-	-	-	-	236 856	(63 274)
Cash backing/surplus reconciliation											
Cash and investments available	416 293	217 211	-	-	-	-	-	-	-	217 211	330 271
Application of cash and investments	4 872 639	4 158 472	-	-	-	-	-	559 746	559 746	4 718 218	(104 168)
Balance - surplus (shortfall)	(4 456 346)	(3 941 261)	-	-	-	-	-	(559 746)	(559 746)	(4 501 007)	434 439
Asset Management											
Asset register summary (WDV)	5 868 503	6 072 791	-	-	-	-	-	5 400	5 400	6 078 191	168 688
Depreciation & asset impairment	211 541	211 541	-	-	-	-	-	-	-	211 541	215 772
Renewal of Existing Assets	9 950	32 133	-	-	-	-	-	-	-	32 133	23 600
Repairs and Maintenance	87 614	80 759	-	-	-	-	-	-	-	80 759	85 775
Free services											
Cost of Free Basic Services provided	(43 344)	(48 789)	-	-	-	-	-	-	-	(48 789)	(47 159)
Revenue cost of free services provided	-	(49 665)	-	-	-	-	-	-	-	(49 665)	-
Households below minimum service level											
Water:	1	-	-	-	-	-	-	-	-	-	-
Sanitation/sewerage:	1	-	-	-	-	-	-	-	-	-	-
Energy:	2	-	-	-	-	-	-	-	-	-	-
Refuse:	4	-	-	-	-	-	-	-	-	-	-

WC024 Stellenbosch - Table B2 Adjustments Budget Financial Performance (functional classification) -

Standard Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted 5 A1	Accum. Funds 6 B	Multi-year capital 7 C	Unfore. Unavoid. 8 D	Nat. or Prov. Govt 9 E	Other Adjusts. 10 F	Total Adjusts. 11 G	Adjusted Budget 12 H	Adjusted Budget	Adjusted Budget
R thousands	1, 4	A	A1	B	C	D	E	F	G	H		
Revenue - Functional												
<i>Governance and administration</i>		513 180	514 436	-	-	-	-	-	-	514 436	543 776	573 589
Executive and council		1 061	1 061	-	-	-	-	-	-	1 061	778	817
Finance and administration		512 119	512 824	-	-	-	-	-	-	512 824	542 998	572 772
Internal audit		-	550	-	-	-	-	-	-	550	-	-
<i>Community and public safety</i>		203 081	194 635	-	-	-	-	-	-	194 635	173 591	185 318
Community and social services		15 436	21 809	-	-	-	-	-	-	21 809	15 135	15 512
Sport and recreation		1 658	5 259	-	-	-	-	-	-	5 259	778	817
Public safety		171 533	149 190	-	-	-	-	-	-	149 190	146 457	151 330
Housing		14 455	18 377	-	-	-	-	-	-	18 377	11 222	17 659
Health		-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		121 921	115 329	-	-	-	-	-	-	115 329	103 233	66 863
Planning and development		115 023	62 229	-	-	-	-	-	-	62 229	100 506	64 051
Road transport		5 911	52 113	-	-	-	-	-	-	52 113	2 059	2 109
Environmental protection		987	987	-	-	-	-	-	-	987	669	702
<i>Trading services</i>		1 287 310	1 286 194	-	-	-	-	5 400	5 400	1 291 594	1 367 815	1 450 210
Energy sources		842 934	847 839	-	-	-	-	5 400	5 400	853 239	889 169	940 718
Water management		172 558	173 377	-	-	-	-	-	-	173 377	183 919	194 045
Waste water management		150 230	142 863	-	-	-	-	-	-	142 863	159 928	168 040
Waste management		121 589	122 115	-	-	-	-	-	-	122 115	134 800	147 408
Other		112	112	-	-	-	-	-	-	112	119	125
Total Revenue - Functional	2	2 125 605	2 110 707	-	-	-	-	5 400	5 400	2 116 107	2 188 533	2 276 105
Expenditure - Functional												
<i>Governance and administration</i>		344 570	316 267	-	-	-	-	-	-	316 267	346 094	357 203
Executive and council		55 384	31 544	-	-	-	-	-	-	31 544	52 859	54 988
Finance and administration		275 761	272 918	-	-	-	-	-	-	272 918	279 354	287 888
Internal audit		13 425	11 805	-	-	-	-	-	-	11 805	13 881	14 327
<i>Community and public safety</i>		367 326	394 177	-	-	-	-	-	-	394 177	379 354	395 598
Community and social services		43 177	47 428	-	-	-	-	-	-	47 428	44 221	45 706
Sport and recreation		53 696	68 090	-	-	-	-	-	-	68 090	55 086	57 038
Public safety		236 448	247 767	-	-	-	-	-	-	247 767	245 686	257 218
Housing		34 003	30 892	-	-	-	-	-	-	30 892	34 361	35 635
Health		-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		236 611	200 693	-	-	-	-	-	-	200 693	214 248	221 160
Planning and development		105 250	79 172	-	-	-	-	-	-	79 172	84 169	86 571
Road transport		99 836	99 816	-	-	-	-	-	-	99 816	97 415	100 591
Environmental protection		31 526	21 705	-	-	-	-	-	-	21 705	32 665	33 998
<i>Trading services</i>		1 068 933	1 066 058	-	-	-	-	-	-	1 066 058	1 131 918	1 200 248
Energy sources		610 888	628 113	-	-	-	-	-	-	628 113	657 209	709 409
Water management		127 577	123 368	-	-	-	-	-	-	123 368	132 052	137 887
Waste water management		182 682	175 315	-	-	-	-	-	-	175 315	185 111	188 853
Waste management		147 785	139 261	-	-	-	-	-	-	139 261	157 545	164 099
Other		50	-	-	-	-	-	-	-	-	52	53
Total Expenditure - Functional	3	2 017 490	1 977 195	-	-	-	-	-	-	1 977 195	2 071 666	2 174 261
Surplus/ (Deficit) for the year		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843

WC024 Stellenbosch - Table B2 Adjustments Budget Financial Performance (functional classification) - B -

Standard Classification Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	+1 2022/23	+2 2023/24
		A	5 A1	6 B	7 C	8 D	9 E	10 F	11 G	12 H		
R thousand	1											
Revenue - Functional												
<i>Municipal governance and administration</i>		513 180	514 436	-	-	-	-	-	-	514 436	543 776	573 589
Executive and council		1 061	1 061	-	-	-	-	-	-	1 061	778	817
Mayor and Council		1 061	1 061	-	-	-	-	-	-	1 061	778	817
Municipal Manager, Town Secretary and Chief Executive		-	-	-	-	-	-	-	-	-	-	-
Finance and administration		512 119	512 824	-	-	-	-	-	-	512 824	542 998	572 772
Administrative and Corporate Support		-	-	-	-	-	-	-	-	-	-	-
Asset Management		-	-	-	-	-	-	-	-	-	-	-
Finance		503 347	504 546	-	-	-	-	-	-	504 546	534 028	563 330
Fleet Management		132	132	-	-	-	-	-	-	132	128	123
Human Resources		250	1 252	-	-	-	-	-	-	1 252	-	-
Information Technology		-	-	-	-	-	-	-	-	-	-	-
Legal Services		1	1	-	-	-	-	-	-	1	1	2
Marketing, Customer Relations, Publicity and Media Co-		-	-	-	-	-	-	-	-	-	-	-
Property Services		8 182	6 686	-	-	-	-	-	-	6 686	8 623	9 088
Risk Management		-	-	-	-	-	-	-	-	-	-	-
Security Services		-	-	-	-	-	-	-	-	-	-	-
Supply Chain Management		207	207	-	-	-	-	-	-	207	218	228
Valuation Service		-	-	-	-	-	-	-	-	-	-	-
Internal audit		-	550	-	-	-	-	-	-	550	-	-
Governance Function		-	550	-	-	-	-	-	-	550	-	-
<i>Community and public safety</i>		203 081	194 635	-	-	-	-	-	-	194 635	173 591	185 318
Community and social services		15 436	21 809	-	-	-	-	-	-	21 809	15 135	15 512
Aged Care		-	-	-	-	-	-	-	-	-	-	-
Agricultural		-	-	-	-	-	-	-	-	-	-	-
Animal Care and Diseases		-	-	-	-	-	-	-	-	-	-	-
Cemeteries, Funeral Parlours and Crematoriums		3 542	1 342	-	-	-	-	-	-	1 342	3 467	3 640
Child Care Facilities		-	-	-	-	-	-	-	-	-	-	-
Community Halls and Facilities		58	3 078	-	-	-	-	-	-	3 078	62	65
Consumer Protection		-	-	-	-	-	-	-	-	-	-	-
Cultural Matters		-	-	-	-	-	-	-	-	-	-	-
Disaster Management		320	320	-	-	-	-	-	-	320	-	-
Education		-	-	-	-	-	-	-	-	-	-	-
Indigenous and Customary Law		-	-	-	-	-	-	-	-	-	-	-
Industrial Promotion		-	-	-	-	-	-	-	-	-	-	-
Language Policy		-	-	-	-	-	-	-	-	-	-	-
Libraries and Archives		11 434	16 989	-	-	-	-	-	-	16 989	11 568	11 768
Literacy Programmes		-	-	-	-	-	-	-	-	-	-	-
Media Services		-	-	-	-	-	-	-	-	-	-	-
Museums and Art Galleries		-	-	-	-	-	-	-	-	-	-	-
Population Development		81	81	-	-	-	-	-	-	81	38	38
Provincial Cultural Matters		-	-	-	-	-	-	-	-	-	-	-
Theatres		-	-	-	-	-	-	-	-	-	-	-
Zoo's		-	-	-	-	-	-	-	-	-	-	-
Sport and recreation		1 658	5 259	-	-	-	-	-	-	5 259	778	817
Beaches and Jetties		-	-	-	-	-	-	-	-	-	-	-
Casinos, Racing, Gambling, Wagering		-	-	-	-	-	-	-	-	-	-	-
Community Parks (including Nurseries)		991	991	-	-	-	-	-	-	991	778	817
Recreational Facilities		-	-	-	-	-	-	-	-	-	-	-
Sports Grounds and Stadiums		667	4 268	-	-	-	-	-	-	4 268	-	-
Public safety		171 533	149 190	-	-	-	-	-	-	149 190	146 457	151 330
Civil Defence		2 226	6 143	-	-	-	-	-	-	6 143	1 889	1 984
Cleansing		-	-	-	-	-	-	-	-	-	-	-
Control of Public Nuisances		-	-	-	-	-	-	-	-	-	-	-
Fencing and Fences		-	-	-	-	-	-	-	-	-	-	-
Fire Fighting and Protection		844	844	-	-	-	-	-	-	844	327	343
Licensing and Control of Animals		-	-	-	-	-	-	-	-	-	-	-
Police Forces, Traffic and Street Parking Control		168 463	142 203	-	-	-	-	-	-	142 203	144 241	149 003
Pounds		-	-	-	-	-	-	-	-	-	-	-
Housing		14 455	18 377	-	-	-	-	-	-	18 377	11 222	17 659
Housing		14 455	18 377	-	-	-	-	-	-	18 377	11 222	17 659
Informal Settlements		-	-	-	-	-	-	-	-	-	-	-
Health		-	-	-	-	-	-	-	-	-	-	-
Ambulance		-	-	-	-	-	-	-	-	-	-	-
Health Services		-	-	-	-	-	-	-	-	-	-	-
Laboratory Services		-	-	-	-	-	-	-	-	-	-	-
Food Control		-	-	-	-	-	-	-	-	-	-	-
Health Surveillance and Prevention of Communicable		-	-	-	-	-	-	-	-	-	-	-
Vector Control		-	-	-	-	-	-	-	-	-	-	-
Chemical Safety		-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		121 921	115 329	-	-	-	-	-	-	115 329	103 233	66 863
Planning and development		115 023	62 229	-	-	-	-	-	-	62 229	100 506	64 051
Billboards		-	-	-	-	-	-	-	-	-	-	-
Corporate Wide Strategic Planning (IDPs, LEDs)		3 658	6 258	-	-	-	-	-	-	6 258	26	27
Central City Improvement District		-	-	-	-	-	-	-	-	-	-	-
Development Facilitation		-	-	-	-	-	-	-	-	-	-	-

Standard Classification Description	Ref	Budget Year 2021/22									Budget Year	Budget Year	
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget	
		A	5 A1	6 B	7 C	8 D	9 E	10 F	11 G	12 H			
<i>Economic Development/Planning</i>	1	-	-	-	-	-	-	-	-	-	-	-	-
<i>Regional Planning and Development</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Town Planning, Building Regulations and Enforcement, Project Management Unit</i>		9 074	9 074	-	-	-	-	-	-	-	9 074	9 527	10 004
<i>Provincial Planning</i>		102 292	46 897	-	-	-	-	-	-	-	46 897	90 952	54 020
<i>Support to Local Municipalities</i>		-	-	-	-	-	-	-	-	-	-	-	-
Road transport		5 911	52 113	-	-	-	-	-	-	-	52 113	2 059	2 109
<i>Public Transport</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Road and Traffic Regulation</i>		913	913	-	-	-	-	-	-	-	913	959	1 007
<i>Roads</i>		4 998	51 200	-	-	-	-	-	-	-	51 200	1 100	1 103
<i>Taxi Ranks</i>		-	-	-	-	-	-	-	-	-	-	-	-
Environmental protection		987	987	-	-	-	-	-	-	-	987	669	702
<i>Biodiversity and Landscape</i>		595	595	-	-	-	-	-	-	-	595	624	656
<i>Coastal Protection</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Indigenous Forests</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Nature Conservation</i>		393	393	-	-	-	-	-	-	-	393	45	47
<i>Pollution Control</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Soil Conservation</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Trading services</i>		1 287 310	1 286 194	-	-	-	-	5 400	5 400	-	1 291 594	1 367 815	1 450 210
Energy sources		842 934	847 839	-	-	-	-	5 400	5 400	-	853 239	889 169	940 718
<i>Electricity</i>		842 934	847 839	-	-	-	-	5 400	5 400	-	853 239	889 169	940 718
<i>Street Lighting and Signal Systems</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Nonelectric Energy</i>		-	-	-	-	-	-	-	-	-	-	-	-
Water management		172 558	173 377	-	-	-	-	-	-	-	173 377	183 919	194 045
<i>Water Treatment</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Water Distribution</i>		172 558	173 377	-	-	-	-	-	-	-	173 377	183 919	194 045
<i>Water Storage</i>		-	-	-	-	-	-	-	-	-	-	-	-
Waste water management		150 230	142 863	-	-	-	-	-	-	-	142 863	159 928	168 040
<i>Public Toilets</i>		7 015	7 015	-	-	-	-	-	-	-	7 015	7 577	7 729
<i>Sewerage</i>		68 078	62 445	-	-	-	-	-	-	-	62 445	72 163	76 493
<i>Storm Water Management</i>		-	657	-	-	-	-	-	-	-	657	-	-
<i>Waste Water Treatment</i>		75 136	72 745	-	-	-	-	-	-	-	72 745	80 187	83 818
Waste management		121 589	122 115	-	-	-	-	-	-	-	122 115	134 800	147 408
<i>Recycling</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Disposal (Landfill Sites)</i>		4 296	4 296	-	-	-	-	-	-	-	4 296	4 812	5 389
<i>Solid Waste Removal</i>		117 293	117 819	-	-	-	-	-	-	-	117 819	129 988	142 018
<i>Street Cleaning</i>		-	-	-	-	-	-	-	-	-	-	-	-
<i>Other</i>		112	112	-	-	-	-	-	-	-	112	119	125
Abattoirs		-	-	-	-	-	-	-	-	-	-	-	-
Air Transport		-	-	-	-	-	-	-	-	-	-	-	-
Forestry		-	-	-	-	-	-	-	-	-	-	-	-
Licensing and Regulation		-	-	-	-	-	-	-	-	-	-	-	-
Markets		112	112	-	-	-	-	-	-	-	112	119	125
Tourism		-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue - Functional	2	2 125 605	2 110 707	-	-	-	-	5 400	5 400	-	2 116 107	2 188 533	2 276 105

Standard Classification Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	+1 2022/23	+2 2023/24
		A	5 A1	6 B	7 C	8 D	9 E	10 F	11 G	12 H		
R thousand												
Expenditure - Functional												
<i>Municipal governance and administration</i>		344 570	316 267	-	-	-	-	-	-	316 267	346 094	357 203
Executive and council		55 384	31 544	-	-	-	-	-	-	31 544	52 859	54 988
<i>Mayor and Council</i>		40 038	25 946	-	-	-	-	-	-	25 946	36 992	38 595
<i>Municipal Manager, Town Secretary and Chief Executive</i>		15 346	5 599	-	-	-	-	-	-	5 599	15 867	16 393
Finance and administration		275 761	272 918	-	-	-	-	-	-	272 918	279 354	287 888
<i>Administrative and Corporate Support</i>		11 821	15 514	-	-	-	-	-	-	15 514	12 323	12 854
<i>Asset Management</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Finance</i>		110 877	87 051	-	-	-	-	-	-	87 051	103 754	107 226
<i>Fleet Management</i>		1 503	2 193	-	-	-	-	-	-	2 193	1 548	1 595
<i>Human Resources</i>		41 915	50 953	-	-	-	-	-	-	50 953	48 806	50 640
<i>Information Technology</i>		49 380	51 102	-	-	-	-	-	-	51 102	49 836	50 305
<i>Legal Services</i>		13 511	8 660	-	-	-	-	-	-	8 660	13 736	14 522
<i>Marketing, Customer Relations, Publicity and Media Co-</i>		2 290	3 397	-	-	-	-	-	-	3 397	2 373	2 446
<i>Property Services</i>		41 792	41 827	-	-	-	-	-	-	41 827	44 215	45 446
<i>Risk Management</i>		-	1 057	-	-	-	-	-	-	1 057	-	-
<i>Security Services</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Supply Chain Management</i>		2 671	11 164	-	-	-	-	-	-	11 164	2 763	2 853
<i>Valuation Service</i>		-	-	-	-	-	-	-	-	-	-	-
Internal audit		13 425	11 805	-	-	-	-	-	-	11 805	13 881	14 327
<i>Governance Function</i>		13 425	11 805	-	-	-	-	-	-	11 805	13 881	14 327
<i>Community and public safety</i>		367 326	394 177	-	-	-	-	-	-	394 177	379 354	395 598
Community and social services		43 177	47 428	-	-	-	-	-	-	47 428	44 221	45 706
<i>Aged Care</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Agricultural</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Animal Care and Diseases</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Cemeteries, Funeral Parlours and Crematoriums</i>		5 908	6 353	-	-	-	-	-	-	6 353	6 098	6 293
<i>Child Care Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Community Halls and Facilities</i>		6 381	5 678	-	-	-	-	-	-	5 678	6 482	6 817
<i>Consumer Protection</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Cultural Matters</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Disaster Management</i>		4 201	5 363	-	-	-	-	-	-	5 363	4 067	4 192
<i>Education</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Indigenous and Customary Law</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Industrial Promotion</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Language Policy</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Libraries and Archives</i>		17 029	16 801	-	-	-	-	-	-	16 801	17 504	17 892
<i>Literacy Programmes</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Media Services</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Museums and Art Galleries</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Population Development</i>		9 657	13 233	-	-	-	-	-	-	13 233	10 070	10 512
<i>Provincial Cultural Matters</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Theatres</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Zoo's</i>		-	-	-	-	-	-	-	-	-	-	-
Sport and recreation		53 696	68 090	-	-	-	-	-	-	68 090	55 086	57 038
<i>Beaches and Jetties</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Casinos, Racing, Gambling, Wagering</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Community Parks (including Nurseries)</i>		40 032	49 956	-	-	-	-	-	-	49 956	41 247	42 743
<i>Recreational Facilities</i>		1 728	1 672	-	-	-	-	-	-	1 672	1 788	1 851
<i>Sports Grounds and Stadiums</i>		11 936	16 462	-	-	-	-	-	-	16 462	12 051	12 444
Public safety		236 448	247 767	-	-	-	-	-	-	247 767	245 686	257 218
<i>Civil Defence</i>		67 956	75 280	-	-	-	-	-	-	75 280	70 151	73 433
<i>Cleansing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Control of Public Nuisances</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Fencing and Fences</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Fire Fighting and Protection</i>		47 104	45 721	-	-	-	-	-	-	45 721	48 063	49 672
<i>Licensing and Control of Animals</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Police Forces, Traffic and Street Parking Control</i>		121 388	126 766	-	-	-	-	-	-	126 766	127 471	134 113
<i>Pounds</i>		-	-	-	-	-	-	-	-	-	-	-
Housing		34 003	30 892	-	-	-	-	-	-	30 892	34 361	35 635
<i>Housing</i>		21 741	23 080	-	-	-	-	-	-	23 080	21 659	22 497
<i>Informal Settlements</i>		12 262	7 812	-	-	-	-	-	-	7 812	12 701	13 138
Health		-	-	-	-	-	-	-	-	-	-	-
<i>Ambulance</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Health Services</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Laboratory Services</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Food Control</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Health Surveillance and Prevention of Communicable</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Vector Control</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Chemical Safety</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		236 611	200 693	-	-	-	-	-	-	200 693	214 248	221 160
Planning and development		105 250	79 172	-	-	-	-	-	-	79 172	84 169	86 571
<i>Billboards</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Corporate Wide Strategic Planning (IDPs, LEDs)</i>		16 968	10 219	-	-	-	-	-	-	10 219	16 821	17 066
<i>Central City Improvement District</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Development Facilitation</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Economic Development/Planning</i>		9 212	8 748	-	-	-	-	-	-	8 748	7 077	7 281
<i>Regional Planning and Development</i>		-	-	-	-	-	-	-	-	-	-	-

Standard Classification Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousand	1	A	5 A1	6 B	7 C	8 D	9 E	10 F	11 G	12 H		
<i>Town Planning, Building Regulations and Enforcement, and City Engineer</i>		50 821	37 444	-	-	-	-	-	-	37 444	52 725	54 589
<i>Project Management Unit</i>		28 249	22 760	-	-	-	-	-	-	22 760	7 545	7 635
<i>Provincial Planning</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Support to Local Municipalities</i>		-	-	-	-	-	-	-	-	-	-	-
Road transport		99 836	99 816	-	-	-	-	-	-	99 816	97 415	100 591
<i>Public Transport</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Road and Traffic Regulation</i>		9 368	5 853	-	-	-	-	-	-	5 853	9 792	10 124
<i>Roads</i>		90 467	93 963	-	-	-	-	-	-	93 963	87 623	90 467
<i>Taxi Ranks</i>		-	-	-	-	-	-	-	-	-	-	-
Environmental protection		31 526	21 705	-	-	-	-	-	-	21 705	32 665	33 998
<i>Biodiversity and Landscape</i>		22 913	15 721	-	-	-	-	-	-	15 721	24 147	25 176
<i>Coastal Protection</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Indigenous Forests</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Nature Conservation</i>		8 612	5 984	-	-	-	-	-	-	5 984	8 518	8 822
<i>Pollution Control</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Soil Conservation</i>		-	-	-	-	-	-	-	-	-	-	-
Trading services		1 068 933	1 066 058	-	-	-	-	-	-	1 066 058	1 131 918	1 200 248
Energy sources		610 888	628 113	-	-	-	-	-	-	628 113	657 209	709 409
<i>Electricity</i>		610 888	628 113	-	-	-	-	-	-	628 113	657 209	709 409
<i>Street Lighting and Signal Systems</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Nonelectric Energy</i>		-	-	-	-	-	-	-	-	-	-	-
Water management		127 577	123 368	-	-	-	-	-	-	123 368	132 052	137 887
<i>Water Treatment</i>		16 897	14 397	-	-	-	-	-	-	14 397	17 482	18 141
<i>Water Distribution</i>		104 193	101 205	-	-	-	-	-	-	101 205	107 879	112 843
<i>Water Storage</i>		6 487	7 767	-	-	-	-	-	-	7 767	6 691	6 903
Waste water management		182 682	175 315	-	-	-	-	-	-	175 315	185 111	188 853
<i>Public Toilets</i>		8 376	9 830	-	-	-	-	-	-	9 830	8 649	8 921
<i>Sewerage</i>		96 043	91 046	-	-	-	-	-	-	91 046	94 820	94 677
<i>Storm Water Management</i>		17 144	18 337	-	-	-	-	-	-	18 337	17 610	18 086
<i>Waste Water Treatment</i>		61 119	56 101	-	-	-	-	-	-	56 101	64 032	67 169
Waste management		147 785	139 261	-	-	-	-	-	-	139 261	157 545	164 099
<i>Recycling</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Disposal (Landfill Sites)</i>		77 848	80 766	-	-	-	-	-	-	80 766	85 046	88 959
<i>Solid Waste Removal</i>		36 460	33 751	-	-	-	-	-	-	33 751	37 841	39 258
<i>Street Cleaning</i>		33 477	24 745	-	-	-	-	-	-	24 745	34 658	35 882
Other		50	-	-	-	-	-	-	-	-	52	53
Abattoirs		-	-	-	-	-	-	-	-	-	-	-
Air Transport		-	-	-	-	-	-	-	-	-	-	-
Forestry		-	-	-	-	-	-	-	-	-	-	-
Licensing and Regulation		-	-	-	-	-	-	-	-	-	-	-
Markets		-	-	-	-	-	-	-	-	-	-	-
Tourism		50	-	-	-	-	-	-	-	-	52	53
Total Expenditure - Functional	3	2 017 490	1 977 195	-	-	-	-	-	-	1 977 195	2 071 666	2 174 261
Surplus/ (Deficit) for the year		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843

WC024 Stellenbosch - Table B3 Adjustments Budget Financial Performance (revenue and expenditure by municipal vote) -

Vote Description <i>(Insert departmental structure etc)</i>	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		3	4	5	6	7	8	9	10			
	A	A1	B	C	D	E	F	G	H			
Revenue by Vote	1											
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		-	550	-	-	-	-	-	550	-	-	
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		23 545	27 468	-	-	-	-	-	27 468	20 767	27 682	
Vote 3 - INFRASTRUCTURE SERVICES		1 394 599	1 384 292	-	-	-	5 400	5 400	1 389 692	1 459 867	1 505 333	
Vote 4 - COMMUNITY AND PROTECTION SERVICES		197 435	187 667	-	-	-	-	-	187 667	167 452	173 014	
Vote 5 - CORPORATE SERVICES		6 339	5 846	-	-	-	-	-	5 846	6 074	6 395	
Vote 6 - FINANCIAL SERVICES		503 686	504 885	-	-	-	-	-	504 885	534 373	563 682	
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-	-	
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-	-	
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-	-	
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-	-	
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-	-	
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-	-	
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-	-	
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-	-	
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-	-	
Total Revenue by Vote	2	2 125 605	2 110 707	-	-	-	5 400	5 400	2 116 107	2 188 533	2 276 105	
Expenditure by Vote	1											
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		39 989	25 973	-	-	-	-	-	25 973	41 440	42 823	
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		85 536	68 916	-	-	-	-	-	68 916	87 819	90 967	
Vote 3 - INFRASTRUCTURE SERVICES		1 188 821	1 184 157	-	-	-	-	-	1 184 157	1 228 280	1 299 568	
Vote 4 - COMMUNITY AND PROTECTION SERVICES		389 820	403 812	-	-	-	-	-	403 812	400 348	417 071	
Vote 5 - CORPORATE SERVICES		198 283	193 940	-	-	-	-	-	193 940	205 723	212 169	
Vote 6 - FINANCIAL SERVICES		115 042	100 398	-	-	-	-	-	100 398	108 055	111 663	
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-	-	
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-	-	
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-	-	
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-	-	
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-	-	
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-	-	
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-	-	
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-	-	
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-	-	
Total Expenditure by Vote	2	2 017 490	1 977 195	-	-	-	-	-	1 977 195	2 071 666	2 174 261	
Surplus/ (Deficit) for the year	2	108 114	133 512	-	-	-	-	5 400	138 912	116 868	101 843	

WC024 Stellenbosch - Table B3 Adjustments Budget Financial Performance (revenue and expenditure by municipal vote) - B -

Vote Description <i>[Insert departmental structure etc]</i>	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
Revenue by Vote	1											
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER			550	-	-	-	-	-	-	550	-	-
1.1 - 1100 MUNICIPAL MANAGER 1			-	-	-	-	-	-	-	-	-	-
1.2 - 1105 INTERNAL AUDIT 2			550	-	-	-	-	-	-	550	-	-
1.3 - 1106 AUDIT COMMITTEE 2			-	-	-	-	-	-	-	-	-	-
1.4 - 1111 LIAISON EXECUTIVE 2			-	-	-	-	-	-	-	-	-	-
1.5 - 7770 COMMUNICATION SERVICES			-	-	-	-	-	-	-	-	-	-
1.6 - 8110 IDP AND STRATEGIC PROGRAMS 88-89			-	-	-	-	-	-	-	-	-	-
1.7 - 8116 PUBLIC PARTICIPATION			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		23 545	27 468	-	-	-	-	-	-	27 468	20 767	27 682
2.1 - 2200 PLANNING AND DEVELOPMENT: GENERAL 3		9 045	9 045	-	-	-	-	-	-	9 045	9 497	9 972
2.2 - 2205 BUILDING CONTROL 4		29	29	-	-	-	-	-	-	29	30	32
2.3 - 2210 TOWN PLANNING 4 - 5		-	-	-	-	-	-	-	-	-	-	-
2.4 - 2230 TOWN DEVELOPMENT 5		-	-	-	-	-	-	-	-	-	-	-
2.5 - 8120 LOCAL ECONOMIC DEVELOPMENT 6 - 7		-	-	-	-	-	-	-	-	-	-	-
2.6 - 3780 HUMAN SETTLEMENTS: GENERAL 8		7 955	9 499	-	-	-	-	-	-	9 499	8 222	8 659
2.7 - 3781 HOUSING ADMINISTRATION 9-10		6 517	8 895	-	-	-	-	-	-	8 895	3 018	9 019
2.8 - 3783 NEW HOUSING 10		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Vote 3 - INFRASTRUCTURE SERVICES		1 394 599	1 384 292	-	-	-	-	5 400	5 400	1 389 692	1 459 867	1 505 333
3.1 - 6600 ENGINEERING SERVICES GENERAL		196	196	-	-	-	-	-	-	196	4	4
3.2 - 4400 ELECTRICAL ENGINEERING SERVICES 56-58		842 738	847 644	-	-	-	-	5 400	5 400	853 044	889 165	940 714
3.3 - 6530 REFUSE REMOVAL 60-61		128 604	129 130	-	-	-	-	-	-	129 130	142 377	155 136
3.4 - 6620 ROADS		158 915	214 091	-	-	-	-	-	-	214 091	164 448	172 705
3.5 - 6606 SEWERAGE NETWORK		58 674	53 069	-	-	-	-	-	-	53 069	62 194	65 926
3.6 - 6650 WATER NETWORK		103 181	93 265	-	-	-	-	-	-	93 265	110 727	116 827
3.7 - 4410 ELECTRICAL ENG. CLIENT SERVICES		-	-	-	-	-	-	-	-	-	-	-
3.8 - 4420 ELECTRICAL ENG. SYSTEM OPERATIONS		-	-	-	-	-	-	-	-	-	-	-
3.9 - 2245 DEVELOP SERVICES & PROJECT MANAGEMENT		102 292	46 897	-	-	-	-	-	-	46 897	90 952	54 020
3.10 - 6540 CLEANING OF STREETS		-	-	-	-	-	-	-	-	-	-	-
Vote 4 - COMMUNITY AND PROTECTION SERVICES		197 435	187 667	-	-	-	-	-	-	187 667	167 452	173 014
4.1 - 5111 COMMUNITY AND PROTECTION: GENERAL 20		58	3 078	-	-	-	-	-	-	3 078	62	65
4.2 - 5120 FIRE SERVICES 20-22		844	844	-	-	-	-	-	-	844	327	343
4.3 - 5140 TRAFFIC SERVICES: LICENCING 22-23		156 501	130 241	-	-	-	-	-	-	130 241	131 680	135 815
4.4 - 5705 DISASTER MANAGEMENT 25-26		320	320	-	-	-	-	-	-	320	-	-
4.5 - 5710 LAW ENFORCEMENT 26-27		2 226	6 143	-	-	-	-	-	-	6 143	1 889	1 984
4.6 - 3300 FORESTRY		14 853	14 853	-	-	-	-	-	-	14 853	14 966	15 714
4.7 - 3340 SPORTS GROUNDS: VAN DER STEL 35-36		667	4 268	-	-	-	-	-	-	4 268	-	-
4.8 - 3545 CEMETRY: STELLENBOSCH 43-44		3 542	1 342	-	-	-	-	-	-	1 342	3 467	3 640
4.9 - 3750 LIBRARY: PLEIN STREET 46-47		11 434	16 989	-	-	-	-	-	-	16 989	11 568	11 768

Vote Description <i>(Insert departmental structure etc)</i>	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
4.10 - 3113 COMMUNITY DEVELOPMENT 5 - 6		6 989	9 589	-	-	-	-	-	-	9 589	3 494	3 684
Vote 5 - CORPORATE SERVICES		6 339	5 846	-	-	-	-	-	-	5 846	6 074	6 395
5.1 - 7111 CORPORATE SERVICES: GENERAL 80-81		25	25	-	-	-	-	-	-	25	26	27
5.2 - 7180 HUMAN RESOURCES SERVICES 81-82		250	1 252	-	-	-	-	-	-	1 252	-	-
5.3 - 5715 OCCUPATIONAL SAFETY 82		-	-	-	-	-	-	-	-	-	-	-
5.4 - 7700 DOCUMENTATION AND ARCHIVES 82-83		-	-	-	-	-	-	-	-	-	-	-
5.5 - 7720 LEGAL SERVICES 84		1	1	-	-	-	-	-	-	1	1	2
5.6 - 7800 COUNCIL: GENERAL EXPENSES 85-86		1 061	1 061	-	-	-	-	-	-	1 061	778	817
5.7 - 9910 INFORMATION TECHNOLOGY 90-91		-	-	-	-	-	-	-	-	-	-	-
5.8 - 2235 PROPERTY MANAGEMENT 11-12		5 002	3 506	-	-	-	-	-	-	3 506	5 268	5 549
5.9 - 6220 MUNICIPAL BUILDINGS AND STRUCTURES 12-13		-	-	-	-	-	-	-	-	-	-	-
Vote 6 - FINANCIAL SERVICES		503 686	504 885	-	-	-	-	-	-	504 885	534 373	563 682
6.1 - 9900 FINANCIAL SERVICES: GENERAL 92-93		503 347	504 546	-	-	-	-	-	-	504 546	534 028	563 330
6.2 - 9920 FINANCIAL SERVICES: STORES 94		207	207	-	-	-	-	-	-	207	218	228
6.3 - 9921 FINANCIAL SERVICES: SCM 94		-	-	-	-	-	-	-	-	-	-	-
6.4 - 5130 LOGISTICS AND FLEET MANAGEMENT 22		132	132	-	-	-	-	-	-	132	128	123
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Total Revenue by Vote	2	2 125 605	2 110 707	-	-	-	-	5 400	5 400	2 116 107	2 188 533	2 276 105
Expenditure by Vote	1											
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		39 989	25 973	-	-	-	-	-	-	25 973	41 440	42 823
1.1 - 1100 MUNICIPAL MANAGER 1		13 642	4 747	-	-	-	-	-	-	4 747	14 129	14 620
1.2 - 1105 INTERNAL AUDIT 2		13 425	11 805	-	-	-	-	-	-	11 805	13 881	14 327
1.3 - 1106 AUDIT COMMITTEE 2		-	-	-	-	-	-	-	-	-	-	-
1.4 - 1111 LIAISON EXECUTIVE 2		-	-	-	-	-	-	-	-	-	-	-
1.5 - 7770 COMMUNICATION SERVICES		2 290	3 397	-	-	-	-	-	-	3 397	2 373	2 446
1.6 - 8110 IDP AND STRATEGIC PROGRAMS 88-89		9 853	5 944	-	-	-	-	-	-	5 944	10 206	10 550
1.7 - 8116 PUBLIC PARTICIPATION		779	79	-	-	-	-	-	-	79	852	881
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		85 536	68 916	-	-	-	-	-	-	68 916	87 819	90 967
2.1 - 2200 PLANNING AND DEVELOPMENT: GENERAL 3		30 032	10 924	-	-	-	-	-	-	10 924	31 202	32 350
2.2 - 2205 BUILDING CONTROL 4		289	8 174	-	-	-	-	-	-	8 174	334	354
2.3 - 2210 TOWN PLANNING 4 - 5		1 425	12 152	-	-	-	-	-	-	12 152	1 461	1 488
2.4 - 2230 TOWN DEVELOPMENT 5		19 535	6 773	-	-	-	-	-	-	6 773	20 198	20 875
2.5 - 8120 LOCAL ECONOMIC DEVELOPMENT 6 - 7		-	421	-	-	-	-	-	-	421	-	-
2.6 - 3780 HUMAN SETTLEMENTS: GENERAL 8		21 332	21 197	-	-	-	-	-	-	21 197	21 255	22 075
2.7 - 3781 HOUSING ADMINISTRATION 9-10		661	1 462	-	-	-	-	-	-	1 462	669	687
2.8 - 3783 NEW HOUSING 10		12 262	7 812	-	-	-	-	-	-	7 812	12 701	13 138
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Vote 3 - INFRASTRUCTURE SERVICES		1 188 821	1 184 157	-	-	-	-	-	-	1 184 157	1 228 280	1 299 568
3.1 - 6600 ENGINEERING SERVICES GENERAL		4 871	9 528	-	-	-	-	-	-	9 528	4 688	4 860

Vote Description <i>(Insert departmental structure etc)</i>	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
3.2 - 4400 ELECTRICAL ENGINEERING SERVICES 56-58		589 560	604 800	-	-	-	-	-	-	604 800	636 988	688 389
3.3 - 6530 REFUSE REMOVAL 60-61		122 831	124 871	-	-	-	-	-	-	124 871	131 686	137 291
3.4 - 6620 ROADS		186 439	187 168	-	-	-	-	-	-	187 168	186 514	193 582
3.5 - 6606 SEWERAGE NETWORK		92 525	88 483	-	-	-	-	-	-	88 483	92 220	91 983
3.6 - 6650 WATER NETWORK		113 439	106 840	-	-	-	-	-	-	106 840	117 456	122 774
3.7 - 4410 ELECTRICAL ENG. CLIENT SERVICES		7 151	5 935	-	-	-	-	-	-	5 935	5 899	6 185
3.8 - 4420 ELECTRICAL ENG. SYSTEM OPERATIONS		10 279	9 027	-	-	-	-	-	-	9 027	10 627	10 988
3.9 - 2245 DEVELOP SERVICES & PROJECT MANAGEMENT		28 249	22 760	-	-	-	-	-	-	22 760	7 545	7 635
3.10 - 6540 CLEANING OF STREETS		33 477	24 745	-	-	-	-	-	-	24 745	34 658	35 882
Vote 4 - COMMUNITY AND PROTECTION SERVICES		389 820	403 812	-	-	-	-	-	-	403 812	400 348	417 071
4.1 - 5111 COMMUNITY AND PROTECTION: GENERAL 20		13 105	16 910	-	-	-	-	-	-	16 910	13 509	14 003
4.2 - 5120 FIRE SERVICES 20-22		47 104	45 721	-	-	-	-	-	-	45 721	48 063	49 672
4.3 - 5140 TRAFFIC SERVICES: LICENCING 22-23		130 010	131 872	-	-	-	-	-	-	131 872	136 388	143 348
4.4 - 5705 DISASTER MANAGEMENT 25-26		4 201	5 363	-	-	-	-	-	-	5 363	4 067	4 192
4.5 - 5710 LAW ENFORCEMENT 26-27		67 956	75 280	-	-	-	-	-	-	75 280	70 151	73 433
4.6 - 3300 FORESTRY		67 482	63 021	-	-	-	-	-	-	63 021	69 731	72 485
4.7 - 3340 SPORTS GROUNDS: VAN DER STEL 35-36		11 936	16 462	-	-	-	-	-	-	16 462	12 051	12 444
4.8 - 3545 CEMETRY: STELLENBOSCH 43-44		5 908	6 353	-	-	-	-	-	-	6 353	6 098	6 293
4.9 - 3750 LIBRARY: PLEIN STREET 46-47		17 029	16 801	-	-	-	-	-	-	16 801	17 504	17 892
4.10 - 3113 COMMUNITY DEVELOPMENT 5 - 6		25 087	26 029	-	-	-	-	-	-	26 029	22 786	23 309
Vote 5 - CORPORATE SERVICES		198 283	193 940	-	-	-	-	-	-	193 940	205 723	212 169
5.1 - 7111 CORPORATE SERVICES: GENERAL 80-81		10 813	7 699	-	-	-	-	-	-	7 699	11 225	11 655
5.2 - 7180 HUMAN RESOURCES SERVICES 81-82		37 496	49 510	-	-	-	-	-	-	49 510	44 235	45 914
5.3 - 5715 OCCUPATIONAL SAFETY 82		4 430	1 453	-	-	-	-	-	-	1 453	4 581	4 737
5.4 - 7700 DOCUMENTATION AND ARCHIVES 82-83		1 023	7 843	-	-	-	-	-	-	7 843	1 113	1 215
5.5 - 7720 LEGAL SERVICES 84		13 511	8 660	-	-	-	-	-	-	8 660	13 736	14 522
5.6 - 7800 COUNCIL: GENERAL EXPENSES 85-86		40 398	26 305	-	-	-	-	-	-	26 305	37 354	38 960
5.7 - 9910 INFORMATION TECHNOLOGY 90-91		48 920	50 642	-	-	-	-	-	-	50 642	49 367	49 827
5.8 - 2235 PROPERTY MANAGEMENT 11-12		30 279	25 869	-	-	-	-	-	-	25 869	32 360	33 238
5.9 - 6220 MUNICIPAL BUILDINGS AND STRUCTURES 12-13		11 413	15 958	-	-	-	-	-	-	15 958	11 752	12 102
		-	-	-	-	-	-	-	-	-	-	-
Vote 6 - FINANCIAL SERVICES		115 042	100 398	-	-	-	-	-	-	100 398	108 055	111 663
6.1 - 9900 FINANCIAL SERVICES: GENERAL 92-93		110 867	87 041	-	-	-	-	-	-	87 041	103 743	107 215
6.2 - 9920 FINANCIAL SERVICES: STORES 94		99	1 463	-	-	-	-	-	-	1 463	101	103
6.3 - 9921 FINANCIAL SERVICES: SCM 94		2 572	9 700	-	-	-	-	-	-	9 700	2 662	2 750
6.4 - 5130 LOGISTICS AND FLEET MANAGEMENT 22		1 503	2 193	-	-	-	-	-	-	2 193	1 548	1 595
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Total Expenditure by Vote	2	2 017 490	1 977 195	-	-	-	-	-	-	1 977 195	2 071 666	2 174 261
Surplus/ (Deficit) for the year	2	108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843

WC024 Stellenbosch - Table B4 Adjustments Budget Financial Performance (revenue and expenditure) -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		3 A	4 A1	5 B	6 C	7 D	8 E	9 F	10 G	11 H	12 I	13 J
R thousands	1	A	A1	B	C	D	E	F	G	H		
Revenue By Source												
Property rates	2	423 633	415 668	-	-	-	-	-	-	415 668	449 050	475 994
Service charges - electricity revenue	2	787 275	787 275	-	-	-	-	-	-	787 275	842 384	892 927
Service charges - water revenue	2	166 400	166 400	-	-	-	-	-	-	166 400	177 413	187 170
Service charges - sanitation revenue	2	114 485	102 957	-	-	-	-	-	-	102 957	121 354	128 636
Service charges - refuse revenue	2	87 936	87 936	-	-	-	-	-	-	87 936	98 489	110 307
Service charges - other		-	-	-	-	-	-	-	-	-	-	-
Rental of facilities and equipment		11 175	10 812	-	-	-	-	-	-	10 812	11 789	12 438
Interest earned - external investments		13 200	19 613	-	-	-	-	-	-	19 613	13 948	14 739
Interest earned - outstanding debtors		14 034	12 495	-	-	-	-	-	-	12 495	15 307	16 165
Dividends received		-	-	-	-	-	-	-	-	-	-	-
Fines, penalties and forfeits		147 425	120 165	-	-	-	-	-	-	120 165	122 571	126 250
Licences and permits		5 778	5 778	-	-	-	-	-	-	5 778	6 056	6 348
Agency services		3 077	4 077	-	-	-	-	-	-	4 077	3 231	3 393
Transfers and subsidies		204 313	203 746	-	-	-	-	-	-	203 746	186 708	190 421
Other revenue	2	41 319	44 839	-	-	-	-	-	-	44 839	43 344	45 472
Gains		-	1 000	-	-	-	-	-	-	1 000	-	-
Total Revenue (excluding capital transfers and contributions)		2 020 051	1 982 761	-	-	-	-	-	-	1 982 761	2 091 646	2 210 260
Expenditure By Type												
Employee related costs		607 458	577 762	-	-	-	-	-	-	577 762	615 845	637 279
Remuneration of councillors		21 978	20 059	-	-	-	-	-	-	20 059	22 857	23 771
Debt impairment		103 900	105 292	-	-	-	-	-	-	105 292	110 102	116 563
Depreciation & asset impairment		211 541	211 541	-	-	-	-	-	-	211 541	215 772	220 087
Finance charges		43 842	45 476	-	-	-	-	-	-	45 476	42 093	39 630
Bulk purchases - electricity		507 699	507 699	-	-	-	-	-	-	507 699	553 392	603 198
Inventory Consumed		69 632	74 377	-	-	-	-	-	-	74 377	73 243	78 584
Contracted services		277 481	261 869	-	-	-	-	-	-	261 869	264 324	275 231
Transfers and subsidies		13 600	13 524	-	-	-	-	-	-	13 524	13 223	13 606
Other expenditure		160 358	159 595	-	-	-	-	-	-	159 595	160 814	166 311
Losses		-	-	-	-	-	-	-	-	-	-	-
Total Expenditure		2 017 490	1 977 195	-	-	-	-	-	-	1 977 195	2 071 666	2 174 261
Surplus/(Deficit)		2 560	5 566	-	-	-	-	-	-	5 566	19 980	35 999
Transfers and subsidies - capital (monetary allocations) (National / Provincial and District)		105 554	111 591	-	-	-	-	5 400	5 400	116 991	96 887	65 845
Transfers and subsidies - capital (monetary allocations) (National / Provincial Departmental Agencies, Households, Non- profit Institutions, Private Enterprises, Public Corporations, Higher Educational Institutions)		-	16 355	-	-	-	-	-	-	16 355	-	-
Transfers and subsidies - capital (in-kind - all)		-	-	-	-	-	-	-	-	-	-	-
Surplus/(Deficit) before taxation		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843
Taxation		-	-	-	-	-	-	-	-	-	-	-
Surplus/(Deficit) after taxation		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843
Attributable to minorities		-	-	-	-	-	-	-	-	-	-	-
Surplus/(Deficit) attributable to municipality		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843
Share of surplus/ (deficit) of associate		-	-	-	-	-	-	-	-	-	-	-
Surplus/ (Deficit) for the year		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843

WC024 Stellenbosch - Table B5 Adjustments Capital Expenditure Budget by vote and funding -

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	5 A1	6 B	7 C	8 D	9 E	10 F	11 G	12 H	+1 2022/23	+2 2023/24
R thousands												
Capital expenditure - Vote												
<i>Multi-year expenditure to be adjusted</i>												
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER	2	44	44	-	-	-	-	-	-	44	49	56
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		185	885	-	-	-	-	-	-	885	1 100	4 100
Vote 3 - INFRASTRUCTURE SERVICES		175 071	181 753	-	-	-	-	5 400	5 400	187 153	228 883	163 710
Vote 4 - COMMUNITY AND PROTECTION SERVICES		14 450	25 943	-	-	-	-	-	-	25 943	12 480	11 700
Vote 5 - CORPORATE SERVICES		18 400	19 557	-	-	-	-	-	-	19 557	12 000	11 500
Vote 6 - FINANCIAL SERVICES		-	-	-	-	-	-	-	-	-	-	-
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-	-	-
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-	-	-
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-	-	-
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-	-	-
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-	-	-
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-	-	-
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-	-	-
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-	-	-
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-	-	-
Capital multi-year expenditure sub-total	3	208 150	228 183	-	-	-	-	5 400	5 400	233 583	254 512	191 066
<i>Single-year expenditure to be adjusted</i>												
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER	2	-	-	-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		8 649	9 473	-	-	-	-	-	-	9 473	3 340	6 150
Vote 3 - INFRASTRUCTURE SERVICES		167 444	130 509	-	-	-	-	-	-	130 509	110 479	166 514
Vote 4 - COMMUNITY AND PROTECTION SERVICES		12 254	19 526	-	-	-	-	-	-	19 526	10 130	13 505
Vote 5 - CORPORATE SERVICES		9 357	10 016	-	-	-	-	-	-	10 016	5 800	4 050
Vote 6 - FINANCIAL SERVICES		200	400	-	-	-	-	-	-	400	200	210
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-	-	-
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-	-	-
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-	-	-
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-	-	-
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-	-	-
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-	-	-
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-	-	-
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-	-	-
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-	-	-
Capital single-year expenditure sub-total		197 904	169 925	-	-	-	-	-	-	169 925	129 949	190 429
Total Capital Expenditure - Vote		406 054	398 108	-	-	-	-	5 400	5 400	403 508	384 460	381 495
Capital Expenditure - Functional												
<i>Governance and administration</i>												
Executive and council		44	44	-	-	-	-	-	-	44	49	56
Finance and administration		27 957	29 974	-	-	-	-	-	-	29 974	18 000	15 760
Internal audit		-	-	-	-	-	-	-	-	-	-	-
Community and public safety		25 844	42 068	-	-	-	-	-	-	42 068	19 145	28 205
Community and social services		2 155	4 490	-	-	-	-	-	-	4 490	7 230	11 055
Sport and recreation		4 900	10 346	-	-	-	-	-	-	10 346	4 750	2 200
Public safety		10 395	17 428	-	-	-	-	-	-	17 428	2 950	4 900
Housing		8 394	9 805	-	-	-	-	-	-	9 805	4 215	10 050
Health		-	-	-	-	-	-	-	-	-	-	-
Economic and environmental services		105 037	114 593	-	-	-	-	-	-	114 593	124 025	31 150
Planning and development		45 863	46 633	-	-	-	-	-	-	46 633	54 045	20 450
Road transport		52 800	62 178	-	-	-	-	-	-	62 178	62 500	8 650
Environmental protection		6 374	5 782	-	-	-	-	-	-	5 782	7 480	2 050
Trading services		247 172	211 428	-	-	-	-	5 400	5 400	216 828	223 241	306 324
Energy sources		74 748	78 919	-	-	-	-	5 400	5 400	84 319	59 446	85 561
Water management		79 850	53 377	-	-	-	-	-	-	53 377	79 550	105 818
Waste water management		84 700	71 208	-	-	-	-	-	-	71 208	55 500	91 500
Waste management		7 874	7 923	-	-	-	-	-	-	7 923	28 745	23 445
Other		-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditure - Functional	3	406 054	398 108	-	-	-	-	5 400	5 400	403 508	384 460	381 495
Funded by:												
National Government		70 386	71 094	-	-	-	-	5 400	5 400	76 494	43 267	44 745
Provincial Government		35 168	40 497	-	-	-	-	-	-	40 497	53 620	21 100
District Municipality		-	-	-	-	-	-	-	-	-	-	-
Transfers and subsidies - capital (monetary allocations) (National / Provincial Departmental Agencies, Households, Non-profit Institutions, Private Enterprises, Public Corporations, Higher Educational Institutions)		-	307	-	-	-	-	-	-	307	-	-
Transfers recognised - capital	4	105 554	111 899	-	-	-	-	5 400	5 400	117 299	96 887	65 845
Borrowing		144 000	152 862	-	-	-	-	-	-	152 862	140 000	160 000
Internally generated funds		156 500	133 347	-	-	-	-	-	-	133 347	147 573	155 650
Total Capital Funding		406 054	398 108	-	-	-	-	5 400	5 400	403 508	384 460	381 495

WC024 Stellenbosch - Table B5 Adjustments Capital Expenditure Budget by vote and funding - B -

Vote Description <i>[Insert departmental structure etc]</i>	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
Capital expenditure - Municipal Vote												
Multi-year expenditure appropriation												
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER	2	44	44	-	-	-	-	-	-	44	49	56
1.1 - 1100 MUNICIPAL MANAGER 1		44	44	-	-	-	-	-	-	44	49	56
1.2 - 1105 INTERNAL AUDIT 2		-	-	-	-	-	-	-	-	-	-	-
1.3 - 1106 AUDIT COMMITTEE 2		-	-	-	-	-	-	-	-	-	-	-
1.4 - 1111 LIAISON EXECUTIVE 2		-	-	-	-	-	-	-	-	-	-	-
1.5 - 7770 COMMUNICATION SERVICES		-	-	-	-	-	-	-	-	-	-	-
1.6 - 8110 IDP AND STRATEGIC PROGRAMS 88-89		-	-	-	-	-	-	-	-	-	-	-
1.7 - 8116 PUBLIC PARTICIPATION		-	-	-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		185	885	-	-	-	-	-	-	885	1 100	4 100
2.1 - 2200 PLANNING AND DEVELOPMENT: GENERAL		-	-	-	-	-	-	-	-	-	-	-
2.2 - 2205 BUILDING CONTROL 4		185	185	-	-	-	-	-	-	185	100	100
2.3 - 2210 TOWN PLANNING 4 - 5		-	-	-	-	-	-	-	-	-	-	-
2.4 - 2230 TOWN DEVELOPMENT 5		-	-	-	-	-	-	-	-	-	-	-
2.5 - 8120 LOCAL ECONOMIC DEVELOPMENT 6 - 7		-	-	-	-	-	-	-	-	-	-	-
2.6 - 3780 HUMAN SETTLEMENTS: GENERAL 8		-	-	-	-	-	-	-	-	-	-	-
2.7 - 3781 HOUSING ADMINISTRATION 9-10		-	700	-	-	-	-	-	-	700	1 000	4 000
2.8 - 3783 NEW HOUSING 10		-	-	-	-	-	-	-	-	-	-	-
Vote 3 - INFRASTRUCTURE SERVICES		175 071	181 753	-	-	-	-	5 400	5 400	187 153	228 883	163 710
3.1 - 6600 ENGINEERING SERVICES GENERAL		-	-	-	-	-	-	-	-	-	-	-
3.2 - 4400 ELECTRICAL ENGINEERING SERVICES 56-5		61 164	66 184	-	-	-	-	-	-	71 584	45 453	52 892
3.3 - 6530 REFUSE REMOVAL 60-61		3 500	3 749	-	-	-	-	-	-	3 749	13 700	13 200
3.4 - 6620 ROADS		14 650	34 607	-	-	-	-	-	-	34 607	53 250	1 000
3.5 - 6606 SEWERAGE NETWORK		30 000	28 589	-	-	-	-	-	-	28 589	48 200	52 700
3.6 - 6650 WATER NETWORK		43 000	23 965	-	-	-	-	-	-	23 965	47 400	37 918
3.7 - 4410 ELECTRICAL ENG. CLIENT SERVICES		-	-	-	-	-	-	-	-	-	-	-
3.8 - 4420 ELECTRICAL ENG. SYSTEM OPERATIONS		-	-	-	-	-	-	-	-	-	-	-
3.9 - 2245 DEVELOP SERVICES & PROJECT MANAGER		22 757	24 658	-	-	-	-	-	-	24 658	20 880	6 000
3.10 - 6540 CLEANING OF STREETS		-	-	-	-	-	-	-	-	-	-	-
Vote 4 - COMMUNITY AND PROTECTION SERVICES		14 450	25 943	-	-	-	-	-	-	25 943	12 480	11 700
4.1 - 5111 COMMUNITY AND PROTECTION: GENERAL		250	250	-	-	-	-	-	-	250	-	-
4.2 - 5120 FIRE SERVICES 20-22		-	-	-	-	-	-	-	-	-	-	-
4.3 - 5140 TRAFFIC SERVICES: LICENCING 22-23		-	312	-	-	-	-	-	-	312	-	1 750
4.4 - 5705 DISASTER MANAGEMENT 25-26		600	397	-	-	-	-	-	-	397	-	1 500
4.5 - 5710 LAW ENFORCEMENT 26-27		2 700	5 356	-	-	-	-	-	-	5 356	2 450	1 900
4.6 - 3300 FORESTRY		7 200	6 654	-	-	-	-	-	-	6 654	9 430	3 550
4.7 - 3340 SPORTS GROUNDS: VAN DER STEL 35-36		1 100	6 171	-	-	-	-	-	-	6 171	600	-
4.8 - 3545 CEMETRY: STELLENBOSCH 43-44		-	88	-	-	-	-	-	-	88	-	-
4.9 - 3750 LIBRARY: PLEIN STREET 46-47		100	115	-	-	-	-	-	-	115	-	-
4.10 - 3113 COMMUNITY DEVELOPMENT 5 - 6		2 500	6 600	-	-	-	-	-	-	6 600	-	3 000
Vote 5 - CORPORATE SERVICES		18 400	19 557	-	-	-	-	-	-	19 557	12 000	11 500
5.1 - 7111 CORPORATE SERVICES: GENERAL 80-81		-	-	-	-	-	-	-	-	-	-	-
5.2 - 7180 HUMAN RESOURCES SERVICES 81-82		-	-	-	-	-	-	-	-	-	-	-
5.3 - 5715 OCCUPATIONAL SAFETY 82		-	-	-	-	-	-	-	-	-	-	-
5.4 - 7700 DOCUMENTATION AND ARCHIVES 82-83		-	-	-	-	-	-	-	-	-	-	-
5.5 - 7720 LEGAL SERVICES 84		-	-	-	-	-	-	-	-	-	-	-
5.6 - 7800 COUNCIL: GENERAL EXPENSES 85-86		-	-	-	-	-	-	-	-	-	-	-
5.7 - 9910 INFORMATION TECHNOLOGY 90-91		4 100	5 100	-	-	-	-	-	-	5 100	4 200	4 200
5.8 - 2235 PROPERTY MANAGEMENT 11-12		-	-	-	-	-	-	-	-	-	-	-
5.9 - 6220 MUNICIPAL BUILDINGS AND STRUCTURES		14 300	14 457	-	-	-	-	-	-	14 457	7 800	7 300
Vote 6 - FINANCIAL SERVICES		-	-	-	-	-	-	-	-	-	-	-
6.1 - 9900 FINANCIAL SERVICES: GENERAL 92-93		-	-	-	-	-	-	-	-	-	-	-
6.2 - 9920 FINANCIAL SERVICES: STORES 94		-	-	-	-	-	-	-	-	-	-	-
6.3 - 9921 FINANCIAL SERVICES: SCM 94		-	-	-	-	-	-	-	-	-	-	-
6.4 - 5130 LOGISTICS AND FLEET MANAGEMENT 22		-	-	-	-	-	-	-	-	-	-	-
Capital multi-year expenditure sub-total		208 150	228 183	-	-	-	-	5 400	5 400	233 583	254 512	191 066
Capital expenditure - Municipal Vote												
Single-year expenditure appropriation												
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER	2	-	-	-	-	-	-	-	-	-	-	-
1.1 - 1100 MUNICIPAL MANAGER 1		-	-	-	-	-	-	-	-	-	-	-
1.2 - 1105 INTERNAL AUDIT 2		-	-	-	-	-	-	-	-	-	-	-
1.3 - 1106 AUDIT COMMITTEE 2		-	-	-	-	-	-	-	-	-	-	-
1.4 - 1111 LIAISON EXECUTIVE 2		-	-	-	-	-	-	-	-	-	-	-

Vote Description <i>[Insert departmental structure etc]</i>	Ref	Budget Year 2021/22									Budget Year +1	Budget Year +2
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
1.5 - 7770 COMMUNICATION SERVICES		-	-	-	-	-	-	-	-	-	-	-
1.6 - 8110 IDP AND STRATEGIC PROGRAMS 88-89		-	-	-	-	-	-	-	-	-	-	-
1.7 - 8116 PUBLIC PARTICIPATION		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		8 649	9 473							9 473	3 340	6 150
2.1 - 2200 PLANNING AND DEVELOPMENT: GENERAL		-	-	-	-	-	-	-	-	-	-	-
2.2 - 2205 BUILDING CONTROL 4		-	-	-	-	-	-	-	-	-	-	-
2.3 - 2210 TOWN PLANNING 4 - 5		125	125	-	-	-	-	-	-	125	125	100
2.4 - 2230 TOWN DEVELOPMENT 5		130	243	-	-	-	-	-	-	243	-	-
2.5 - 8120 LOCAL ECONOMIC DEVELOPMENT 6 - 7		-	-	-	-	-	-	-	-	-	-	-
2.6 - 3780 HUMAN SETTLEMENTS: GENERAL 8		135	135	-	-	-	-	-	-	135	190	-
2.7 - 3781 HOUSING ADMINISTRATION 9-10		8 259	8 970	-	-	-	-	-	-	8 970	3 025	6 050
2.8 - 3783 NEW HOUSING 10		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Vote 3 - INFRASTRUCTURE SERVICES		167 444	130 509							130 509	110 479	166 514
3.1 - 6600 ENGINEERING SERVICES GENERAL		75	75	-	-	-	-	-	-	75	75	50
3.2 - 4400 ELECTRICAL ENGINEERING SERVICES 56-5		13 509	12 660	-	-	-	-	-	-	12 660	13 919	32 619
3.3 - 6530 REFUSE REMOVAL 60-61		4 374	4 174	-	-	-	-	-	-	4 174	15 045	10 245
3.4 - 6620 ROADS		37 950	26 998	-	-	-	-	-	-	26 998	9 150	6 800
3.5 - 6606 SEWERAGE NETWORK		54 700	42 619	-	-	-	-	-	-	42 619	7 300	37 800
3.6 - 6650 WATER NETWORK		36 850	29 412	-	-	-	-	-	-	29 412	32 150	67 900
3.7 - 4410 ELECTRICAL ENG. CLIENT SERVICES		-	-	-	-	-	-	-	-	-	-	-
3.8 - 4420 ELECTRICAL ENG. SYSTEM OPERATIONS		-	-	-	-	-	-	-	-	-	-	-
3.9 - 2245 DEVELOP SERVICES & PROJECT MANAGE		19 986	14 570	-	-	-	-	-	-	14 570	32 840	11 100
3.10 - 6540 CLEANING OF STREETS		-	-	-	-	-	-	-	-	-	-	-
Vote 4 - COMMUNITY AND PROTECTION SERVICES		12 254	19 526							19 526	10 130	13 505
4.1 - 5111 COMMUNITY AND PROTECTION: GENERAL		-	-	-	-	-	-	-	-	-	-	-
4.2 - 5120 FIRE SERVICES 20-22		4 945	8 738	-	-	-	-	-	-	8 738	500	3 000
4.3 - 5140 TRAFFIC SERVICES: LICENCING 22-23		200	260	-	-	-	-	-	-	260	100	100
4.4 - 5705 DISASTER MANAGEMENT 25-26		-	-	-	-	-	-	-	-	-	-	-
4.5 - 5710 LAW ENFORCEMENT 26-27		2 750	3 335	-	-	-	-	-	-	3 335	-	-
4.6 - 3300 FORESTRY		2 474	1 623	-	-	-	-	-	-	1 623	1 300	1 000
4.7 - 3340 SPORTS GROUNDS: VAN DER STEL 35-36		250	1 430	-	-	-	-	-	-	1 430	900	-
4.8 - 3545 CEMETRY: STELLENBOSCH 43-44		1 000	1 063	-	-	-	-	-	-	1 063	7 000	9 000
4.9 - 3750 LIBRARY: PLEIN STREET 46-47		370	2 706	-	-	-	-	-	-	2 706	180	200
4.10 - 3113 COMMUNITY DEVELOPMENT 5 - 6		265	372	-	-	-	-	-	-	372	150	205
Vote 5 - CORPORATE SERVICES		9 357	10 016							10 016	5 800	4 050
5.1 - 7111 CORPORATE SERVICES: GENERAL 80-81		-	-	-	-	-	-	-	-	-	-	-
5.2 - 7180 HUMAN RESOURCES SERVICES 81-82		-	-	-	-	-	-	-	-	-	-	-
5.3 - 5715 OCCUPATIONAL SAFETY 82		-	-	-	-	-	-	-	-	-	-	-
5.4 - 7700 DOCUMENTATION AND ARCHIVES 82-83		-	-	-	-	-	-	-	-	-	-	-
5.5 - 7720 LEGAL SERVICES 84		-	-	-	-	-	-	-	-	-	-	-
5.6 - 7800 COUNCIL: GENERAL EXPENSES 85-86		-	-	-	-	-	-	-	-	-	-	-
5.7 - 9910 INFORMATION TECHNOLOGY 90-91		1 800	4 254	-	-	-	-	-	-	4 254	600	800
5.8 - 2235 PROPERTY MANAGEMENT 11-12		-	-	-	-	-	-	-	-	-	-	-
5.9 - 6220 MUNICIPAL BUILDINGS AND STRUCTURES		7 557	5 763	-	-	-	-	-	-	5 763	5 200	3 250
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Vote 6 - FINANCIAL SERVICES		200	400							400	200	210
6.1 - 9900 FINANCIAL SERVICES: GENERAL 92-93		200	400	-	-	-	-	-	-	400	200	210
6.2 - 9920 FINANCIAL SERVICES: STORES 94		-	-	-	-	-	-	-	-	-	-	-
6.3 - 9921 FINANCIAL SERVICES: SCM 94		-	-	-	-	-	-	-	-	-	-	-
6.4 - 5130 LOGISTICS AND FLEET MANAGEMENT 22		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-
Capital single-year expenditure sub-total		197 904	169 925							169 925	129 949	190 429
Total Capital Expenditure		406 054	398 108							403 508	384 460	381 495

WC024 Stellenbosch - Table B6 Adjustments Budget Financial Position -

Description	Ref	Budget Year 2021/22									Budget Year +1	Budget Year +2
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
ASSETS												
Current assets												
Cash		20 248	17 131	-	-	-	-	-	-	17 131	318 139	509 047
Call investment deposits	1	396 045	200 080	-	-	-	-	-	-	200 080	12 131	12 819
Consumer debtors	1	324 388	231 584	-	-	-	-	-	-	231 584	285 389	311 030
Other debtors		213 145	707 125	-	-	-	-	(616 292)	(616 292)	90 834	(428 099)	(541 623)
Current portion of long-term receivables		-	-	-	-	-	-	-	-	-	-	-
Inventory		64 074	52 605	-	-	-	-	-	-	52 605	(24 132)	(32 827)
Total current assets		1 017 900	1 208 525	-	-	-	-	(616 292)	(616 292)	592 234	163 428	258 446
Non current assets												
Long-term receivables		(3 432)	(3 474)	-	-	-	-	-	-	(3 474)	-	-
Investments		-	-	-	-	-	-	-	-	-	-	-
Investment property		412 254	412 136	-	-	-	-	-	-	412 136	(265)	(271)
Investment in Associate		-	-	-	-	-	-	-	-	-	-	-
Property, plant and equipment	1	5 437 921	5 642 468	-	-	-	-	5 400	5 400	5 647 868	165 625	161 382
Agricultural		-	-	-	-	-	-	-	-	-	-	-
Biological		6 321	6 321	-	-	-	-	-	-	6 321	-	-
Intangible		8 056	8 000	-	-	-	-	-	-	8 000	(1 671)	(1 705)
Other non-current assets		3 951	3 865	-	-	-	-	-	-	3 865	5 000	2 000
Total non current assets		5 865 071	6 069 317	-	-	-	-	5 400	5 400	6 074 717	168 688	161 407
TOTAL ASSETS		6 882 971	7 277 842	-	-	-	-	(610 892)	(610 892)	6 666 950	332 117	419 853
LIABILITIES												
Current liabilities												
Bank overdraft		-	-	-	-	-	-	-	-	-	-	-
Borrowing		36 154	47 117	-	-	-	-	-	-	47 117	-	-
Consumer deposits		19 757	22 961	-	-	-	-	-	-	22 961	-	-
Trade and other payables		767 715	780 618	-	-	-	-	(616 292)	(616 292)	164 327	(31 768)	(32 798)
Provisions		55 106	100 539	-	-	-	-	-	-	100 539	27 187	28 324
Total current liabilities		878 732	951 235	-	-	-	-	(616 292)	(616 292)	334 944	(4 582)	(4 474)

Non current liabilities													
Borrowing	1	499 164	434 893	-	-	-	-	-	-	434 893	315 145	405 262	
Provisions	1	304 922	342 292	-	-	-	-	-	-	342 292	18 854	19 985	
Total non current liabilities		804 086	777 185	-	-	-	-	-	-	777 185	333 999	425 247	
TOTAL LIABILITIES		1 682 818	1 728 420	-	-	-	-	(616 292)	(616 292)	1 112 129	329 417	420 773	
NET ASSETS	2	5 200 152	5 549 421	-	-	-	-	5 400	5 400	5 554 821	2 700	(920)	
COMMUNITY WEALTH/EQUITY													
Accumulated Surplus/(Deficit)		5 200 152	5 755 713	-	-	-	-	5 400	5 400	5 761 107	6 155	6 350	
Reserves		-	(206 285)	-	-	-	-	-	-	(206 285)	-	-	
TOTAL COMMUNITY WEALTH/EQUITY		5 200 152	5 549 427	-	-	-	-	5 400	5 400	5 554 821	6 155	6 350	

WC024 Stellenbosch - Table B7 Adjustments Budget Cash Flows -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	7 E	8 F	9 G	10 H		
R thousands												
CASH FLOW FROM OPERATING ACTIVITIES												
Receipts												
Property rates		406 687	408 174	-	-	-	-	-	-	408 174	431 088	456 954
Service charges		1 141 264	1 094 895	-	-	-	-	-	-	1 094 895	1 222 005	1 300 399
Other revenue		84 334	78 588	-	-	-	-	-	-	78 588	77 936	81 344
Government - operating	1	250 764	239 722	-	-	-	-	-	-	239 722	242 525	213 590
Government - capital	1	58 541	59 141	-	-	-	-	5 400	5 400	64 541	41 108	42 714
Interest		13 200	(16 174)	-	-	-	-	-	-	(16 174)	13 948	14 739
Dividends		-	-	-	-	-	-	-	-	-	-	-
Payments												
Suppliers and employees		(1 648 929)	(1 602 474)	-	-	-	-	-	-	(1 602 474)	(1 707 425)	(1 789 311)
Finance charges		-	-	-	-	-	-	-	-	-	-	-
Transfers and Grants	1	-	-	-	-	-	-	-	-	-	-	-
NET CASH FROM/(USED) OPERATING ACTIVITIES		305 862	261 872	-	-	-	-	5 400	5 400	267 272	321 186	320 429
CASH FLOWS FROM INVESTING ACTIVITIES												
Receipts												
Proceeds on disposal of PPE		-	16 047	-	-	-	-	-	-	16 047	-	-
Decrease (increase) other non-current receivables		-	-	-	-	-	-	-	-	-	-	-
Decrease (increase) in non-current investments		-	-	-	-	-	-	-	-	-	-	-
Payments												
Capital assets		-	(398 108)	-	-	-	-	(5 400)	(5 400)	(403 508)	(384 460)	(381 495)
NET CASH FROM/(USED) INVESTING ACTIVITIES		-	(382 060)	-	-	-	-	(5 400)	(5 400)	(387 460)	(384 460)	(381 495)
CASH FLOWS FROM FINANCING ACTIVITIES												
Receipts												
Short term loans		-	-	-	-	-	-	-	-	-	-	-
Borrowing long term/refinancing		-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in consumer deposits		19 757	22 961	-	-	-	-	-	-	22 961	-	-
Payments												
Repayment of borrowing		-	-	-	-	-	-	-	-	-	-	-
NET CASH FROM/(USED) FINANCING ACTIVITIES		19 757	22 961	-	-	-	-	-	-	22 961	-	-
NET INCREASE/ (DECREASE) IN CASH HELD		325 619	(97 227)	-	-	-	-	-	-	(97 227)	(63 274)	(61 065)
Cash/cash equivalents at the year begin:	2	415 242	334 083	-	-	-	-	-	-	334 083	-	-
Cash/cash equivalents at the year end:	2	740 861	236 856	-	-	-	-	-	-	236 856	(63 274)	(61 065)

WC024 Stellenbosch - Table B8 Cash backed reserves/accumulated surplus reconciliation -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands		A	3	4	5	6	7	8	9	10		
		A	A1	B	C	D	E	F	G	H		
Cash and investments available												
Cash/cash equivalents at the year end	1	740 861	236 856	-	-	-	-	-	-	236 856	(63 274)	(61 065)
Other current investments > 90 days		(324 568)	(19 645)	-	-	-	-	-	-	(19 645)	393 545	582 932
Non current assets - Investments	1	-	-	-	-	-	-	-	-	-	-	-
Cash and investments available:		416 293	217 211	-	-	-	-	-	-	217 211	330 271	521 866
Applications of cash and investments												
Unspent conditional transfers		8 301	16 966	-	-	-	-	-	-	16 966	38	38
Unspent borrowing		(499 164)	(434 893)	-	-	-	-	-	-	(434 893)	(315 145)	(405 262)
Statutory requirements		-	-	-	-	-	-	-	-	-	-	-
Other working capital requirements	2	(178 429)	(568 456)	-	-	-	-	554 346	554 346	(14 111)	85 609	165 014
Other provisions		5 637	8 004	-	-	-	-	-	-	8 004	8 463	8 949
Long term investments committed		-	-	-	-	-	-	-	-	-	-	-
Reserves to be backed by cash/investments		5 536 295	5 136 851	-	-	-	-	5 400	5 400	5 142 251	116 868	101 843
Total Application of cash and investments:		4 872 639	4 158 472	-	-	-	-	559 746	559 746	4 718 218	(104 168)	(129 418)
Surplus(shortfall)		(4 456 346)	(3 941 261)	-	-	-	-	(559 746)	(559 746)	(4 501 007)	434 439	651 284

References

1. Must reconcile with the Adjustments Budget Cash Flow and Adjustments Budget Financial Position
2. Council approval for policy required - include sufficient working capital (e.g. allowing for a % of current debtors > 90 days as uncollectable)
3. Only complete if a previous adjusted budget has been approved in the same financial year. Reflect most recent adjusted budget.
4. Additional cash-backed accumulated funds/unspent funds (MFMA section 18(1)(b) and section 28(2)(e)) identified after the Original Budget approved and after annual financial statements audited (note: only where underspending could not reasonably have been foreseen)
5. Increases of funds approved under MFMA section 31
6. Adjustments approved in accordance with MFMA section 29
7. Adjustments to transfers from National or Provincial Government
8. Adjusts. = 'Other' Adjustments proposed to be approved; including revenue under-collection (MFMA section 28(2)(a)); additional revenue appropriation on existing programmes (section 28(2)(b)); projected savings (section 28(2)(d)); error correction
9. G = B + C + D + E + F
10. Adjusted Budget H = (A or A1/2 etc) + G

<u>Other working capital requirements</u>		
Debtors	483 653	841 231
Creditors due	305 224	272 775
Total	178 429	568 456

286 885	(130 638)	(211 456)
272 775	(45 030)	(46 442)
14 111	(85 609)	(165 014)

<u>Debtors collection assumptions:</u>		
Balance outstanding - debtors	534 100	935 235
Estimate of debtors collection rate	91%	90%

318 944	(142 710)	(230 593)
90%	92%	92%

<u>Long term investments committed</u>											
<i>Balance (Insert description; eg sinking fund)</i>											
Bankers Acceptance Certificate	-	-	-	-	-	-	-	-	-	-	-
Deposit Taking Institutions	-	-	-	-	-	-	-	-	-	-	-
Bank Repurchase Agreements	-	-	-	-	-	-	-	-	-	-	-
Derivative Financial Assets	-	-	-	-	-	-	-	-	-	-	-
Guaranteed Endowment Policies (Sinking)	-	-	-	-	-	-	-	-	-	-	-
Listed/Unlisted Bonds and Stocks	-	-	-	-	-	-	-	-	-	-	-
Municipal Bonds	-	-	-	-	-	-	-	-	-	-	-
National Government Securities	-	-	-	-	-	-	-	-	-	-	-
Negotiable Certificate of Deposits: Banks	-	-	-	-	-	-	-	-	-	-	-
Unamortised Debt Expense	-	-	-	-	-	-	-	-	-	-	-
Unamortised Preference Share Expense	-	-	-	-	-	-	-	-	-	-	-
Interest Rate Swaps	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-

<u>Reserves to be backed by cash/investments</u>												
Housing Development Fund		4 900								4 900		
Capital replacement												
Self-insurance												
Other reserves			(211 185)							(211 185)		
Compensation for Occupational Injuries and Diseases												
Employee Benefit Reserve			(206 285)							(206 285)		
Non-current Provisions Reserve	5 536 295	5 549 421						5 400	5 400	5 554 821	116 868	101 843
Valuation Reserve												
Investment in associate account												
Capitalisation Reserve												
Revaluation												
Total	5 536 295	5 136 851	-	-	-	-	-	5 400	5 400	5 142 251	116 868	101 843

WC024 Stellenbosch - Table B9 Asset Management -

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year	
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	+1 2022/23	+2 2023/24
		A	7	8	9	10	11	12	13	14			
R thousands													
CAPITAL EXPENDITURE													
Total New Assets to be adjusted	1	258 499	229 272	-	-	-	-	5 400	5 400	234 672	183 966	191 721	
Roads Infrastructure		28 966	36 782	-	-	-	-	-	-	36 782	41 290	20 700	
Storm water Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Electrical Infrastructure		53 772	51 761	-	-	-	-	5 400	5 400	57 161	15 827	69 385	
Water Supply Infrastructure		72 000	42 020	-	-	-	-	-	-	42 020	60 000	45 400	
Sanitation Infrastructure		17 888	20 169	-	-	-	-	-	-	20 169	1 800	8 800	
Solid Waste Infrastructure		6 700	6 949	-	-	-	-	-	-	6 949	25 500	20 200	
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Information and Communication Infrastructure		100	150	-	-	-	-	-	-	150	100	-	
Infrastructure		179 426	157 832	-	-	-	-	5 400	5 400	163 232	144 517	164 485	
Community Facilities		3 800	8 040	-	-	-	-	-	-	8 040	1 000	200	
Sport and Recreation Facilities		2 150	2 024	-	-	-	-	-	-	2 024	2 150	2 000	
Community Assets		5 950	10 064	-	-	-	-	-	-	10 064	3 150	2 200	
Heritage Assets		870	-	-	-	-	-	-	-	-	-	-	
Revenue Generating		500	1 879	-	-	-	-	-	-	1 879	-	-	
Non-revenue Generating		200	200	-	-	-	-	-	-	200	200	3 000	
Investment properties		700	2 079	-	-	-	-	-	-	2 079	200	3 000	
Operational Buildings		48 100	34 100	-	-	-	-	-	-	34 100	200	3 000	
Housing		9 700	4 137	-	-	-	-	-	-	4 137	19 380	4 000	
Other Assets	6	57 800	38 237	-	-	-	-	-	-	38 237	19 580	7 000	
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-	
Servitudes		-	-	-	-	-	-	-	-	-	-	-	
Licences and Rights		-	-	-	-	-	-	-	-	-	450	250	
Intangible Assets		-	-	-	-	-	-	-	-	-	450	250	
Computer Equipment		50	120	-	-	-	-	-	-	120	50	50	
Furniture and Office Equipment		2 428	3 428	-	-	-	-	-	-	3 428	3 114	1 736	
Machinery and Equipment		6 450	11 210	-	-	-	-	-	-	11 210	6 830	3 400	
Transport Assets		4 825	6 303	-	-	-	-	-	-	6 303	6 075	9 600	
Land		-	-	-	-	-	-	-	-	-	-	-	
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-	
Total Renewal of Existing Assets to be adjusted	2	9 950	32 133	-	-	-	-	-	-	32 133	23 600	39 164	
Roads Infrastructure		5 100	17 450	-	-	-	-	-	-	17 450	9 100	2 000	
Storm water Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Electrical Infrastructure		250	371	-	-	-	-	-	-	371	4 950	5 664	
Water Supply Infrastructure		4 000	7 555	-	-	-	-	-	-	7 555	4 000	4 000	
Sanitation Infrastructure		-	4 500	-	-	-	-	-	-	4 500	4 000	27 000	
Solid Waste Infrastructure		-	-	-	-	-	-	-	-	-	500	-	
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Information and Communication Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Infrastructure		9 350	29 876	-	-	-	-	-	-	29 876	22 550	38 664	
Community Facilities		-	-	-	-	-	-	-	-	-	-	-	
Sport and Recreation Facilities		-	882	-	-	-	-	-	-	882	550	-	
Community Assets		-	882	-	-	-	-	-	-	882	550	-	
Heritage Assets		-	-	-	-	-	-	-	-	-	-	-	
Revenue Generating		-	-	-	-	-	-	-	-	-	-	-	
Non-revenue Generating		-	-	-	-	-	-	-	-	-	-	-	
Investment properties		-	-	-	-	-	-	-	-	-	-	-	
Operational Buildings		300	1 000	-	-	-	-	-	-	1 000	200	200	
Housing		-	-	-	-	-	-	-	-	-	-	-	
Other Assets	6	300	1 000	-	-	-	-	-	-	1 000	200	200	
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-	
Servitudes		-	-	-	-	-	-	-	-	-	-	-	
Licences and Rights		-	-	-	-	-	-	-	-	-	-	-	
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-	
Computer Equipment		-	-	-	-	-	-	-	-	-	-	-	
Furniture and Office Equipment		300	375	-	-	-	-	-	-	375	300	300	
Machinery and Equipment		-	-	-	-	-	-	-	-	-	-	-	
Transport Assets		-	-	-	-	-	-	-	-	-	-	-	
Land		-	-	-	-	-	-	-	-	-	-	-	
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-	
Total Upgrading of Existing Assets to be adjusted	2a	137 605	136 703	-	-	-	-	-	-	136 703	176 894	150 610	
Roads Infrastructure		36 000	20 045	-	-	-	-	-	-	20 045	43 750	4 000	
Storm water Infrastructure		-	270	-	-	-	-	-	-	270	-	-	
Electrical Infrastructure		19 092	25 808	-	-	-	-	-	-	25 808	37 025	9 962	
Water Supply Infrastructure		5 750	9 926	-	-	-	-	-	-	9 926	10 500	50 268	
Sanitation Infrastructure		33 569	32 597	-	-	-	-	-	-	32 597	49 500	62 000	
Solid Waste Infrastructure		929	929	-	-	-	-	-	-	929	-	-	
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Information and Communication Infrastructure		1 559	903	-	-	-	-	-	-	903	1 569	500	
Infrastructure		96 899	90 478	-	-	-	-	-	-	90 478	142 344	126 730	
Community Facilities		7 854	10 774	-	-	-	-	-	-	10 774	10 700	12 380	

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
Sport and Recreation Facilities		3 350	2 709	-	-	-	-	-	-	2 709	1 300	300
Community Assets		11 204	13 483	-	-	-	-	-	-	13 483	12 000	12 680
Heritage Assets		1 807	1 807	-	-	-	-	-	-	1 807	3 000	2 000
Revenue Generating		-	643	-	-	-	-	-	-	643	1 000	-
Non-revenue Generating		8 000	4 500	-	-	-	-	-	-	4 500	3 000	5 000
Investment properties		8 000	5 143	-	-	-	-	-	-	5 143	4 000	5 000
Operational Buildings		15 495	20 591	-	-	-	-	-	-	20 591	6 050	-
Housing		-	-	-	-	-	-	-	-	-	-	-
Other Assets	6	15 495	20 591	-	-	-	-	-	-	20 591	6 050	-
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
Servitudes		-	-	-	-	-	-	-	-	-	-	-
Licences and Rights		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		4 100	5 100	-	-	-	-	-	-	5 100	4 200	4 200
Furniture and Office Equipment		100	100	-	-	-	-	-	-	100	300	-
Machinery and Equipment		-	-	-	-	-	-	-	-	-	5 000	-
Transport Assets		-	-	-	-	-	-	-	-	-	-	-
Land		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditure to be adjusted	4	70 066	74 277	-	-	-	-	-	-	74 277	94 140	26 700
Roads Infrastructure		-	270	-	-	-	-	-	-	270	-	-
Storm water Infrastructure		73 114	77 941	-	-	-	-	5 400	5 400	83 341	57 803	85 011
Electrical Infrastructure		81 750	59 500	-	-	-	-	-	-	59 500	74 500	99 668
Water Supply Infrastructure		51 457	57 267	-	-	-	-	-	-	57 267	55 300	97 800
Sanitation Infrastructure		7 629	7 878	-	-	-	-	-	-	7 878	26 000	20 200
Solid Waste Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Information and Communication Infrastructure		1 659	1 053	-	-	-	-	-	-	1 053	1 669	500
Infrastructure		285 675	278 186	-	-	-	-	5 400	5 400	283 586	309 411	329 879
Community Facilities		11 654	18 814	-	-	-	-	-	-	18 814	11 700	12 580
Sport and Recreation Facilities		5 500	5 615	-	-	-	-	-	-	5 615	4 000	2 300
Community Assets		17 154	24 429	-	-	-	-	-	-	24 429	15 700	14 880
Heritage Assets		2 677	1 807	-	-	-	-	-	-	1 807	3 000	2 000
Revenue Generating		500	2 522	-	-	-	-	-	-	2 522	1 000	-
Non-revenue Generating		8 200	4 700	-	-	-	-	-	-	4 700	3 200	8 000
Investment properties		8 700	7 222	-	-	-	-	-	-	7 222	4 200	8 000
Operational Buildings		63 895	55 691	-	-	-	-	-	-	55 691	6 450	3 200
Housing		9 700	4 137	-	-	-	-	-	-	4 137	19 380	4 000
Other Assets		73 595	59 828	-	-	-	-	-	-	59 828	25 830	7 200
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
Servitudes		-	-	-	-	-	-	-	-	-	-	-
Licences and Rights		-	-	-	-	-	-	-	-	-	450	250
Intangible Assets		-	-	-	-	-	-	-	-	-	450	250
Computer Equipment		4 150	5 220	-	-	-	-	-	-	5 220	4 250	4 250
Furniture and Office Equipment		2 828	3 903	-	-	-	-	-	-	3 903	3 714	2 036
Machinery and Equipment		6 450	11 210	-	-	-	-	-	-	11 210	11 830	3 400
Transport Assets		4 825	6 303	-	-	-	-	-	-	6 303	6 075	9 600
Land		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL EXPENDITURE to be adjusted	4	406 054	398 108	-	-	-	-	5 400	5 400	403 508	384 460	381 495
ASSET REGISTER SUMMARY - PPE (WDV)	5											
Roads Infrastructure		815 378	840 287	-	-	-	-	-	-	840 287	70 330	(16 590)
Storm water Infrastructure		16 559	15 583	-	-	-	-	-	-	15 583	(1 018)	(1 039)
Electrical Infrastructure		971 489	976 181	-	-	-	-	5 400	5 400	981 581	23 421	49 942
Water Supply Infrastructure		1 418 008	1 444 596	-	-	-	-	-	-	1 444 596	41 013	66 052
Sanitation Infrastructure		975 208	1 024 733	-	-	-	-	-	-	1 024 733	10 535	45 627
Solid Waste Infrastructure		53 655	62 299	-	-	-	-	-	-	62 299	9 347	3 864
Rail Infrastructure		(50)	-	-	-	-	-	-	-	-	-	-
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Information and Communication Infrastructure		3 355	2 286	-	-	-	-	-	-	2 286	1 811	733
Infrastructure		4 253 602	4 365 964	-	-	-	-	5 400	5 400	4 371 364	155 438	148 588
Community Assets		93 640	105 789	-	-	-	-	-	-	105 789	10 232	9 871
Heritage Assets		3 951	3 865	-	-	-	-	-	-	3 865	5 000	2 000
Investment properties		412 254	412 136	-	-	-	-	-	-	412 136	(265)	(271)
Other Assets		441 174	493 614	-	-	-	-	-	-	493 614	2 551	5 603
Biological or Cultivated Assets		6 321	6 321	-	-	-	-	-	-	6 321	-	-
Intangible Assets		8 056	8 000	-	-	-	-	-	-	8 000	(1 671)	(1 705)
Computer Equipment		22 120	27 872	-	-	-	-	-	-	27 872	(3 743)	(3 701)
Furniture and Office Equipment		15 891	22 966	-	-	-	-	-	-	22 966	656	2 010
Machinery and Equipment		62 579	68 602	-	-	-	-	-	-	68 602	9 150	8 215
Transport Assets		92 122	100 001	-	-	-	-	-	-	100 001	(8 658)	(9 203)
Land		456 793	457 660	-	-	-	-	-	-	457 660	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
TOTAL ASSET REGISTER SUMMARY - PPE (WDV)	5	5 868 503	6 072 791	-	-	-	-	5 400	5 400	6 078 191	168 688	161 407
EXPENDITURE OTHER ITEMS												
Depreciation & asset impairment		211 541	211 541	-	-	-	-	-	-	211 541	215 772	220 087
Repairs and Maintenance by asset class	3	87 614	80 759	-	-	-	-	-	-	80 759	85 775	88 724

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original	Prior Adjusted	Accum. Funds	Multi-year	Unfore.	Nat. or Prov.	Other Adjusts.	Total Adjusts.	Adjusted	Adjusted	Adjusted
		Budget	7	8	9	10	11	12	13	14	Budget	Budget
R thousands	A	A1	B	C	D	E	F	G	H			
<i>Roads Infrastructure</i>		20 920	20 350	-	-	-	-	-	-	20 350	16 937	17 354
<i>Storm water Infrastructure</i>		1 300	1 245	-	-	-	-	-	-	1 245	1 340	1 382
<i>Electrical Infrastructure</i>		100	98	-	-	-	-	-	-	98	105	110
<i>Water Supply Infrastructure</i>		7 015	6 365	-	-	-	-	-	-	6 365	7 229	7 449
<i>Sanitation Infrastructure</i>		8 314	7 714	-	-	-	-	-	-	7 714	8 609	8 915
<i>Solid Waste Infrastructure</i>		3 040	3 040	-	-	-	-	-	-	3 040	3 154	3 272
<i>Rail Infrastructure</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Coastal Infrastructure</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Information and Communication Infrastructure</i>		11 553	10 200	-	-	-	-	-	-	10 200	11 942	12 345
Infrastructure		52 242	49 012	-	-	-	-	-	-	49 012	49 315	50 826
Community Facilities		14 062	14 176	-	-	-	-	-	-	14 176	14 392	14 929
Sport and Recreation Facilities		1 440	1 243	-	-	-	-	-	-	1 243	1 502	1 567
Community Assets		15 503	15 420	-	-	-	-	-	-	15 420	15 894	16 496
Heritage Assets		-	-	-	-	-	-	-	-	-	-	-
Revenue Generating		-	-	-	-	-	-	-	-	-	-	-
Non-revenue Generating		-	-	-	-	-	-	-	-	-	-	-
Investment properties		-	-	-	-	-	-	-	-	-	-	-
Operational Buildings		11 746	7 643	-	-	-	-	-	-	7 643	12 035	12 533
Housing		175	278	-	-	-	-	-	-	278	180	185
Other Assets		11 920	7 921	-	-	-	-	-	-	7 921	12 215	12 719
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
Servitudes		-	-	-	-	-	-	-	-	-	-	-
Licences and Rights		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		-	-	-	-	-	-	-	-	-	-	-
Furniture and Office Equipment		3 257	3 397	-	-	-	-	-	-	3 397	3 384	3 521
Machinery and Equipment		552	-	-	-	-	-	-	-	-	569	586
Transport Assets		4 141	5 009	-	-	-	-	-	-	5 009	4 399	4 576
Land		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals	6	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURE OTHER ITEMS to be adjusted		299 156	292 300	-	-	-	-	-	-	292 300	301 547	308 812
<i>Renewal and upgrading of Existing Assets as % of total capex</i>		36,3%	42,4%							41,8%	52,1%	49,7%
<i>Renewal and upgrading of Existing Assets as % of deprecn*</i>		69,8%	79,8%							79,8%	92,9%	86,2%
<i>R&M as a % of PPE</i>		1,5%	1,3%							1,3%	50,8%	55,0%
<i>Renewal and upgrading and R&M as a % of PPE</i>		4,0%	4,1%							4,1%	169,7%	172,5%

WC024 Stellenbosch - Table B10 Basic service delivery measurement -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
Household service targets	1											
Water:												
Piped water inside dwelling		40676,28988										
Piped water inside yard (but not in dwelling)		4561,48675										
Using public tap (at least min.service level)	2	4877,87										
Other water supply (at least min.service level)		834,103375										
<i>Minimum Service Level and Above sub-total</i>		51										
Using public tap (< min.service level)	3	1070										
Other water supply (< min.service level)	3,4	0										
No water supply		157										
<i>Below Minimum Service Level sub-total</i>		1										
Total number of households	5	52										
Sanitation/sewerage:												
Flush toilet (connected to sewerage)		46306,0975										
Flush toilet (with septic tank)		2264,9825										
Chemical toilet		420										
Pit toilet (ventilated)		0										
Other toilet provisions (> min.service level)		2235,67										
<i>Minimum Service Level and Above sub-total</i>		51 227										
Bucket toilet		700										
Other toilet provisions (< min.service level)		0										
No toilet provisions		250										
<i>Below Minimum Service Level sub-total</i>		950										
Total number of households	5	52 177										
Energy:												
Electricity (at least min. service level)		15070,95										
Electricity - prepaid (> min.service level)		35253										
<i>Minimum Service Level and Above sub-total</i>		50 324										
Electricity (< min.service level)		150										
Electricity - prepaid (< min. service level)		0										
Other energy sources		1702,8										
<i>Below Minimum Service Level sub-total</i>		1 853										
Total number of households	5	52 177										
Refuse:												
Removed at least once a week (min.service)		48149,05										
<i>Minimum Service Level and Above sub-total</i>		48 149										
Removed less frequently than once a week		0										
Using communal refuse dump		977,7										
Using own refuse dump		2000										
Other rubbish disposal		700										
No rubbish disposal		350										
<i>Below Minimum Service Level sub-total</i>		4 028										
Total number of households	5	52 177										
Households receiving Free Basic Service	15											
Water (6 kilolitres per household per month)		17804127										
Sanitation (free minimum level service)		10884750										
Electricity/other energy (50kwh per household per month)		14654779										
Refuse (removed at least once a week)		0										
Cost of Free Basic Services provided (R'000)	16											
Water (6 kilolitres per household per month)		(17 804)	(5 186)							(5 186)		
Sanitation (free sanitation service)		(10 885)	(10 685)							(10 685)	(11 538)	(12 230)
Electricity/other energy (50kwh per household per month)		(14 655)	(14 655)							(14 655)	(15 681)	(16 621)
Refuse (removed once a week)		-	(18 264)							(18 264)	(19 941)	(22 333)
Total cost of FBS provided (minimum social package)		(43 344)	(48 789)							(48 789)	(47 159)	(51 185)
Highest level of free service provided												
Property rates (R'000 value threshold)		250000										
Water (kilolitres per household per month)		6										
Sanitation (kilolitres per household per month)		0										
Sanitation (Rand per household per month)		112,25										
Electricity (kw per household per month)		100										
Refuse (average litres per week)		250										
Revenue cost of free services provided (R'000)	17											
Property rates (tariff adjustment) (impermissible values per section 17 of MPRA)		-	-									
Property rates exemptions, reductions and rebates and impermissible values in excess of section 17 of MPRA		-	(49 665)							(49 665)		
Water (in excess of 6 kilolitres per indigent household per month)		-	-									
Sanitation (in excess of free sanitation service to indigent households)		-	-									
Electricity/other energy (in excess of 50 kwh per indigent household per month)		-	-									
Refuse (in excess of one removal a week for indigent households)		-	-									
Municipal Housing - rental rebates		-	-									
Housing - top structure subsidies		-	-									
Other		-	-									
Total revenue cost of subsidised services provided		-	(49 665)							(49 665)		

Other supporting documentation (Supporting Schedules)

WC024 Stellenbosch - Supporting Table SB1 Supporting detail to 'Budgeted Financial Performance' -

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	6	7	8	9	10	11	12	13		
R thousands												
REVENUE ITEMS:												
Property rates												
Total Property Rates		423 633	465 332	-	-	-	-	-	-	465 332	449 050	475 994
<i>less Revenue Foregone (exemptions, reductions and rebates and impermissible values in excess of section 17 of MPR)</i>		-	(49 665)	-	-	-	-	-	-	(49 665)	-	-
Net Property Rates		423 633	415 668	-	-	-	-	-	-	415 668	449 050	475 994
Service charges - electricity revenue												
Total Service charges - electricity revenue		801 930	801 930	-	-	-	-	-	-	801 930	858 065	909 549
<i>less Revenue Foregone (in excess of 50 kwh per indigent household per month)</i>		-	-	-	-	-	-	-	-	-	-	-
<i>less Cost of Free Basic Services (50 kwh per indigent household per month)</i>		(14 655)	(14 655)	-	-	-	-	-	-	(14 655)	(15 681)	(16 621)
Net Service charges - electricity revenue		787 275	787 275	-	-	-	-	-	-	787 275	842 384	892 927
Service charges - water revenue												
Total Service charges - water revenue		184 204	171 586	-	-	-	-	-	-	171 586	177 413	187 170
<i>less Revenue Foregone (in excess of 6 kilolitres per indigent household per month)</i>		-	-	-	-	-	-	-	-	-	-	-
<i>less Cost of Free Basic Services (6 kilolitres per indigent household per month)</i>		(17 804)	(5 186)	-	-	-	-	-	-	(5 186)	-	-
Net Service charges - water revenue		166 400	166 400	-	-	-	-	-	-	166 400	177 413	187 170
Service charges - sanitation revenue												
Total Service charges - sanitation revenue		125 370	113 641	-	-	-	-	-	-	113 641	132 892	140 866
<i>less Revenue Foregone (in excess of free sanitation service to indigent households)</i>		-	-	-	-	-	-	-	-	-	-	-
<i>less Cost of Free Basic Services (free sanitation service to indigent households)</i>		(10 885)	(10 685)	-	-	-	-	-	-	(10 685)	(11 538)	(12 230)
Net Service charges - sanitation revenue		114 485	102 957	-	-	-	-	-	-	102 957	121 354	128 636
Service charges - refuse revenue												
Total refuse removal revenue		83 640	101 904	-	-	-	-	-	-	101 904	113 618	127 252
Total landfill revenue		4 296	4 296	-	-	-	-	-	-	4 296	4 812	5 389
<i>less Revenue Foregone (in excess of one removal a week to indigent households)</i>		-	-	-	-	-	-	-	-	-	-	-
<i>less Cost of Free Basic Services (removed once a week to indigent households)</i>		-	(18 264)	-	-	-	-	-	-	(18 264)	(19 941)	(22 333)
Net Service charges - refuse revenue		87 936	87 936	-	-	-	-	-	-	87 936	98 489	110 307
Other Revenue By Source												
Fuel Levy		-	-	-	-	-	-	-	-	-	-	-
Other Revenue		41 319	44 839	-	-	-	-	-	-	44 839	43 344	45 472
Discontinued Operations		-	-	-	-	-	-	-	-	-	-	-
Rent on Land		-	-	-	-	-	-	-	-	-	-	-
Operational Revenue		8 396	14 116	-	-	-	-	-	-	14 116	8 816	9 256
Intercompany/Parent-subsidary Transactions		-	-	-	-	-	-	-	-	-	-	-
Surcharges and Taxes		-	-	-	-	-	-	-	-	-	-	-
Sales of Goods and Rendering of Services		32 923	30 723	-	-	-	-	-	-	30 723	34 528	36 215
Fuel Levy		-	-	-	-	-	-	-	-	-	-	-
Total 'Other' Revenue	1	41 319	44 839	-	-	-	-	-	-	44 839	43 344	45 472
EXPENDITURE ITEMS												
Employee related costs												
Basic Salaries and Wages		360 533	355 306	-	-	-	-	-	-	355 306	366 000	378 650
Pension and UIF Contributions		68 553	57 782	-	-	-	-	-	-	57 782	70 933	73 397
Medical Aid Contributions		31 650	25 497	-	-	-	-	-	-	25 497	32 755	33 898
Overtime		-	-	-	-	-	-	-	-	-	-	-
Performance Bonus		29 798	24 836	-	-	-	-	-	-	24 836	30 819	31 876
Motor Vehicle Allowance		12 472	10 719	-	-	-	-	-	-	10 719	12 884	13 312
Cellphone Allowance		1 280	2 469	-	-	-	-	-	-	2 469	1 320	1 361
Housing Allowances		3 594	2 740	-	-	-	-	-	-	2 740	3 719	3 849
Other benefits and allowances		67 289	73 328	-	-	-	-	-	-	73 328	69 642	72 077
Payments in lieu of leave		2 538	-	-	-	-	-	-	-	-	2 627	2 719
Long service awards		1 206	4 226	-	-	-	-	-	-	4 226	1 248	1 292
Post-retirement benefit obligations		28 545	20 859	-	-	-	-	-	-	20 859	23 897	24 849
<i>sub-total</i>	4	607 458	577 762	-	-	-	-	-	-	577 762	615 845	637 279
<i>Less: Employees costs capitalised to PPE</i>		-	-	-	-	-	-	-	-	-	-	-
Total Employee related costs	1	607 458	577 762	-	-	-	-	-	-	577 762	615 845	637 279
Contributions recognised - capital												
<i>List contributions by contract</i>		-	-	-	-	-	-	-	-	-	-	-
Total Contributions recognised - capital		-	-	-	-	-	-	-	-	-	-	-
Depreciation & asset impairment												
Depreciation of Property, Plant & Equipment		209 550	209 550	-	-	-	-	-	-	209 550	213 741	218 016
Lease amortisation		1 991	1 991	-	-	-	-	-	-	1 991	2 031	2 072
Capital asset impairment		-	-	-	-	-	-	-	-	-	-	-

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	6 A1	7 B	8 C	9 D	10 E	11 F	12 G	13 H		
R thousands												
Depreciation resulting from revaluation of PPE		-	-	-	-	-	-	-	-	-	-	-
Total Depreciation & asset impairment	1	211 541	211 541	-	-	-	-	-	-	211 541	215 772	220 087
Bulk purchases												
Electricity Bulk Purchases		507 699	507 699	-	-	-	-	-	-	507 699	553 392	603 198
Total bulk purchases	1	507 699	507 699	-	-	-	-	-	-	507 699	553 392	603 198
Transfers and grants												
Cash transfers and grants		13 600	13 524	-	-	-	-	-	-	13 524	13 223	13 606
Non-cash transfers and grants		-	-	-	-	-	-	-	-	-	-	-
Total transfers and grants		13 600	13 524	-	-	-	-	-	-	13 524	13 223	13 606
Contracted services												
Outsourced Services		108 508	111 163	-	-	-	-	-	-	111 163	113 774	118 815
Consultants and Professional Services		49 574	38 546	-	-	-	-	-	-	38 546	30 513	31 198
Contractors		119 399	112 160	-	-	-	-	-	-	112 160	120 037	125 217
Total contracted services		277 481	261 869	-	-	-	-	-	-	261 869	264 324	275 231
Other Expenditure By Type												
Collection costs		3 500	3 500	-	-	-	-	-	-	3 500	3 605	3 713
Contributions to 'other' provisions		5 637	8 004	-	-	-	-	-	-	8 004	8 463	8 949
Audit fees		8 088	6 558	-	-	-	-	-	-	6 558	8 308	8 535
Other Expenditure		143 133	141 533	-	-	-	-	-	-	141 533	140 438	145 115
Total Other Expenditure	1	160 358	159 595	-	-	-	-	-	-	159 595	160 814	166 311
Repairs and Maintenance by Expenditure Item												
Employee related costs	14	-	-	-	-	-	-	-	-	-	-	-
Inventory Consumed (Project Maintenance)		-	-	-	-	-	-	-	-	-	-	-
Contracted Services		-	-	-	-	-	-	-	-	-	-	-
Other Expenditure		-	-	-	-	-	-	-	-	-	-	-
Total Repairs and Maintenance Expenditure	15	-	-	-	-	-	-	-	-	-	-	-
Inventory Consumed												
Inventory Consumed - Water		-	-	-	-	-	-	-	-	-	30 036	62 863
Inventory Consumed - Other		41 303	45 048	-	-	-	-	-	-	45 048	88 255	134 012
Total Inventory Consumed & Other Material		41 303	45 048	-	-	-	-	-	-	45 048	118 291	196 875

WC024 Stellenbosch - Supporting Table SB2 Supporting detail to 'Financial Position Budget' -

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	4 A1	5 B	6 C	7 D	8 E	9 F	10 G	11 H	+1 2022/23	+2 2023/24
R thousands												
ASSETS												
Consumer debtors												
Consumer debtors		525 106	452 155	-	-	-	-	-	-	452 155	310 723	337 884
Less: provision for debt impairment		(200 718)	(220 571)	-	-	-	-	-	-	(220 571)	(25 334)	(26 854)
Total Consumer debtors	1	324 388	231 584	-	-	-	-	-	-	231 584	285 389	311 030
Debt impairment provision												
Balance at the beginning of the year		(176 818)	(196 671)	-	-	-	-	-	-	(196 671)	-	-
Contributions to the provision		(23 900)	(23 900)	-	-	-	-	-	-	(23 900)	(25 334)	(26 854)
Bad debts written off		-	-	-	-	-	-	-	-	-	-	-
Balance at end of year		(200 718)	(220 571)	-	-	-	-	-	-	(220 571)	(25 334)	(26 854)
Inventory												
Water												
Opening Balance		-	-	-	-	-	-	-	-	-	-	(30 036)
System Input Volume		-	28 330	-	-	-	-	-	-	28 330	-	-
Water Treatment Works		-	28 330	-	-	-	-	-	-	28 330	-	-
Bulk Purchases		-	-	-	-	-	-	-	-	-	-	-
Natural Sources		-	-	-	-	-	-	-	-	-	-	-
Authorised Consumption	12	-	(28 330)	-	-	-	-	-	-	(28 330)	(30 036)	(32 827)
Billed Authorised Consumption		-	(28 330)	-	-	-	-	-	-	(28 330)	(30 036)	(32 827)
Billed Metered Consumption		-	(28 330)	-	-	-	-	-	-	(28 330)	(30 036)	(32 827)
Free Basic Water		-	-	-	-	-	-	-	-	-	-	-
Subsidised Water		-	(28 330)	-	-	-	-	-	-	(28 330)	(30 036)	(32 827)
Revenue Water		-	-	-	-	-	-	-	-	-	-	-
Billed Unmetered Consumption		-	-	-	-	-	-	-	-	-	-	-
Free Basic Water		-	-	-	-	-	-	-	-	-	-	-
Subsidised Water		-	-	-	-	-	-	-	-	-	-	-
Revenue Water		-	-	-	-	-	-	-	-	-	-	-
UnBilled Authorised Consumption		-	-	-	-	-	-	-	-	-	-	-
Unbilled Metered Consumption		-	-	-	-	-	-	-	-	-	-	-
Unbilled Unmetered Consumption		-	-	-	-	-	-	-	-	-	-	-
Water Losses		-	-	-	-	-	-	-	-	-	-	-
Apparent losses		-	-	-	-	-	-	-	-	-	-	-
Unauthorised Consumption		-	-	-	-	-	-	-	-	-	-	-
Customer Meter Inaccuracies		-	-	-	-	-	-	-	-	-	-	-
Real losses		-	-	-	-	-	-	-	-	-	-	-
Leakage on Transmission and Distribution Mains		-	-	-	-	-	-	-	-	-	-	-
Leakage and Overflows at Storage Tanks/Reservoirs		-	-	-	-	-	-	-	-	-	-	-
Leakage on Service Connections up to the point of Customer Meter		-	-	-	-	-	-	-	-	-	-	-
Data Transfer and Management Errors		-	-	-	-	-	-	-	-	-	-	-
Unavoidable Annual Real Losses		-	-	-	-	-	-	-	-	-	-	-
Non-revenue Water		-	-	-	-	-	-	-	-	-	-	-
Closing Balance Water		-	-	-	-	-	-	-	-	-	(30 036)	(62 863)
Agricultural												
Opening Balance		-	-	-	-	-	-	-	-	-	-	-
Acquisitions	13	-	-	-	-	-	-	-	-	-	-	-
Issues	14	-	-	-	-	-	-	-	-	-	-	-
Adjustments	14	-	-	-	-	-	-	-	-	-	-	-
Write-offs	15	-	-	-	-	-	-	-	-	-	-	-
Closing balance - Agricultural		-	-	-	-	-	-	-	-	-	-	-
Consumables												
Standard Rated												
Opening Balance		-	-	-	-	-	-	-	-	-	(6 512)	(14 029)
Acquisitions		(6 434)	(7 512)	-	-	-	-	-	-	(7 512)	(7 517)	(7 941)
Issues	13	-	1 000	-	-	-	-	-	-	1 000	-	-
Adjustments	14	-	-	-	-	-	-	-	-	-	-	-
Write-offs	15	-	-	-	-	-	-	-	-	-	-	-
Closing balance - Consumables Standard Rated		(6 434)	(6 512)	-	-	-	-	-	-	(6 512)	(14 029)	(21 969)
Zero Rated												
Opening Balance		-	-	-	-	-	-	-	-	-	(16 875)	(32 121)
Acquisitions		(14 631)	(16 875)	-	-	-	-	-	-	(16 875)	(15 245)	(15 792)
Issues	13	-	-	-	-	-	-	-	-	-	-	-
Adjustments	14	-	-	-	-	-	-	-	-	-	-	-
Write-offs	15	-	-	-	-	-	-	-	-	-	-	-
Closing balance - Consumables Zero Rated		(14 631)	(16 875)	-	-	-	-	-	-	(16 875)	(32 121)	(47 913)
Finished Goods												
Opening Balance		-	-	-	-	-	-	-	-	-	-	-
Acquisitions		-	-	-	-	-	-	-	-	-	-	-

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	4 A1	5 B	6 C	7 D	8 E	9 F	10 G	11 H		
R thousands												
Issues	13	-	-	-	-	-	-	-	-	-	-	-
Adjustments	14	-	-	-	-	-	-	-	-	-	-	-
Write-offs	15	-	-	-	-	-	-	-	-	-	-	-
Closing balance - Finished Goods		-	-	-	-	-	-	-	-	-	-	-
Materials and Supplies												
Opening Balance		-	-	-	-	-	-	-	-	-	(21 661)	(42 106)
Acquisitions		(20 238)	(21 661)	-	-	-	-	-	-	(21 661)	(20 445)	(22 025)
Issues	13	-	-	-	-	-	-	-	-	-	-	-
Adjustments	14	-	-	-	-	-	-	-	-	-	-	-
Write-offs	15	-	-	-	-	-	-	-	-	-	-	-
Closing balance - Materials and Supplies		(20 238)	(21 661)	-	-	-	-	-	-	(21 661)	(42 106)	(64 131)
Work-in-progress												
Opening Balance		-	-	-	-	-	-	-	-	-	-	-
Materials		-	-	-	-	-	-	-	-	-	-	-
Transfers		-	-	-	-	-	-	-	-	-	-	-
Closing balance - Work-in-progress		-	-	-	-	-	-	-	-	-	-	-
Housing Stock												
Opening Balance		-	-	-	-	-	-	-	-	-	-	-
Acquisitions		-	-	-	-	-	-	-	-	-	-	-
Transfers		-	-	-	-	-	-	-	-	-	-	-
Sales		-	-	-	-	-	-	-	-	-	-	-
Closing Balance - Housing Stock		-	-	-	-	-	-	-	-	-	-	-
Land												
Opening Balance		-	-	-	-	-	-	-	-	-	-	-
Acquisitions		-	-	-	-	-	-	-	-	-	-	-
Sales		-	-	-	-	-	-	-	-	-	-	-
Adjustments		-	-	-	-	-	-	-	-	-	-	-
Correction of Prior period errors		-	-	-	-	-	-	-	-	-	-	-
Closing Balance - Land		-	-	-	-	-	-	-	-	-	-	-
Closing Balance - Inventory & Consumables		(41 303)	(45 048)	-	-	-	-	-	-	(45 048)	(118 291)	(196 875)
Property, plant & equipment												
PPE at cost/valuation (excl. finance leases)		7 339 253	7 740 874	-	-	-	-	5 400	5 400	7 746 274	379 460	379 495
Leases recognised as PPE		-	-	-	-	-	-	-	-	-	-	-
Less: Accumulated depreciation		(1 901 332)	(2 098 406)	-	-	-	-	-	-	(2 098 406)	(213 835)	(218 112)
Total Property, plant & equipment	1	5 437 921	5 642 468	-	-	-	-	5 400	5 400	5 647 868	165 625	161 382
LIABILITIES												
Current liabilities - Borrowing												
Short term loans (other than bank overdraft)		-	-	-	-	-	-	-	-	-	-	-
Current portion of long-term liabilities		36 154	47 117	-	-	-	-	-	-	47 117	-	-
Total Current liabilities - Borrowing		36 154	47 117	-	-	-	-	-	-	47 117	-	-
Trade and other payables												
Trade Payables		305 224	272 775	-	-	-	-	-	-	272 775	(45 030)	(46 442)
Other creditors		13 350	(5 729)	-	-	-	-	-	-	(5 729)	13 223	13 606
Unspent conditional grants and receipts		8 301	16 966	-	-	-	-	-	-	16 966	38	38
VAT		440 840	496 606	-	-	-	-	(616 292)	(616 292)	(119 686)	-	-
Total Trade and other payables	1	767 715	780 618	-	-	-	-	(616 292)	(616 292)	164 327	(31 768)	(32 798)
Non current liabilities - Borrowing												
Borrowing	3	499 164	431 153	-	-	-	-	-	-	431 153	315 145	405 262
Finance leases (including PPP asset element)		-	3 739	-	-	-	-	-	-	3 739	-	-
Total Non current liabilities - Borrowing		499 164	434 893	-	-	-	-	-	-	434 893	315 145	405 262
Provisions - non current												
Retirement benefits		160 229	159 642	-	-	-	-	-	-	159 642	-	-
List other major items		-	-	-	-	-	-	-	-	-	-	-
Refuse landfill site rehabilitation		121 306	159 284	-	-	-	-	-	-	159 284	18 854	19 985
Other		23 387	23 366	-	-	-	-	-	-	23 366	-	-
Total Provisions - non current		304 922	342 292	-	-	-	-	-	-	342 292	18 854	19 985
CHANGES IN NET ASSETS												
Accumulated surplus/(Deficit)												
Accumulated surplus/(Deficit) - opening balance		5 428 181	5 627 095	-	-	-	-	-	-	5 627 095	-	-
GRAP adjustments		-	-	-	-	-	-	-	-	-	-	-
Restated balance		5 428 181	5 627 095	-	-	-	-	-	-	5 627 095	-	-
Surplus/(Deficit)		108 114	133 512	-	-	-	-	5 400	5 400	138 912	116 868	101 843
Transfers from Reserves		-	(4 900)	-	-	-	-	-	-	(4 900)	-	-
Depreciation offsets		-	-	-	-	-	-	-	-	-	-	-
Other adjustments		-	-	-	-	-	-	-	-	-	-	-

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	4 A1	5 B	6 C	7 D	8 E	9 F	10 G	11 H		
R thousands												
Accumulated Surplus/(Deficit)	1	5 536 295	5 755 707	-	-	-	-	5 400	5 400	5 761 107	116 868	101 843
Reserves												
Housing Development Fund		-	4 900	-	-	-	-	-	-	4 900	-	-
Capital replacement		-	-	-	-	-	-	-	-	-	-	-
Self-insurance		-	-	-	-	-	-	-	-	-	-	-
Other reserves		-	(211 185)	-	-	-	-	-	-	(211 185)	-	-
Revaluation		-	-	-	-	-	-	-	-	-	-	-
Total Reserves	2	-	(206 285)	-	-	-	-	-	-	(206 285)	-	-
TOTAL COMMUNITY WEALTH/EQUITY	2	5 536 295	5 549 421	-	-	-	-	5 400	5 400	5 554 821	116 868	101 843
Total capital expenditure includes expenditure on nationally significant priorities:												
Provision of basic services		-	-	-	-	-	-	-	-	-	-	-
2010 World Cup		-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-

WC024 Stellenbosch - Supporting Table SB3 Adjustments to the SDBIP - performance objectives -

Description	Unit of measurement	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget A	Prior Adjusted A1	Accum. Funds B	Multi-year capital C	Unfore. Unavoid. D	Nat. or Prov. Govt E	Other Adjusts. F	Total Adjusts. G	Adjusted Budget H	Adjusted Budget	Adjusted Budget
Vote 1 - Municipal Manager												
Function 1 - Budget Performance												
Sub-function 1 - Capital Expenditure		44	44	-	-	-	-	-	-	44	88	88
<i>Insert measure/s description</i>												
Sub-function 2 - Operational Expenditure		39 989	25 973	-	-	-	-	-	-	25 973	51 946	51 946
<i>Insert measure/s description</i>												
Sub-function 3 - Operational Revenue		-	550	-	-	-	-	-	-	550	1 100	1 100
<i>Insert measure/s description</i>												
Vote 2 - Planning and Development Services												
Sub-function 1 - Capital Expenditure		11 514	17 210	-	-	-	-	-	-	17 210	34 419	34 419
<i>Insert measure/s description</i>												
Sub-function 2 - Operational Expenditure		100 875	81 551	-	-	-	-	-	-	81 551	163 103	163 103
<i>Insert measure/s description</i>												
Sub-function 3 - Operational Revenue		30 454	36 976	-	-	-	-	-	-	36 976	73 952	73 952
<i>Insert measure/s description</i>												
Vote 4 - Community & Protection												
Sub-function 1 - Capital Expenditure		24 024	38 618	-	-	-	-	-	-	38 618	77 236	77 236
<i>Insert measure/s description</i>												
Sub-function 2 - Operational Expenditure		374 481	398 947	-	-	-	-	-	-	398 947	797 895	797 895
<i>Insert measure/s description</i>												
Sub-function 3 - Operational Revenue		190 526	178 159	-	-	-	-	-	-	178 159	356 317	356 317
<i>Insert measure/s description</i>												
Vote 4 - Infrastructure Services												
Sub-function 1 - Capital Expenditure		342 515	312 262	-	-	-	5 400	-	5 400	317 662	629 924	629 924
<i>Insert measure/s description</i>												
Sub-function 2 - Operational Expenditure		1 188 821	1 184 638	-	-	-	-	-	-	1 184 638	2 369 277	2 369 277
<i>Insert measure/s description</i>												
Sub-function 3 - Operational Revenue		1 394 599	1 384 292	-	-	-	5 400	-	5 400	1 389 692	2 773 984	2 773 984
<i>Insert measure/s description</i>												
Vote 4 - Corporate Services												
Sub-function 1 - Capital Expenditure		27 757	29 574	-	-	-	-	-	-	29 574	59 148	59 148
<i>Insert measure/s description</i>												
Sub-function 2 - Operational Expenditure		198 283	193 940	-	-	-	-	-	-	193 940	387 879	387 879
<i>Insert measure/s description</i>												
Sub-function 3 - Operational Revenue		6 339	5 846	-	-	-	-	-	-	5 846	11 691	11 691
<i>Insert measure/s description</i>												
Vote 5 - Financial Services												
Sub-function 1 - Capital Expenditure		200	400	-	-	-	-	-	-	400	800	800
<i>Insert measure/s description</i>												
Sub-function 2 - Operational Expenditure		115 042	100 398	-	-	-	-	-	-	100 398	200 795	200 795
<i>Insert measure/s description</i>												
Sub-function 3 - Operational Revenue		503 686	504 885	-	-	-	-	-	-	504 885	1 009 769	1 009 769
<i>Insert measure/s description</i>												
And so on for the rest of the Votes												

WC024 Stellenbosch - Supporting Table SB4 Adjustments to budgeted performance indicators and benchmarks -

Description of financial indicator	Basis of calculation	2018/19	2019/20	2020/21	Budget Year 2021/22			Budget Year +1 2022/23	Budget Year +2 2023/24
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Prior Adjusted	Adjusted Budget	Adjusted Budget	Adjusted Budget
Borrowing Management									
Credit Rating	Short term/long term rating								
Capital Charges to Operating Expenditure	Interest & Principal Paid /Operating Expenditure	2,1%	2,3%	1,3%	2,2%	2,3%	2,3%	2,0%	1,8%
Capital Charges to Own Revenue	Finance charges & Repayment of borrowing /Own Revenue	2,3%	2,7%	1,1%	0,0%	0,0%	0,0%	0,0%	0,0%
Borrowed funding of 'own' capital expenditure	Borrowing/Capital expenditure excl. transfers and grants	10,3%	0,0%	0,0%	47,9%	53,4%	49,9%	43,9%	41,9%
Safety of Capital									
Gearing	Long Term Borrowing/ Funds & Reserves	0,0%	0,0%	0,0%	0,0%	-210,8%	-210,8%	0,0%	0,0%
Liquidity									
Current Ratio	Current assets/current liabilities	164,7%	221,5%	182,2%	115,8%	127,0%	176,8%	-3566,8%	-5776,6%
Current Ratio adjusted for aged debtors	Current assets/current liabilities less debtors > 90 days/current liabilities	164,7%	221,5%	182,2%	115,8%	127,0%	0,0%	0,0%	0,0%
Liquidity Ratio	Monetary Assets/Current Liabilities	109,7%	105,1%	30,4%	0,5	0,2	0,6	-72,1	-116,6
Revenue Management									
Annual Debtors Collection Rate (Payment Level %)	Last 12 Mths Receipts/ Last 12 Mths Billing	0,0%	0,0%	0,0%	0,0%	0,0%	0,0%	0,0%	0,0%
Current Debtors Collection Rate (Cash receipts % of Ratepayer & Other revenue)		97,1%	107,4%	117,0%	98,0%	98,0%	98,0%	98,0%	98,0%
Outstanding Debtors to Revenue	Total Outstanding Debtors to Annual Revenue	15,9%	22,4%	79,8%	26,4%	47,2%	16,1%	-6,8%	-10,4%
Longstanding Debtors Recovered	Debtors > 12 Mths Recovered/Total Debtors > 12 Months Old	0,0%	0,0%	0,0%	0,0%	0,0%	0,0%	0,0%	0,0%
Creditors Management									
Creditors System Efficiency	% of Creditors Paid Within Terms (within MFMA s 65(e))	98,0%	98,0%	98,0%	98,0%	98,0%	98,0%	98,0%	98,0%
Creditors to Cash and Investments		-158,7%	-60,8%	-18,3%	103,6%	329,6%	69,4%	50,2%	53,7%
Other Indicators									
Electricity Distribution Losses (2)	Total Volume Losses (kW)	379 353 123,00	21 177 668,70	383 146 654,23	386 978 120,77	386 978 120,77	386 978 120,77	390 847 901,98	390 847 901,98
	Total Cost of Losses (Rand '000)	28 627	1 525	26 820	27 088	27 088	27 088	27 359	27 359
	% Volume (units purchased and generated less units sold)/units purchased and generated	0	0	0	0	0	0	0	0
Water Distribution Losses (2)	Total Volume Losses (kℓ)	9 050 653,00	9 141 159,53	9 232 571,13	9 324 896,84	9 324 896,84	9 324 896,84	9 418 145,80	9 418 145,80
	Total Cost of Losses (Rand '000)	2 535	2 011	2 031	2 051	2 051	2 051	2 072	2 072
	% Volume (units purchased and generated less units sold)/units purchased and generated	0	0	0	0	0	0	0	0
Employee costs	Employee costs/(Total Revenue - capital revenue)	30,4%	32,9%	29,6%	30,1%	29,1%	29,1%	29,4%	28,8%
Remuneration	Total remuneration/(Total Revenue - capital revenue)	31,5%	32,0%						
Repairs & Maintenance	R&M/(Total Revenue excluding capital revenue)	0,5%	3,1%		4,3%	4,1%	4,1%	4,1%	4,0%
Finance charges & Depreciation	FC&D/(Total Revenue - capital revenue)	13,8%	14,4%	1,0%	12,6%	13,0%	13,0%	12,3%	11,8%
IDP regulation financial viability indicators									
i. Debt coverage	(Total Operating Revenue - Operating Grants)/Debt service payments due within financial year)	2498,3%	2857,7%	10028,2%	4313,7%	4226,4%	4226,4%	4806,8%	5096,7%
ii. O/S Service Debtors to Revenue	Total outstanding service debtors/annual revenue received for services	20,5%	28,3%	101,4%	16,1%	11,7%	11,7%	13,6%	14,1%
iii. Cost coverage	(Available cash + Investments)/monthly fixed operational expenditure	173,1%	360,7%	817,5%	0,0	0,0	0,0	0,0	0,0

WC024 Stellenbosch - Supporting Table SB5 Adjustments Budget - social, economic and demographic statistics and assumptions -

Description of economic indicator	Ref.	Basis of calculation	2001 Census	2007 Survey	2011 Census	2018/19	2019/20	2020/21	Budget Year 2021/22	Budget Year 2021/22
						Outcome	Outcome	Outcome	Original Budget	Actual
Demographics										
Population		Statistics South Africa	200 524	155 718	170 654	195	207	207	207	-
Females aged 5 - 14		Statistics South Africa	17 865	11 020	12 077	14	15	15	15	-
Males aged 5 - 14		Statistics South Africa	16 352	11 092	12 157	14	15	15	15	-
Females aged 15 - 34		Statistics South Africa	38 791	33 191	36 374	42	45	45	45	-
Males aged 15 - 34		Statistics South Africa	41 919	32 718	35 856	42	44	44	44	-
Unemployment		Statistics South Africa	16	10	11	13	14	14	14	-
Monthly household income (no. of households)										
No income	1, 12	Statistics South Africa, regional economic growth	3 557	8 961	9 820	11 375	12 058	12 299	12 545	-
R1 - R1 600		Statistics South Africa, regional economic growth	245	914	2 065	2 352	2 493	2 543	2 594	-
R1 601 - R3 200		Statistics South Africa, regional economic growth	1 126	1 517	1 614	1 872	1 984	2 024	2 065	-
R3 201 - R6 400		Statistics South Africa, regional economic growth	3 728	4 415	4 699	5 448	5 775	5 891	6 009	-
R6 401 - R12 800		Statistics South Africa, regional economic growth	4 484	7 160	7 620	8 836	9 366	9 553	9 744	-
R12 801 - R25 600		Statistics South Africa, regional economic growth	6 463	6 742	7 176	8 321	8 821	8 997	9 177	-
R25 601 - R51 200		Statistics South Africa, regional economic growth	4 144	4 994	5 316	6 164	6 534	6 665	6 799	-
R52 201 - R102 400		Statistics South Africa, regional economic growth	2 578	3 671	3 907	4 530	4 802	4 898	4 996	-
R102 401 - R204 800		Statistics South Africa, regional economic growth	1 680	2 874	3 058	3 546	3 759	3 834	3 911	-
R204 801 - R409 600		Statistics South Africa, regional economic growth	69	1 432	1 523	1 766	1 872	1 910	1 948	-
R409 601 - R819 200		Statistics South Africa, regional economic growth	242	430	458	531	563	575	587	-
> R819 200		Statistics South Africa, regional economic growth	245	305	325	376	399	407	415	-
Poverty profiles (no. of households)										
< R2 060 per household per month	13	0	8 656	15 807	16 824	19 508	20 678	21 256	21 850	-
	2	0	-	-	<R1600	<R1600	<R1600	<R1600	<R1600	-
Household/demographics (000)										
Number of people in municipal area		Statistics South Africa, regional population growth rate	200 524	155 718	170 654	198	210	210	210	-
Number of poor people in municipal area		Statistics South Africa, regional population growth rate	-	-	-	-	-	-	-	-
Number of households in municipal area		Statistics South Africa, regional population growth rate	36 413	43 417	47 581	55	58	58	58	-
Number of poor households in municipal area		Statistics South Africa, regional population growth rate	8 656	15 807	17 323	20	21	21	21	-
Definition of poor household (R per month)		0	-	-	<R1600	<R1600	<R1600	<R1600	<R1600	-
Housing statistics										
Formal	3	0	32 918	32 620	35 749	41 413	43 897	46 531	49 323	-
Informal		0	3	11	12	13 707	14 529	15 401	16 325	-
Total number of households		0	36 413	43 417	47 581	55 119	58 426	61 932	65 648	-
Dwellings provided by municipality	4	0	-	-	-	-	-	-	-	-
Dwellings provided by province/s		0	-	-	-	-	-	-	-	-
Dwellings provided by private sector	5	0	-	-	-	-	-	-	-	-
Total new housing dwellings		0	-	-	-	-	-	-	-	-
Economic										
Inflation/inflation outlook (CPIX)	6					5,3%	5,2%	4,5%	4,6%	0,0%
Interest rate - borrowing						10,5%	10,5%	10,5%	10,5%	0,0%
Interest rate - investment						8,5%	8,5%	8,5%	8,5%	0,0%
Remuneration increases						7,0%	7,0%	6,3%	7,0%	0,0%
Consumption growth (electricity)						1,0%	1,0%	1,0%	1,0%	0,0%
Consumption growth (water)						-1,0%	-1,0%	1,0%	1,0%	0,0%
Collection rates										
Property tax/service charges	7					96,0%	96,0%	96,0%	96,0%	0,0%
Rental of facilities & equipment						97,0%	97,0%	97,0%	97,0%	0,0%
Interest - external investments						100,0%	100,0%	100,0%	100,0%	0,0%
Interest - debtors						96,0%	96,0%	96,0%	96,0%	0,0%
Revenue from agency services						100,0%	100,0%	100,0%	100,0%	0,0%

Detail on the provision of municipal services for A10

Total municipal services	Ref.		2018/19	2019/20	2020/21	Budget Year 2021/22			2020/21 Medium Term Revenue & Expenditure Framework		
			Outcome	Outcome	Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2020/21	Budget Year +1 2021/22	Budget Year +2 2022/23
			Household service targets (000)								
		<u>Water:</u>									
		Piped water inside dwelling	-	-	-	-	-	-	-	-	-
		Piped water inside yard (but not in dwelling)	-	-	-	-	-	-	-	-	-
8		Using public tap (at least min.service level)	-	-	-	-	-	-	-	-	-
10		Other water supply (at least min.service level)	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-
9		Using public tap (< min.service level)	-	-	-	-	-	-	-	-	-
10		Other water supply (< min.service level)	-	-	-	-	-	-	-	-	-
		No water supply	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-
		<u>Sanitation/Sewerage:</u>									
		Flush toilet (connected to sewerage)	-	-	-	-	-	-	-	-	-
		Flush toilet (with septic tank)	-	-	-	-	-	-	-	-	-
		Chemical toilet	-	-	-	-	-	-	-	-	-
		Pit toilet (ventilated)	-	-	-	-	-	-	-	-	-
		Other toilet provisions (> min.service level)	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-
		Bucket toilet	-	-	-	-	-	-	-	-	-
		Other toilet provisions (< min.service level)	-	-	-	-	-	-	-	-	-
		No toilet provisions	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-
		<u>Energy:</u>									
		Electricity (at least min.service level)	-	-	-	-	-	-	-	-	-
		Electricity - prepaid (min.service level)	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-
		Electricity (< min.service level)	-	-	-	-	-	-	-	-	-
		Electricity - prepaid (< min. service level)	-	-	-	-	-	-	-	-	-
		Other energy sources	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-
		<u>Refuse:</u>									
		Removed at least once a week	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-
		Removed less frequently than once a week	-	-	-	-	-	-	-	-	-
		Using communal refuse dump	-	-	-	-	-	-	-	-	-
		Using own refuse dump	-	-	-	-	-	-	-	-	-
		Other rubbish disposal	-	-	-	-	-	-	-	-	-
		No rubbish disposal	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-
Municipal in-house services	Ref.		2018/19	2019/20	2020/21	Budget Year 2021/22			2020/21 Medium Term Revenue & Expenditure Framework		
			Outcome	Outcome	Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2020/21	Budget Year +1 2021/22	Budget Year +2 2022/23
		Household service targets (000)									
		<u>Water:</u>									
		Piped water inside dwelling	-	-	-	-	-	-	-	-	-
		Piped water inside yard (but not in dwelling)	-	-	-	-	-	-	-	-	-
8		Using public tap (at least min.service level)	-	-	-	-	-	-	-	-	-
10		Other water supply (at least min.service level)	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-
9		Using public tap (< min.service level)	-	-	-	-	-	-	-	-	-
10		Other water supply (< min.service level)	-	-	-	-	-	-	-	-	-
		No water supply	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-
		<u>Sanitation/Sewerage:</u>									

		Flush toilet (connected to sewerage)	-	-	-	-	-	-	-	-	-	-
		Flush toilet (with septic tank)	-	-	-	-	-	-	-	-	-	-
		Chemical toilet	-	-	-	-	-	-	-	-	-	-
		Pit toilet (ventilated)	-	-	-	-	-	-	-	-	-	-
		Other toilet provisions (> min.service level)	-	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Bucket toilet	-	-	-	-	-	-	-	-	-	-
		Other toilet provisions (< min.service level)	-	-	-	-	-	-	-	-	-	-
		No toilet provisions	-	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-	-
		Energy:										
		Electricity (at least min.service level)	-	-	-	-	-	-	-	-	-	-
		Electricity - prepaid (min.service level)	-	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Electricity (< min.service level)	-	-	-	-	-	-	-	-	-	-
		Electricity - prepaid (< min. service level)	-	-	-	-	-	-	-	-	-	-
		Other energy sources	-	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-	-
		Refuse:										
		Removed at least once a week	-	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Removed less frequently than once a week	-	-	-	-	-	-	-	-	-	-
		Using communal refuse dump	-	-	-	-	-	-	-	-	-	-
		Using own refuse dump	-	-	-	-	-	-	-	-	-	-
		Other rubbish disposal	-	-	-	-	-	-	-	-	-	-
		No rubbish disposal	-	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-	-
Municipal entity services	Ref.		2018/19	2019/20	2020/21	Budget Year 2021/22			2020/21 Medium Term Revenue & Expenditure Framework			
			Outcome	Outcome	Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2020/21	Budget Year +1 2021/22	Budget Year +2 2022/23	
Name of municipal entity		Household service targets (000)										
		Water:										
		Piped water inside dwelling	-	-	-	-	-	-	-	-	-	-
		Piped water inside yard (but not in dwelling)	-	-	-	-	-	-	-	-	-	-
	8	Using public tap (at least min.service level)	-	-	-	-	-	-	-	-	-	-
	10	Other water supply (at least min.service level)	-	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-	-
	9	Using public tap (< min.service level)	-	-	-	-	-	-	-	-	-	-
	10	Other water supply (< min.service level)	-	-	-	-	-	-	-	-	-	-
		No water supply	-	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-	-
Name of municipal entity		Sanitation/Sewerage:										
		Flush toilet (connected to sewerage)	-	-	-	-	-	-	-	-	-	-
		Flush toilet (with septic tank)	-	-	-	-	-	-	-	-	-	-
		Chemical toilet	-	-	-	-	-	-	-	-	-	-
		Pit toilet (ventilated)	-	-	-	-	-	-	-	-	-	-
		Other toilet provisions (> min.service level)	-	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Bucket toilet	-	-	-	-	-	-	-	-	-	-
		Other toilet provisions (< min.service level)	-	-	-	-	-	-	-	-	-	-
		No toilet provisions	-	-	-	-	-	-	-	-	-	-
		<i>Below Minimum Service Level sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Total number of households	-	-	-	-	-	-	-	-	-	-
Name of municipal entity		Energy:										
		Electricity (at least min.service level)	-	-	-	-	-	-	-	-	-	-
		Electricity - prepaid (min.service level)	-	-	-	-	-	-	-	-	-	-
		<i>Minimum Service Level and Above sub-total</i>	-	-	-	-	-	-	-	-	-	-
		Electricity (< min.service level)	-	-	-	-	-	-	-	-	-	-
		Electricity - prepaid (< min. service level)	-	-	-	-	-	-	-	-	-	-
		Other energy sources	-	-	-	-	-	-	-	-	-	-

Name of municipal entity	Ref.	<i>Below Minimum Service Level sub-total</i> Total number of households Refuse: Removed at least once a week <i>Minimum Service Level and Above sub-total</i> Removed less frequently than once a week Using communal refuse dump Using own refuse dump Other rubbish disposal No rubbish disposal <i>Below Minimum Service Level sub-total</i> Total number of households	2018/19	2019/20	2020/21	Budget Year 2021/22			2020/21 Medium Term Revenue & Expenditure Framework			
			Outcome	Outcome	Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2020/21	Budget Year +1 2021/22	Budget Year +2 2022/23	
Services provided by 'external mechanisms'												
Names of service providers		<u>Household service targets (000)</u> <u>Water:</u> 8 Piped water inside dwelling Piped water inside yard (but not in dwelling) 10 Using public tap (at least min.service level) Other water supply (at least min.service level) <i>Minimum Service Level and Above sub-total</i> 9 Using public tap (< min.service level) 10 Other water supply (< min.service level) No water supply <i>Below Minimum Service Level sub-total</i> Total number of households <u>Sanitation/sewerage:</u> Flush toilet (connected to sewerage) Flush toilet (with septic tank) Chemical toilet Pit toilet (ventilated) Other toilet provisions (> min.service level) <i>Minimum Service Level and Above sub-total</i> Bucket toilet Other toilet provisions (< min.service level) No toilet provisions <i>Below Minimum Service Level sub-total</i> Total number of households <u>Energy:</u> Electricity (at least min.service level) Electricity - prepaid (min.service level) <i>Minimum Service Level and Above sub-total</i> Electricity (< min.service level) Electricity - prepaid (< min. service level) Other energy sources <i>Below Minimum Service Level sub-total</i> Total number of households <u>Refuse:</u> Removed at least once a week <i>Minimum Service Level and Above sub-total</i> Removed less frequently than once a week Using communal refuse dump Using own refuse dump Other rubbish disposal No rubbish disposal <i>Below Minimum Service Level sub-total</i> Total number of households										
Names of service providers												
Names of service providers												
Names of service providers												
Names of service providers												
Detail of Free Basic Services (FBS) provided			Budget Year 2021/22							Budget Year +1 2022/23	Budget Year +2 2023/24	
			Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget

Electricity	Ref.	<u>Location of households for each type of FBS</u>											
List type of FBS service		Formal settlements - (50 kwh per indigent household per month Rands)	14 654 779	14 654 779	-	-	-	-	-	-	14 655	15 680 614	16 621 450
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements targeted for upgrading (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Living in informal backyard rental agreement (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Other (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Total cost of FBS - Electricity for informal settlements	-	-	-	-	-	-	-	-	-	-	-
Water	Ref.	<u>Location of households for each type of FBS</u>											
List type of FBS service		Formal settlements - (6 kilolitre per indigent household per month Rands)	17 804 127	5 185 970	-	-	-	-	-	-	5 186	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements targeted for upgrading (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Living in informal backyard rental agreement (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Other (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Total cost of FBS - Water for informal settlements	-	-	-	-	-	-	-	-	-	-	-
Sanitation	Ref.	<u>Location of households for each type of FBS</u>											
List type of FBS service		Formal settlements - (free sanitation service to indigent households)	10 884 750	10 684 619	-	-	-	-	-	-	10 685	11 537 835	12 230 105
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements targeted for upgrading (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Living in informal backyard rental agreement (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Other (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Total cost of FBS - Sanitation for informal settlements	-	-	-	-	-	-	-	-	-	-	-
Refuse Removal	Ref.	<u>Location of households for each type of FBS</u>											
List type of FBS service		Formal settlements - (removed once a week to indigent households)	-	18 264 013	-	-	-	-	-	-	18 264	19 940 623	22 333 497
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Informal settlements targeted for upgrading (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Living in informal backyard rental agreement (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Other (Rands)	-	-	-	-	-	-	-	-	-	-	-
		Number of HH receiving this type of FBS	-	-	-	-	-	-	-	-	-	-	-
		Total cost of FBS - Refuse Removal for informal settlements	-	-	-	-	-	-	-	-	-	-	-

WC024 Stellenbosch - Supporting Table SB6 Adjustments Budget - funding measurement -

Description	Ref	MFMA section	2018/19	2019/20	2020/21	Medium Term Revenue and Expenditure Framework				
			Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Prior Adjusted	Adjusted Budget	Budget Year +1 2022/23	Budget Year +2 2023/24
R thousands										
Funding measures										
Cash/cash equivalents at the year end - R'000	1	18(1)b	169 491	417 839	703 745	740 861	236 856	236 856	(63 274)	(61 065)
Cash + investments at the yr end less applications - R'000	2	18(1)b	1 167 471	985 209	1 936 048	(4 456 346)	(3 941 261)	(4 501 007)	434 439	651 284
Cash year end/monthly employee/supplier payments	3	18(1)b	0	0	0	-	-	-	-	-
Surplus/(Deficit) excluding depreciation offsets: R'000	4	18(1)	119 231	54 421	449 452	108 114	133 512	138 912	116 868	101 843
Service charge rev % change - macro CPIX target exclusive	5	18(1)a,(2)	-0,077647919	1,9%	-22,0%	0,0%	0,0%	0,0%	2,2%	0,3%
Cash receipts % of Ratepayer & Other revenue	6	18(1)a,(2)	0,0%	0,0%	0,0%	90,6%	89,9%	89,9%	91,5%	91,7%
Debt impairment expense as a % of total billable revenue	7	18(1)a,(2)	9,1%	9,9%	0,0%	6,5%	6,7%	6,7%	6,5%	6,4%
Capital payments % of capital expenditure	8	18(1)c;19	31,6%	44,5%	0,0%	0,0%	100,0%	0,0%	0,0%	0,0%
Borrowing receipts % of capital expenditure (excl. transfers)	9	18(1)c	10,3%	0,0%	0,0%	47,9%	53,4%	49,9%	43,9%	41,9%
Grants % of Govt. legislated/gazetted allocations	10	18(1)a				0,0%	100,3%	0,0%	0,0%	0,0%
Current consumer debtors % change - incr(decr)	11	18(1)a	-25,8%	48,9%	255,8%	46,5%	12,0%	-2,6%	-144,3%	61,6%
Long term receivables % change - incr(decr)	12	18(1)a	40,1%	28,1%	-189,6%	-188,5%	0,0%	0,0%	-100,0%	0,0%
R&M % of Property Plant & Equipment	13	20(1)(vi)	0,1%	0,9%	1,6%	1,5%	1,3%	1,3%	50,8%	55,0%
Asset renewal % of capital budget	14	20(1)(vi)	2,9%	1,1%	0,0%	2,5%	8,1%	8,0%	6,1%	10,3%

References

1. Positive cash balances indicative of minimum compliance - subject to 2
2. Deduct applications (defined) from cash balances
3. Indicative of sufficient liquidity to meet average monthly operating payments
4. Indicative of funded operational requirements
5. Indicative of adherence to macro-economic targets (prior to 2003/04 revenue not available for high capacity municipalities and later for other capacity classifications)
6. Realistic average cash collection forecasts as % of annual billed revenue
7. Realistic average increase in doubtful debt provision
8. Indicative of planned capital expenditure level & cash payment timing
9. Indicative of compliance with borrowing 'only' for the capital budget - should not exceed 100% unless refinancing
10. Substantiation of National/Province allocations included in budget
11. Indicative of realistic current arrear debtor collection targets (prior to 2003/04 revenue not available for high cap municipalities and later for other capacity classifications)
12. Indicative of realistic long term arrear debtor collection targets (prior to 2003/04 revenue not available for high cap municipalities and later for other capacity classifications)
13. Indicative of a credible allowance for repairs & maintenance of assets
14. Indicative of a credible allowance for asset renewal (requires analysis of asset renewal projects as % of total capital projects - detailed capital plan)

Macro CPIX target

	6%	6%	6%	6%	6%
Total service charge revenue	1 579 729	1 560 236	1 560 236	1 688 691	1 795 035
Total service charge revenue - previous year				1 560 236	1 688 691
Provincial government gazetted allocations	69 742	74 708	74 708	65 807	33 481
National government DoRA allocations	239 625	239 625	245 025	217 788	222 785
Cash receipts from ratepayers	1 632 285	1 581 657	1 581 657	1 731 030	1 838 697
Ratepayer & Other revenue	1 802 538	1 758 402	1 758 402	1 890 990	2 005 099
Change in debtors				(461 654)	(87 883)

WC024 Stellenbosch - Supporting Table SB7 Adjustments Budget - transfers and grant receipts -

Description	Ref	Budget Year 2021/22							Budget Year	Budget Year
		Original	Prior	Multi-year	Nat. or Prov.	Other	Total	Adjusted	Adjusted	Adjusted
		Budget	Adjusted	capital	Govt	Adjusts.	Adjusts.	Budget	Budget	Budget
		7	8	9	10	11	12			
R thousands		A	A1	B	C	D	E	F		
RECEIPTS:	1, 2									
Operating Transfers and Grants										
National Government:		169 239	168 531	-	-	-	-	168 531	174 521	178 040
Operational Revenue:General Revenue:Equitable Share		157 136	157 136	-	-	-	-	157 136	169 730	173 121
Expanded Public Works Programme Integrated Grant for Municipalities [Schedule 5B]		5 998	5 998	-	-	-	-	5 998	-	-
Local Government Financial Management Grant [Schedule 5B]		1 550	1 550	-	-	-	-	1 550	1 550	1 550
Integrated Urban Development Grant		4 555	3 847	-	-	-	-	3 847	3 241	3 369
Provincial Government:		34 574	32 436	-	-	-	-	32 436	12 187	12 381
Community Development Workers Operational Support Grant		38	38	-	-	-	-	38	38	38
Financial Management Capacity Building Grant		250	250	-	-	-	-	250	-	-
Human Settlements Development Grant		17 940	10 000	-	-	-	-	10 000	-	-
Community Library Services Grant		11 144	11 144	-	-	-	-	11 144	11 435	11 629
Local Government Support Grant		-	-	-	-	-	-	-	-	-
WC Financial Management Support Grant		-	550	-	-	-	-	550	-	-
Municipal Library Support Grant		-	3 252	-	-	-	-	3 252	-	-
LG Graduate Internship Grant		-	-	-	-	-	-	-	-	-
Maintenance and Construction of Transport Infrastructure		4 950	4 950	-	-	-	-	4 950	450	450
Regional Socio-Economic Project/violence through urban upgrading (RSEP/VPUU)	4	-	-	-	-	-	-	-	-	-
Municipal Accreditation and Capacity Building Grant		252	452	-	-	-	-	452	264	264
Spatial Development framework		-	-	-	-	-	-	-	-	-
Title Deeds Restoration Grant	5	-	-	-	-	-	-	-	-	-
Local Government Public Employment Support Grant		-	1 800	-	-	-	-	1 800	-	-
District Municipality:		500	500	-	-	-	-	-	-	-
Cape Winelands District Grant		-	-	-	-	-	-	-	-	-
Cape Winelands District Grant 2		500	500	-	-	-	-	-	-	-
Safety Initiative Implementation-whole of society approach (WOSA)		-	-	-	-	-	-	-	-	-
Other grant providers:		-	358	-	-	-	-	358	-	-
LG SETA Discretionary grant		-	237	-	-	-	-	237	-	-
Khaya Lam Free Market Research Foundation		-	-	-	-	-	-	-	-	-
Households		-	-	-	-	-	-	-	-	-
DBSA		-	102	-	-	-	-	102	-	-
Private Enterprises		-	-	-	-	-	-	-	-	-
Public Corporations		-	18	-	-	-	-	18	-	-
Higher Educational Institutions		-	-	-	-	-	-	-	-	-
Parent Municipality / Entity		-	-	-	-	-	-	-	-	-
Total Operating Transfers and Grants	6	204 313	201 825	-	-	-	-	201 325	186 708	190 421
Capital Transfers and Grants										
National Government:		70 386	71 094	-	-	5 400	5 400	76 494	43 267	44 745
Integrated National Electrification Programme (Municipal Grant) [Schedule 5B]		18 000	18 000	-	-	5 400	5 400	23 400	6 000	6 000
Integrated Urban Development Grant		52 386	53 094	-	-	-	-	53 094	37 267	38 745
Provincial Government:		35 168	51 927	-	-	-	-	51 927	53 620	21 100
Human Settlements Development Grant		33 468	36 296	-	-	-	-	36 296	53 020	20 500
Library Services: Conditional Grant		100	2 402	-	-	-	-	2 402	-	-
Integrated Transport Planning		-	-	-	-	-	-	-	600	600
Maintenance and Construction of Transport Infrastructure		-	-	-	-	-	-	-	-	-
Fire services capacity building grant		-	-	-	-	-	-	-	-	-
RSEP/ VPUU		1 000	-	-	-	-	-	-	-	-
Development of Sport and Recreational Facilities		600	600	-	-	-	-	600	-	-
Informal Settlements Upgrading Partnership Grant: Provinces (Beneficiaries)		-	11 919	-	-	-	-	11 919	-	-
Western Cape Municipal Energy Resilience Grant (WC MER Grant)		-	710	-	-	-	-	710	-	-
Public Transport Non-Motorised Infrastructure		-	-	-	-	-	-	-	-	-
Sports and Recreation		-	-	-	-	-	-	-	-	-
Waste Water Infrastructure		-	-	-	-	-	-	-	-	-
Water Supply Infrastructure		-	-	-	-	-	-	-	-	-
District Municipality:		-	-	-	-	-	-	-	-	-
All Grants		-	-	-	-	-	-	-	-	-
Other grant providers:		-	307	-	-	-	-	307	-	-
Departmental Agencies and Accounts		-	307	-	-	-	-	307	-	-
Foreign Government and International Organisations		-	-	-	-	-	-	-	-	-
Households		-	-	-	-	-	-	-	-	-
Non-Profit Institutions		-	-	-	-	-	-	-	-	-
Private Enterprises		-	-	-	-	-	-	-	-	-
Public Corporations		-	-	-	-	-	-	-	-	-
Higher Educational Institutions		-	-	-	-	-	-	-	-	-
Parent Municipality / Entity		-	-	-	-	-	-	-	-	-
Transfer from Operational Revenue		-	-	-	-	-	-	-	-	-
Total Capital Transfers and Grants	6	105 554	123 329	-	-	5 400	5 400	128 729	96 887	65 845
TOTAL RECEIPTS OF TRANSFERS & GRANTS		309 867	325 154	-	-	5 400	5 400	330 054	283 595	256 266

WC024 Stellenbosch - Supporting Table SB8 Adjustments Budget - expenditure on transfers and grant programme -

Description	Ref	Budget Year 2021/22						Budget Year	Budget Year	
		Original Budget	Prior Adjusted	Multi-year capital	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	
		A	2 A1	3 B	4 C	5 D	6 E	7 F	+1 2022/23	+2 2023/24
R thousands										
EXPENDITURE ON TRANSFERS AND GRANT PROGRAM:										
<u>Operating expenditure of Transfers and Grants.</u>										
National Government:	1	169 239	168 531	-	-	-	-	168 531	174 521	178 040
Operational Revenue:General Revenue:Equitable Share		157 136	157 136	-	-	-	-	157 136	169 730	173 121
Expanded Public Works Programme Integrated Grant for Municipalities [Schedule 5B]		5 998	5 998	-	-	-	-	5 998	-	-
Local Government Financial Management Grant [Schedule 5B]		1 550	1 550	-	-	-	-	1 550	1 550	1 550
Integrated Urban Development Grant		4 555	3 847	-	-	-	-	3 847	3 241	3 369
Provincial Government:		34 574	34 210	-	-	-	-	34 210	12 187	12 381
Community Development Workers Operational Support Grant		38	38	-	-	-	-	38	38	38
Financial Management Capacity Building Grant		250	415	-	-	-	-	415	-	-
Human Settlements Development Grant		17 940	10 000	-	-	-	-	10 000	-	-
Community Library Services Grant		11 144	11 144	-	-	-	-	11 144	11 435	11 629
Local Government Support Grant		-	3 252	-	-	-	-	3 252	-	-
WC Financial Management Support Grant		-	550	-	-	-	-	550	-	-
Municipal Library Support Grant		-	-	-	-	-	-	-	-	-
LG Graduate Internship Grant		-	-	-	-	-	-	-	-	-
Maintenance and Construction of Transport Infrastructure		4 950	4 950	-	-	-	-	4 950	450	450
Regional Socio-Economic Project/violence through urban upgrading (RSEP/VPUU)	4	-	-	-	-	-	-	-	-	-
Municipal Accreditation and Capacity Building Grant		252	690	-	-	-	-	690	264	264
Spatial Development framework		-	-	-	-	-	-	-	-	-
Title Deeds Restoration Grant	5	-	1 372	-	-	-	-	1 372	-	-
Local Government Public Employment Support Grant		-	1 800	-	-	-	-	1 800	-	-
District Municipality:		500	647	-	-	-	-	647	-	-
Cape Winelands District Grant		-	147	-	-	-	-	147	-	-
Cape Winelands District Grant 2		500	500	-	-	-	-	500	-	-
Safety Initiative Implementation-whole of society approach (WOSA)		-	-	-	-	-	-	-	-	-
Other grant providers:		-	358	-	-	-	-	358	-	-
LG SETA Discretionary grant		-	237	-	-	-	-	237	-	-
Khaya Lam Free Market Research Foundation		-	-	-	-	-	-	-	-	-
Households		-	-	-	-	-	-	-	-	-
DBSA		-	102	-	-	-	-	102	-	-
Private Enterprises		-	-	-	-	-	-	-	-	-
Public Corporations		-	18	-	-	-	-	18	-	-
Higher Educational Institutions		-	-	-	-	-	-	-	-	-
Parent Municipality / Entity		-	-	-	-	-	-	-	-	-
Total Operating Transfers and Grants	6	204 313	203 746	-	-	-	-	203 746	186 708	190 421
<u>Capital Transfers and Grants.</u>										
National Government:		70 386	71 094	-	-	5 400	5 400	76 494	43 267	44 745
Integrated National Electrification Programme (Municipal Grant) [Schedule 5B]		18 000	18 000	-	-	5 400	5 400	23 400	6 000	6 000
Integrated Urban Development Grant		52 386	53 094	-	-	-	-	53 094	37 267	38 745
Provincial Government:		35 168	56 545	-	-	-	-	56 545	53 620	21 100
Human Settlements Development Grant		33 468	36 976	-	-	-	-	36 976	53 020	20 500
Library Services: Conditional Grant		100	2 402	-	-	-	-	2 402	-	-
Integrated Transport Planning		-	600	-	-	-	-	600	600	600
Maintenance and Construction of Transport Infrastructure		-	-	-	-	-	-	-	-	-
Fire services capacity building grant		-	-	-	-	-	-	-	-	-
RSEP/VPUU		1 000	3 338	-	-	-	-	3 338	-	-
Development of Sport and Recreational Facilities		600	600	-	-	-	-	600	-	-
Informal Settlements Upgrading Partnership Grant: Provinces (Beneficiaries)		-	11 919	-	-	-	-	11 919	-	-
Western Cape Municipal Energy Resilience Grant (WC MER Grant)		-	710	-	-	-	-	710	-	-
Public Transport Non-Motorised Infrastructure		-	-	-	-	-	-	-	-	-
Sports and Recreation		-	-	-	-	-	-	-	-	-
Waste Water Infrastructure		-	-	-	-	-	-	-	-	-
Water Supply Infrastructure		-	-	-	-	-	-	-	-	-
District Municipality:		-	-	-	-	-	-	-	-	-
All Grants		-	-	-	-	-	-	-	-	-
Other grant providers:		-	307	-	-	-	-	307	-	-
Departmental Agencies and Accounts		-	307	-	-	-	-	307	-	-
Foreign Government and International Organisations		-	-	-	-	-	-	-	-	-
Households		-	-	-	-	-	-	-	-	-
Non-Profit Institutions		-	-	-	-	-	-	-	-	-
Private Enterprises		-	-	-	-	-	-	-	-	-
Public Corporations		-	-	-	-	-	-	-	-	-
Higher Educational Institutions		-	-	-	-	-	-	-	-	-
Parent Municipality / Entity		-	-	-	-	-	-	-	-	-
Transfer from Operational Revenue		-	-	-	-	-	-	-	-	-
Total Capital Transfers and Grants	6	105 554	127 946	-	-	5 400	5 400	133 346	96 887	65 845
TOTAL EXPENDITURE OF TRANSFERS & GRANTS		309 867	331 692	-	-	5 400	5 400	337 092	283 595	256 266

WC024 Stellenbosch - Supporting Table SB9 Adjustments Budget - reconciliation of transfers, grant receipts, and unspent funds -

Description	Ref	Budget Year 2021/22						Budget Year	Budget Year	
		Original	Prior Adjusted	Multi-year	Nat. or Prov.	Other Adjusts.	Total Adjusts.	Adjusted	Adjusted	
		Budget	2	capital	Govt			Budget	Budget	
R thousands	A	A1	B	C	D	E	F	+1 2022/23	+2 2023/24	
Operating transfers and grants:										
National Government:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		(7 548)	(7 548)	-	-	-	-	(7 548)	(1 550)	(1 550)
Conditions met - transferred to revenue		7 548	7 548	-	-	-	-	7 548	1 550	1 550
Conditions still to be met - transferred to liabilities		-	-	-	-	-	-	-	-	-
Provincial Government:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		(250)	(250)	-	-	-	-	(250)	-	-
Conditions met - transferred to revenue		(34 674)	(27 534)	-	-	-	-	(27 534)	(12 787)	(12 981)
Conditions still to be met - transferred to liabilities		(34 924)	(27 784)	-	-	-	-	(27 784)	(12 787)	(12 981)
District Municipality:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		-	-	-	-	-	-	-	-	-
Conditions met - transferred to revenue		-	-	-	-	-	-	-	-	-
Conditions still to be met - transferred to liabilities		-	-	-	-	-	-	-	-	-
Other grant providers:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		-	(237)	-	-	-	-	(237)	-	-
Conditions met - transferred to revenue		-	237	-	-	-	-	237	-	-
Conditions still to be met - transferred to liabilities		-	-	-	-	-	-	-	-	-
Total operating transfers and grants revenue		(27 126)	(19 749)	-	-	-	-	(19 749)	(11 237)	(11 431)
Total operating transfers and grants - CTBM	2	(34 924)	(27 784)	-	-	-	-	(27 784)	(12 787)	(12 981)
Capital transfers and grants:										
National Government:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		(74 941)	(74 941)	-	-	(5 400)	(5 400)	(80 341)	(46 508)	(48 114)
Conditions met - transferred to revenue		74 941	74 941	-	-	5 400	5 400	80 341	46 508	48 114
Conditions still to be met - transferred to liabilities		-	-	-	-	-	-	-	-	-
Provincial Government:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		-	-	-	-	-	-	-	-	-
Conditions met - transferred to revenue		(34 468)	(30 929)	-	-	-	-	(30 929)	(53 020)	(20 500)
Conditions still to be met - transferred to liabilities		(34 468)	(30 929)	-	-	-	-	(30 929)	(53 020)	(20 500)
District Municipality:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		-	-	-	-	-	-	-	-	-
Conditions met - transferred to revenue		-	-	-	-	-	-	-	-	-
Conditions still to be met - transferred to liabilities		-	-	-	-	-	-	-	-	-
Other grant providers:										
Balance unspent at beginning of the year		-	-	-	-	-	-	-	-	-
Current year receipts		-	-	-	-	-	-	-	-	-
Conditions met - transferred to revenue		-	-	-	-	-	-	-	-	-
Conditions still to be met - transferred to liabilities		-	-	-	-	-	-	-	-	-
Total capital transfers and grants revenue		40 473	44 012	-	-	5 400	5 400	49 412	(6 512)	27 614
Total capital transfers and grants - CTBM		(34 468)	(30 929)	-	-	-	-	(30 929)	(53 020)	(20 500)
TOTAL TRANSFERS AND GRANTS REVENUE		13 347	24 264	-	-	5 400	5 400	29 664	(17 749)	16 183
TOTAL TRANSFERS AND GRANTS - CTBM		(69 392)	(58 713)	-	-	-	-	(58 713)	(65 807)	(33 481)

WC024 Stellenbosch - Supporting Table SB10 Adjustments Budget - transfers and grants made by the municipality -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	6 A1	7 B	8 C	9 D	10 E	11 F	12 G	13 H		
R thousands												
<u>Cash transfers to other municipalities.</u>												
Operational	1	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Cash Transfers To Municipalities:		-	-	-	-	-	-	-	-	-	-	-
<u>Cash transfers to Entities/Other External Mechanisms</u>												
Operational	2	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Cash Transfers To Entities/Ems'		-	-	-	-	-	-	-	-	-	-	-
<u>Cash transfers to other Organs of State</u>												
Operational	3	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Cash Transfers To Other Organs Of State:		-	-	-	-	-	-	-	-	-	-	-
<u>Cash transfers to other Organisations</u>												
Operational	4	13 350	12 856	-	-	-	-	-	-	12 856	13 223	13 606
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Cash Transfers To Organisations		13 350	12 856	-	-	-	-	-	-	12 856	13 223	13 606
<u>Cash Transfers to Groups of Individuals</u>												
Operational	4	250	667	-	-	-	-	-	-	667	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Cash Transfers To Groups Of Individuals:		250	667	-	-	-	-	-	-	667	-	-
TOTAL CASH TRANSFERS AND GRANTS	5	13 600	13 524	-	-	-	-	-	-	13 524	13 223	13 606
<u>Non-cash transfers to other municipalities.</u>												
Operational	1	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Non-Cash Transfers To Municipalities:		-	-	-	-	-	-	-	-	-	-	-
<u>Non-cash transfers to Entities/Other External Mechanisms</u>												
Operational	2	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Non-Cash Transfers To Entities/Ems'		-	-	-	-	-	-	-	-	-	-	-
<u>Non-cash transfers to other Organs of State</u>												
Operational	3	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Non-Cash Transfers To Other Organs Of State:		-	-	-	-	-	-	-	-	-	-	-
<u>Non-cash transfers to other Organisations</u>												
Operational	4	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-CASH TRANSFERS TO OTHER ORGANISATIONS:		-	-	-	-	-	-	-	-	-	-	-
<u>Non-cash transfers to Groups of Individuals</u>												
Operational	4	-	-	-	-	-	-	-	-	-	-	-
Capital		-	-	-	-	-	-	-	-	-	-	-
Total Non-Cash Grants To Groups Of Individuals:		-	-	-	-	-	-	-	-	-	-	-
TOTAL NON-CASH TRANSFERS AND GRANTS	5	-	-	-	-	-	-	-	-	-	-	-
TOTAL TRANSFERS AND GRANTS		13 600	13 524	-	-	-	-	-	-	13 524	13 223	13 606

WC024 Stellenbosch - Supporting Table SB11 Adjustments Budget - councillor and staff benefits -

Summary of remuneration	Ref	Budget Year 2021/22									% change
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	
		A	5 A1	6 B	7 C	8 D	9 E	10 F	11 G	12 H	
R thousands											
Councillors (Political Office Bearers plus Other)											
Basic Salaries and Wages		14 258	18 106	-	-	-	-	-	-	18 106	27,0%
Pension and UIF Contributions		882	-	-	-	-	-	-	-	-	-100,0%
Medical Aid Contributions		96	-	-	-	-	-	-	-	-	-100,0%
Motor Vehicle Allowance		5 145	-	-	-	-	-	-	-	-	-100,0%
Cellphone Allowance		1 392	1 954	-	-	-	-	-	-	1 954	0,0%
Housing Allowances		-	-	-	-	-	-	-	-	-	0,0%
Other benefits and allowances		205	-	-	-	-	-	-	-	-	0,0%
Sub Total - Councillors		21 978	20 059	-	-	-	-	-	-	20 059	
% increase			-8,7%								-8,7%
Senior Managers of the Municipality											
Basic Salaries and Wages		7 281	7 808	-	-	-	-	-	-	7 808	7,2%
Pension and UIF Contributions		881	675	-	-	-	-	-	-	675	-23,4%
Medical Aid Contributions		319	117	-	-	-	-	-	-	117	-63,2%
Overtime		-	-	-	-	-	-	-	-	-	0,0%
Performance Bonus		627	-	-	-	-	-	-	-	-	-100,0%
Motor Vehicle Allowance		679	540	-	-	-	-	-	-	540	-20,5%
Cellphone Allowance		137	137	-	-	-	-	-	-	137	0,0%
Housing Allowances		18	18	-	-	-	-	-	-	18	0,0%
Other benefits and allowances		87	87	-	-	-	-	-	-	87	-0,5%
Payments in lieu of leave		-	-	-	-	-	-	-	-	-	0,0%
Long service awards		-	-	-	-	-	-	-	-	-	0,0%
Post-retirement benefit obligations	5	-	-	-	-	-	-	-	-	-	0,0%
Sub Total - Senior Managers of Municipality		10 029	9 383	-	-	-	-	-	-	9 383	
% increase			-6,4%								-6,4%
Other Municipal Staff											
Basic Salaries and Wages		351 506	346 776	-	-	-	-	-	-	346 776	-1,3%
Pension and UIF Contributions		67 671	57 107	-	-	-	-	-	-	57 107	-15,6%
Medical Aid Contributions		31 331	25 379	-	-	-	-	-	-	25 379	-19,0%
Overtime		54 754	64 262	-	-	-	-	-	-	64 262	17,4%
Performance Bonus		-	-	-	-	-	-	-	-	-	0,0%
Motor Vehicle Allowance		11 793	10 179	-	-	-	-	-	-	10 179	-13,7%
Cellphone Allowance		1 143	2 333	-	-	-	-	-	-	2 333	104,1%
Housing Allowances		3 576	2 722	-	-	-	-	-	-	2 722	-23,9%
Other benefits and allowances		43 365	34 536	-	-	-	-	-	-	34 536	-20,4%
Payments in lieu of leave		2 538	-	-	-	-	-	-	-	-	-100,0%
Long service awards		82	-	-	-	-	-	-	-	-	-100,0%
Post-retirement benefit obligations	5	29 669	25 085	-	-	-	-	-	-	25 085	-15,5%
Sub Total - Other Municipal Staff		597 429	568 379	-	-	-	-	-	-	568 379	
% increase			-4,9%								-4,9%
Total Parent Municipality		629 436	597 821	-	-	-	-	-	-	597 821	-5,0%
Board Members of Entities											
Sub Total - Other Staff of Entities		-	-	-	-	-	-	-	-	-	
% increase			0,0%								0,0%
Total Municipal Entities		-	-	-	-	-	-	-	-	-	0,0%
TOTAL SALARY, ALLOWANCES & BENEFITS		629 436	597 821	-	-	-	-	-	-	597 821	
% increase			-5,0%								-5,0%
TOTAL MANAGERS AND STAFF		607 458	577 762	-	-	-	-	-	-	577 762	-4,9%

WC024 Stellenbosch - Supporting Table SB12 Adjustments Budget - monthly revenue and expenditure (municipal vote) -

Description	Ref	Budget Year 2021/22											Medium Term Revenue and Expenditure Framework			
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
Revenue by Vote																
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		-	-	-	-	-	-	-	-	138	138	138	550	-	-	
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		1 666	1 108	988	1 530	2 119	974	1 712	2 005	3 179	3 437	3 077	5 672	20 767	27 682	
Vote 3 - INFRASTRUCTURE SERVICES		148 960	86 370	106 620	107 929	95 883	113 150	103 915	104 914	127 326	114 502	113 391	166 731	1 389 692	1 459 867	1 505 333
Vote 4 - COMMUNITY AND PROTECTION SERVICES		2 329	2 336	2 152	28 788	3 259	30 381	13 714	14 149	18 524	17 565	17 207	37 263	187 667	167 452	173 014
Vote 5 - CORPORATE SERVICES		238	532	331	568	554	355	349	355	670	670	670	554	5 846	6 074	6 395
Vote 6 - FINANCIAL SERVICES		128 515	29 115	31 128	31 288	32 501	50 611	37 028	37 099	40 628	40 618	40 618	5 735	504 885	534 373	563 682
Total Revenue by Vote		281 709	119 460	141 220	170 103	134 316	195 471	156 718	158 521	190 465	176 930	175 102	216 093	2 116 107	2 188 533	2 276 105
Expenditure by Vote																
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		1 777	1 604	2 373	2 663	2 495	2 380	2 350	2 007	2 415	2 525	2 484	901	25 973	41 440	42 823
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		4 214	4 369	5 567	5 723	6 654	4 202	4 492	4 513	7 518	6 770	6 371	8 522	68 916	87 819	90 967
Vote 3 - INFRASTRUCTURE SERVICES		13 528	81 277	99 951	75 408	71 280	83 360	81 890	76 824	148 068	84 913	85 726	281 931	1 184 157	1 228 280	1 299 568
Vote 4 - COMMUNITY AND PROTECTION SERVICES		12 679	18 785	26 677	25 441	26 074	23 497	29 268	33 888	41 795	39 127	38 269	88 310	403 812	400 348	417 071
Vote 5 - CORPORATE SERVICES		15 509	10 360	8 543	9 714	12 974	9 319	12 784	14 285	18 454	18 931	15 986	47 081	193 940	205 723	212 169
Vote 6 - FINANCIAL SERVICES		10 352	6 766	8 747	8 409	9 326	8 076	7 211	7 337	7 819	12 107	11 648	2 600	100 398	108 055	111 663
Total Expenditure by Vote		58 060	123 161	151 857	127 359	128 804	130 835	137 995	138 854	226 069	164 373	160 484	429 344	1 977 195	2 071 666	2 174 261
Surplus/ (Deficit)		223 649	(3 700)	(10 638)	42 743	5 512	64 636	18 723	19 667	(35 604)	12 557	14 618	(213 252)	138 912	116 868	101 843

WC024 Stellenbosch - Supporting Table SB13 Adjustments Budget - monthly revenue and expenditure (functional classification) -

Description - Standard classification	Ref	Budget Year 2021/22												Medium Term Revenue and Expenditure Framework		
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
Revenue - Functional																
<i>Governance and administration</i>		128 964	29 878	31 588	31 986	33 178	51 093	2 832	2 958	7 297	7 287	7 287	180 089	514 436	543 776	573 589
Executive and council		27	-	13	98	44	1	27	31	127	127	127	440	1 061	778	817
Finance and administration		128 937	29 878	31 575	31 889	33 134	51 093	2 805	2 927	7 032	7 022	7 022	179 512	512 824	542 998	572 772
Internal audit		-	-	-	-	-	-	-	-	138	138	138	138	550	-	-
<i>Community and public safety</i>		2 887	2 498	2 316	28 894	3 854	30 262	14 544	15 156	18 568	17 867	17 150	40 640	194 635	173 591	185 318
Community and social services		1 558	655	145	4 432	1 112	738	1 257	1 285	2 979	2 979	2 979	1 688	21 809	15 135	15 512
Sport and recreation		-	-	1	81	29	74	83	86	1 069	553	246	3 037	5 259	778	817
Public safety		538	1 266	1 579	23 609	1 700	28 743	11 915	12 136	12 786	12 343	12 293	30 284	149 190	146 457	151 330
Housing		792	577	591	773	1 012	708	1 289	1 649	1 733	1 992	1 631	5 631	18 377	11 222	17 659
Health		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		1 323	1 036	824	11 078	6 538	4 201	4 792	5 327	18 994	7 786	7 786	45 645	115 329	103 233	66 863
Planning and development		904	555	512	6 531	6 177	3 580	4 285	4 241	6 870	5 870	5 870	16 832	62 229	100 506	64 051
Road transport		408	475	281	4 505	343	597	449	1 054	11 951	1 743	1 743	28 564	52 113	2 059	2 109
Environmental protection		11	6	30	42	18	24	57	32	172	172	172	250	987	669	702
<i>Trading services</i>		148 526	86 039	106 484	98 135	90 740	109 906	99 902	100 432	110 958	109 341	108 230	122 900	1 291 594	1 367 815	1 450 210
Energy sources		81 151	62 925	82 381	68 796	59 058	53 390	68 008	68 204	70 797	70 797	70 797	96 934	853 239	889 169	940 718
Water management		7 208	10 693	9 975	12 689	11 694	14 427	16 001	16 405	18 453	17 461	16 350	22 021	173 377	183 919	194 045
Waste water management		30 075	6 361	8 159	9 816	13 766	25 154	8 614	8 552	11 927	11 302	11 302	(2 166)	142 863	159 928	168 040
Waste management		30 092	6 060	5 969	6 834	6 222	16 934	7 279	7 271	9 781	9 781	9 781	6 110	122 115	134 800	147 408
<i>Other</i>		9	9	9	9	6	9	9	9	10	10	10	13	112	119	125
Total Revenue - Functional		281 709	119 460	141 220	170 103	134 316	195 471	122 079	123 882	155 826	142 291	140 463	389 288	2 116 107	2 188 533	2 276 105
Expenditure - Functional																
<i>Governance and administration</i>		27 176	18 367	18 852	20 282	24 322	19 468	21 929	23 250	28 755	32 883	29 466	51 517	316 267	346 094	357 203
Executive and council		4 150	2 583	3 710	3 497	2 610	2 453	2 315	2 407	3 140	2 722	2 633	(676)	31 544	52 859	54 988
Finance and administration		22 605	15 374	14 520	15 634	20 323	15 562	18 694	19 911	24 509	29 056	25 729	51 001	272 918	279 354	287 888
Internal audit		421	411	621	1 151	1 389	1 453	921	931	1 106	1 105	1 105	1 191	11 805	13 881	14 327
<i>Community and public safety</i>		12 455	18 610	20 015	24 642	26 124	22 855	28 299	32 175	40 863	38 063	37 339	92 736	394 177	379 354	395 598
Community and social services		1 533	5 261	2 340	2 747	3 745	2 949	2 832	3 550	5 268	5 244	4 932	7 026	47 428	44 221	45 706
Sport and recreation		1 968	2 173	3 205	3 346	5 341	4 429	4 558	4 483	8 680	6 804	6 637	16 466	68 090	55 086	57 038
Public safety		7 318	9 668	12 044	16 425	14 502	13 857	19 014	21 981	23 636	23 257	23 015	63 050	247 767	245 686	257 218
Housing		1 636	1 508	2 427	2 123	2 537	1 620	1 895	2 161	3 278	2 757	2 756	6 194	30 892	34 361	35 635
Health		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		7 164	7 141	15 872	10 696	11 251	8 786	10 925	12 407	31 429	15 680	15 112	54 229	200 693	214 248	221 160
Planning and development		4 041	4 074	11 681	5 670	6 113	3 953	5 626	6 178	8 175	8 083	7 686	7 893	79 172	84 169	86 571
Road transport		2 347	2 350	2 751	3 409	3 856	3 329	3 884	4 367	20 866	5 184	5 178	42 295	99 816	97 415	100 591
Environmental protection		776	716	1 440	1 618	1 281	1 505	1 414	1 862	2 389	2 414	2 249	4 040	21 705	32 665	33 998
<i>Trading services</i>		11 265	79 042	97 110	71 740	67 106	79 725	76 842	71 023	125 009	77 735	78 554	230 908	1 066 058	1 131 918	1 200 248
Energy sources		2 711	67 373	70 761	45 760	43 342	42 791	47 087	48 684	63 399	51 861	51 781	92 562	628 113	657 209	709 409
Water management		2 677	2 487	4 532	8 377	7 080	10 022	8 192	7 156	16 631	8 392	9 199	38 624	123 368	132 052	137 887
Waste water management		4 289	6 240	7 720	7 651	8 254	18 243	12 967	8 299	25 455	9 603	9 741	56 853	175 315	185 111	188 853
Waste management		1 588	2 942	14 097	9 952	8 430	8 670	8 594	6 884	19 524	7 879	7 832	42 869	139 261	157 545	164 099
<i>Other</i>		-	-	-	-	-	-	-	-	13	13	13	(38)	-	52	53
Total Expenditure - Functional		58 060	123 161	151 850	127 359	128 804	130 835	137 995	138 854	226 069	164 373	160 484	429 352	1 977 195	2 071 666	2 174 261

Description - Standard classification	Ref	Budget Year 2021/22											Medium Term Revenue and Expenditure Framework			
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
Surplus/ (Deficit) 1.		223 649	(3 700)	(10 630)	42 743	5 512	64 636	(15 916)	(14 972)	(70 243)	(22 082)	(20 021)	(40 064)	138 912	116 868	101 843

WC024 Stellenbosch - Supporting Table SB14 Adjustments Budget - monthly revenue and expenditure -

Description	Ref	Budget Year 2021/22												Medium Term Revenue and Expenditure Framework		
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
Revenue By Source																
Property rates		103 421	27 315	28 984	28 656	29 186	29 160	-	-	-	-	-	168 945	415 668	449 050	475 994
Service charges - electricity revenue		67 800	61 950	82 241	65 571	58 022	41 722	65 606	65 606	65 606	65 606	65 606	81 938	787 275	842 384	892 927
Service charges - water revenue		6 554	10 024	9 336	10 254	11 058	11 626	15 468	15 871	17 780	16 914	15 803	25 713	166 400	177 413	187 170
Service charges - sanitation revenue		15 692	6 217	8 054	8 109	7 624	7 994	8 346	8 285	9 156	9 156	9 156	5 167	102 957	121 354	128 636
Service charges - refuse		16 632	5 933	5 854	6 205	6 099	6 136	7 120	7 113	7 763	7 763	7 763	3 555	87 936	98 489	110 307
Service charges - other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental of facilities and equipment		841	844	759	850	837	811	726	776	1 148	1 148	1 148	923	10 812	11 789	12 438
Interest earned - external investments		97	1 466	1 318	1 158	2 895	1 304	1 650	1 729	1 376	1 376	1 376	3 868	19 613	13 948	14 739
Interest earned - outstanding debtors		877	917	960	1 115	1 010	1 031	1 019	1 018	1 121	1 121	1 121	1 186	12 495	15 307	16 165
Dividends received		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fines, penalties and forfeits		236	291	526	20 809	137	27 852	10 012	10 025	10 009	10 009	10 009	20 250	120 165	122 571	126 250
Licences and permits		156	793	1 049	633	654	272	124	445	588	588	588	(112)	5 778	6 056	6 348
Agency services		99	342	259	287	248	147	340	340	340	340	340	997	4 077	3 231	3 393
Transfers and subsidies		65 473	537	573	4 818	1 651	54 033	2 697	3 224	15 107	15 045	14 995	25 594	203 746	186 708	190 421
Other revenue		1 952	1 599	1 254	3 461	2 721	1 387	2 687	2 629	5 499	5 499	5 499	10 651	44 839	43 344	45 472
Gains		-	-	-	-	-	-	-	-	-	-	-	1 000	1 000	-	-
Total Revenue		279 831	118 228	141 167	151 926	122 142	183 475	115 796	117 062	135 492	134 564	133 403	349 675	1 982 761	2 091 646	2 210 260
Expenditure By Type																
Employee related costs		39 595	37 864	49 153	46 591	65 674	42 443	47 454	47 814	49 443	48 623	48 623	54 485	577 762	615 845	637 279
Remuneration of councillors		1 541	1 541	1 541	1 146	1 400	1 607	1 672	1 672	1 672	1 672	1 672	2 925	20 059	22 857	23 771
Debt impairment		-	-	191	2	0	-	6 783	6 787	6 783	6 783	6 783	71 182	105 292	110 102	116 563
Depreciation & asset impairment		-	-	-	-	-	-	-	-	70 514	-	-	141 027	211 541	215 772	220 087
Finance charges		-	-	-	-	-	17 801	1 041	1 041	1 541	1 041	1 041	21 971	45 476	42 093	39 630
Bulk purchases - electricity		-	63 969	65 286	41 106	36 496	35 768	42 308	42 308	42 308	42 308	42 308	53 533	507 699	553 392	603 198
Inventory consumed		610	1 351	3 839	9 041	3 678	6 872	6 873	7 816	9 193	8 901	8 786	7 419	74 377	73 243	78 584
Contracted services		160	6 351	15 958	17 375	11 911	17 168	21 371	18 746	36 239	26 987	26 510	63 092	261 869	264 324	275 231
Grants and subsidies		-	3 571	7 358	87	121	101	1 050	995	1 048	995	995	(2 797)	13 524	13 223	13 606
Other expenditure		16 154	8 513	8 524	12 011	9 525	9 074	9 445	11 676	7 329	27 063	23 767	16 514	159 595	160 814	166 311
Losses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenditure		58 060	123 161	151 850	127 359	128 804	130 835	137 995	138 854	226 069	164 373	160 484	429 352	1 977 195	2 071 666	2 174 261
Surplus/(Deficit)		221 771	(4 933)	(10 683)	24 567	(6 662)	52 640	(22 199)	(21 792)	(90 576)	(29 809)	(27 081)	(79 677)	5 566	19 980	35 999
Transfers and subsidies - capital (monetary allocations) (National / Provincial and District)		-	803	-	8 236	12 162	11 949	4 945	5 483	18 996	6 083	5 723	42 611	116 991	96 887	65 845
Transfers and subsidies - capital (monetary allocations) (National / Provincial Departmental Agencies, Households, Non-profit Institutions, Private Enterprises, Public Corporations, Higher Educational Institutions)		1 878	429	53	9 940	13	47	1 337	1 337	1 337	1 645	1 337	(2 999)	16 355	-	-
Transfers and subsidies - capital (in-kind - all)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Surplus/(Deficit) after capital transfers & contributions		223 649	(3 700)	(10 630)	42 743	5 512	64 636	(15 916)	(14 972)	(70 243)	(22 082)	(20 021)	(40 064)	138 912	116 868	101 843

WC024 Stellenbosch - Supporting Table SB15 Adjustments Budget - monthly cash flow -

Monthly cash flows	Ref	Budget Year 2021/22											Medium Term Revenue and Expenditure Framework			
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
Cash Receipts By Source	1															
Property rates		(183 056)	(72 533)	(87 373)	(97 113)	(176 834)	(97 085)	-	-	-	-	-	1 122 169	408 174	431 088	456 954
Service charges - electricity revenue		11 861	3 452	19 662	25 107	15 443	(4 295)	-	-	-	-	-	681 228	752 458	837 438	887 639
Service charges - water revenue		(8 127)	3 779	6 544	7 710	11 114	8 985	-	-	-	-	-	134 938	164 942	168 644	177 919
Service charges - sanitation revenue		(2 557)	(3 515)	(2 430)	(3 694)	(533)	(4 455)	-	-	-	-	-	108 501	91 317	116 543	123 535
Service charges - refuse		(377)	(583)	(4 851)	(2 991)	6 234	(2 769)	-	-	-	-	-	91 514	86 178	99 380	111 305
Service charges - other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental of facilities and equipment		(125)	16	(74)	(96)	101	56	-	-	-	-	-	10 852	10 731	11 268	11 831
Interest earned - external investments		-	1 296	1 049	938	2 736	1 197	(1 491)	(1 491)	(1 491)	(1 491)	(1 491)	(15 935)	(16 174)	13 948	14 739
Interest earned - outstanding debtors		439	428	437	482	466	459	-	-	-	-	-	(2 712)	-	-	-
Dividends received		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fines, penalties and forfeits		(1 756)	(1 621)	(1 626)	16 483	(368)	27 026	-	-	-	-	-	(16 553)	21 584	22 018	22 681
Licences and permits		(300)	380	557	232	665	292	-	-	-	-	-	3 952	5 778	6 056	6 348
Agency services		99	342	259	287	248	147	-	-	-	-	-	2 696	4 077	3 231	3 393
Transfer receipts - operational		64 656	6 088	(2 630)	4 541	(1 416)	54 281	-	-	-	-	-	114 202	239 722	242 525	213 590
Other revenue		(2 348)	(2 557)	(3 080)	(825)	1 582	894	-	-	-	-	-	42 751	36 418	35 363	37 091
Cash Receipts by Source		(121 592)	(65 027)	(73 555)	(48 937)	(140 562)	(15 268)	(1 491)	(1 491)	(1 491)	(1 491)	(1 491)	2 277 603	1 805 205	1 987 503	2 067 026
Other Cash Flows by Source																
Transfers receipts - capital		8 000	380	-	1 891	13 206	(4 481)	-	-	-	-	-	61 593	80 588	41 108	42 714
Contributions & Contributed assets		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Proceeds on disposal of PPE		(2)	(1)	(7)	(1)	-	(3)	-	-	-	-	-	14	-	-	-
Short term loans		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Borrowing long term/refinancing		-	-	-	-	1 800	465	-	-	-	-	-	141 272	143 537	315 145	405 262
Increase (decrease) in consumer deposits		190	70	94	136	19 619	244	163	163	163	163	163	1 794	22 961	-	-
Decrease (increase) in non-current debtors		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Decrease (increase) other non-current receivables		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Decrease (increase) in non-current investments		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Cash Receipts by Source		(113 404)	(64 578)	(73 468)	(46 912)	(105 937)	(19 043)	(1 328)	(1 328)	(1 328)	(1 328)	(1 328)	2 482 276	2 052 292	2 343 756	2 515 003
Cash Payments by Type																
Employee related costs		3 125	(3 375)	(3 452)	(4 088)	(2 708)	(6 612)	(46 345)	(46 345)	(46 345)	(46 345)	(46 345)	(307 302)	(556 136)	(644 454)	(666 874)
Remuneration of councillors		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Finance charges		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bulk purchases - Electricity		-	-	-	-	-	-	(42 308)	(42 308)	(42 308)	(42 308)	(42 308)	(296 158)	(507 699)	(553 392)	(603 198)
Acquisitions - water & other inventory		-	-	-	-	(7 459)	(8 817)	(6 056)	(6 056)	(6 056)	(6 056)	(6 056)	(26 113)	(72 667)	(49 111)	(45 757)
Contracted services		-	-	-	-	(13 526)	(19 576)	(23 451)	(23 451)	(23 451)	(23 451)	(23 451)	(131 056)	(281 413)	(264 324)	(275 231)
Transfers and grants - other municipalities		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers and grants - other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other expenditure		(27)	(111)	875	151	(58 929)	(65 784)	(15 380)	(15 380)	(15 380)	(15 380)	(15 380)	16 165	(184 559)	(196 144)	(198 251)
Cash Payments by Type		3 098	(3 486)	(2 577)	(3 937)	(82 622)	(100 789)	(133 540)	(133 540)	(133 540)	(133 540)	(133 540)	(744 464)	(1 602 474)	(1 707 425)	(1 789 311)
Other Cash Flows/Payments by Type																
Capital assets		-	-	-	-	16 479	(324)	(25 177)	(37 089)	(52 223)	(51 641)	(50 165)	(203 368)	(403 508)	(384 460)	(381 495)
Repayment of borrowing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Cash Flows/Payments		34	(178)	6	21	22	11	-	-	-	-	-	84	-	-	-
Total Cash Payments by Type		3 132	(3 664)	(2 571)	(3 916)	(66 121)	(101 102)	(158 716)	(170 628)	(185 762)	(185 181)	(183 704)	(947 748)	(2 005 982)	(2 091 885)	(2 170 806)
NET INCREASE/(DECREASE) IN CASH HELD		(116 535)	(60 913)	(70 898)	(42 996)	(39 816)	82 059	157 388	169 300	184 434	183 852	182 376	3 430 024	4 058 274	4 435 642	4 685 808
Cash/cash equivalents at the month/year beginning:		-	(116 535)	(177 449)	(248 346)	(291 343)	(331 158)	(249 099)	(91 712)	77 588	262 022	445 874	628 250	-	4 058 274	8 493 916

Monthly cash flows	Ref	Budget Year 2021/22											Medium Term Revenue and Expenditure Framework				
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24	
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	
R thousands																	
Cash/cash equivalents at the month/year end:		(116 535)	(177 449)	(248 346)	(291 343)	(331 158)	(249 099)	(91 712)	77 588	262 022	445 874	628 250	4 058 274	4 058 274	8 493 916	13 179 724	

WC024 Stellenbosch - Supporting Table SB16 Adjustments Budget - monthly capital expenditure (municipal vote) -

Description - Municipal Vote	Ref	Budget Year 2021/22												Medium Term Revenue and Expenditure Framework		
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
<u>Multi-year expenditure appropriation</u>	1															
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		-	-	-	-	-	-	-	5	5	10	6	18	44	49	56
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		-	-	3	-	-	-	-	110	144	215	292	121	885	1 100	4 100
Vote 3 - INFRASTRUCTURE SERVICES		-	534	726	4 792	7 668	6 165	11 073	17 465	19 700	25 131	22 992	70 907	187 153	228 883	163 710
Vote 4 - COMMUNITY AND PROTECTION SERVICES		-	-	949	128	1 544	857	1 766	4 297	3 687	3 990	3 386	5 338	25 943	12 480	11 700
Vote 5 - CORPORATE SERVICES		-	440	-	928	64	46	2 250	1 198	2 620	900	2 525	8 587	19 557	12 000	11 500
Vote 6 - FINANCIAL SERVICES		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Multi-year expenditure sub-total	3	-	973	1 678	5 848	9 276	7 069	15 090	23 075	26 156	30 246	29 202	84 971	233 583	254 512	191 066
<u>Single-year expenditure appropriation</u>																
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		2	1	138	36	353	57	-	379	2 235	2 352	2 135	1 787	9 473	3 340	6 150
Vote 3 - INFRASTRUCTURE SERVICES		620	306	15 349	18 306	24 604	13 584	6 506	11 270	18 837	16 754	13 184	(8 811)	130 509	110 479	166 514
Vote 4 - COMMUNITY AND PROTECTION SERVICES		-	(177)	900	5 827	1 799	1 744	2 781	1 374	3 395	1 685	4 074	(3 876)	19 526	10 130	13 505
Vote 5 - CORPORATE SERVICES		-	1 925	2 080	1 121	473	2 176	750	950	1 550	565	1 520	(3 093)	10 016	5 800	4 050
Vote 6 - FINANCIAL SERVICES		-	14	48	139	8	(7)	50	40	50	40	50	(32)	400	200	210
Capital single-year expenditure sub-total	3	622	2 070	18 514	25 428	27 237	17 553	10 087	14 013	26 067	21 396	20 963	(14 025)	169 925	129 949	190 429
Total Capital Expenditure	2	622	3 043	20 192	31 277	36 513	24 621	25 177	37 089	52 223	51 641	50 165	70 945	403 508	384 460	381 495

WC024 Stellenbosch - Supporting Table SB17 Adjustments Budget - monthly capital expenditure (functional classification) -

Description	Ref	Budget Year 2021/22											Medium Term Revenue and Expenditure Framework			
		July	August	Sept.	October	November	December	January	February	March	April	May	June	Budget Year 2021/22	Budget Year +1 2022/23	Budget Year +2 2023/24
		Outcome	Outcome	Outcome	Outcome	Outcome	Outcome	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget	Adjusted Budget
R thousands																
Capital Expenditure - Functional																
<i>Governance and administration</i>		33 922	10 488	2 757	3 266 983	422 081	51 301	-	-	-	-	-	(3 757 514)	30 018	18 049	15 816
Executive and council		3 129	26 624	11 965	467 233	479 286	42 776	-	-	-	-	-	(1 030 969)	44	49	56
Finance and administration		30 372	(18 301)	(9 719)	1 576 666	(53 912)	8 201	-	-	-	-	-	(1 503 333)	29 974	18 000	15 760
Internal audit		421	2 165	511	1 223 084	(3 293)	324	-	-	-	-	-	(1 223 213)	-	-	-
<i>Community and public safety</i>		10 118	5 195	11 413	809 090	(324 311)	(15 435)	-	-	-	-	-	(454 001)	42 068	19 145	28 205
Community and social services		9	(4 296)	(648)	(14 479)	(265 981)	1 742	-	-	-	-	-	288 142	4 490	7 230	11 055
Sport and recreation		1 952	1 911	2 004	355 193	11 482	2 772	-	-	-	-	-	(364 967)	10 346	4 750	2 200
Public safety		6 765	6 258	6 691	618 900	(107 240)	(20 305)	-	-	-	-	-	(493 640)	17 428	2 950	4 900
Housing		1 392	1 322	3 365	(150 525)	37 429	357	-	-	-	-	-	116 464	9 805	4 215	10 050
Health		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		4 901	(10 504)	9 881	(133 381)	(648 285)	1 347	-	-	-	-	-	890 635	114 593	124 025	31 150
Planning and development		3 626	(7 805)	12 730	247 883	(150 123)	684	-	-	-	-	-	(60 363)	46 633	54 045	20 450
Road transport		532	(3 413)	(4 103)	(20 688)	(6 831)	(47)	-	-	-	-	-	96 727	62 178	62 500	8 650
Environmental protection		742	714	1 254	(360 577)	(491 331)	710	-	-	-	-	-	854 271	5 782	7 480	2 050
<i>Trading services</i>		(48 931)	(5 170)	(24 041)	(3 942 683)	550 521	(37 205)	-	-	-	-	-	3 724 337	216 828	223 241	306 324
Energy sources		(33 075)	(6 017)	302 744	(5 671 235)	(530 990)	(5 439)	-	-	-	-	-	6 028 331	84 319	59 446	85 561
Water management		7 645	(4 273)	(145 993)	(32 281)	1 085 219	(11 783)	-	-	-	-	-	(845 156)	53 377	79 550	105 818
Waste water management		(10 824)	4 448	(186 154)	134 910	2 303	(12 233)	-	-	-	-	-	138 758	71 208	55 500	91 500
Waste management		(12 677)	672	5 362	1 625 923	(6 011)	(7 750)	-	-	-	-	-	(1 597 596)	7 923	28 745	23 445
<i>Other</i>		(9)	(9)	(9)	(9)	(6)	(9)	-	-	-	-	-	51	-	-	-
Total Capital Expenditure - Functional		(0)	0	0	(0)	(0)	(0)	-	-	-	-	-	403 508	403 508	384 460	381 495

WC024 Stellenbosch - Supporting Table SB18a Adjustments Budget - capital expenditure on new assets by asset class -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
Capital expenditure on new assets by Asset Class/Sub-class												
Infrastructure		179 426	157 832	-	-	-	-	5 400	5 400	163 232	144 517	164 485
Roads Infrastructure		28 966	36 782	-	-	-	-	-	-	36 782	41 290	20 700
Roads		24 466	21 840	-	-	-	-	-	-	21 840	38 490	18 600
Road Structures		2 700	14 142	-	-	-	-	-	-	14 142	2 000	1 300
Road Furniture		1 800	800	-	-	-	-	-	-	800	800	800
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Storm water Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-
Attenuation		-	-	-	-	-	-	-	-	-	-	-
Electrical Infrastructure		53 772	51 761	-	-	-	-	5 400	5 400	57 161	15 827	69 385
Power Plants		15 000	15 710	-	-	-	-	-	-	15 710	1 500	1 500
HV Substations		-	-	-	-	-	-	-	-	-	-	-
HV Switching Station		-	-	-	-	-	-	-	-	-	-	19 141
HV Transmission Conductors		-	-	-	-	-	-	-	-	-	-	-
MV Substations		9 572	2 300	-	-	-	-	-	-	2 300	1 427	35 000
MV Switching Stations		-	-	-	-	-	-	-	-	-	-	-
MV Networks		18 000	22 483	-	-	-	-	5 400	5 400	27 883	6 000	6 450
LV Networks		5 500	5 521	-	-	-	-	-	-	5 521	6 000	6 193
Capital Spares		5 700	5 748	-	-	-	-	-	-	5 748	900	1 100
Water Supply Infrastructure		72 000	42 020	-	-	-	-	-	-	42 020	60 000	45 400
Dams and Weirs		-	-	-	-	-	-	-	-	-	-	-
Boreholes		-	-	-	-	-	-	-	-	-	-	-
Reservoirs		42 000	26 963	-	-	-	-	-	-	26 963	38 000	26 000
Pump Stations		-	-	-	-	-	-	-	-	-	-	-
Water Treatment Works		-	-	-	-	-	-	-	-	-	400	400
Bulk Mains		15 000	11 894	-	-	-	-	-	-	11 894	5 000	-
Distribution		15 000	3 163	-	-	-	-	-	-	3 163	16 500	19 000
Distribution Points		-	-	-	-	-	-	-	-	-	-	-
PRV Stations		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	100	-
Sanitation Infrastructure		17 888	20 169	-	-	-	-	-	-	20 169	1 800	8 800
Pump Station		-	-	-	-	-	-	-	-	-	-	-
Reticulation		11 288	16 150	-	-	-	-	-	-	16 150	-	2 000
Waste Water Treatment Works		200	337	-	-	-	-	-	-	337	1 800	6 800
Outfall Sewers		6 400	3 682	-	-	-	-	-	-	3 682	-	-
Toilet Facilities		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Solid Waste Infrastructure		6 700	6 949	-	-	-	-	-	-	6 949	25 500	20 200
Landfill Sites		2 000	2 049	-	-	-	-	-	-	2 049	10 000	10 000
Waste Transfer Stations		1 000	1 000	-	-	-	-	-	-	1 000	3 000	3 000
Waste Processing Facilities		-	-	-	-	-	-	-	-	-	100	-
Waste Drop-off Points		500	700	-	-	-	-	-	-	700	600	200
Waste Separation Facilities		500	500	-	-	-	-	-	-	500	500	-
Electricity Generation Facilities		2 700	2 700	-	-	-	-	-	-	2 700	11 300	7 000
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Rail Lines		-	-	-	-	-	-	-	-	-	-	-
Rail Structures		-	-	-	-	-	-	-	-	-	-	-
Rail Furniture		-	-	-	-	-	-	-	-	-	-	-
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-
Attenuation		-	-	-	-	-	-	-	-	-	-	-
MV Substations		-	-	-	-	-	-	-	-	-	-	-
LV Networks		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Sand Pumps		-	-	-	-	-	-	-	-	-	-	-
Piers		-	-	-	-	-	-	-	-	-	-	-
Revetments		-	-	-	-	-	-	-	-	-	-	-
Promenades		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Information and Communication Infrastructure		100	150	-	-	-	-	-	-	150	100	-
Data Centres		-	-	-	-	-	-	-	-	-	-	-
Core Layers		-	-	-	-	-	-	-	-	-	-	-
Distribution Layers		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		100	150	-	-	-	-	-	-	150	100	-
Community Assets		5 950	10 064	-	-	-	-	-	-	10 064	3 150	2 200
Community Facilities		3 800	8 040	-	-	-	-	-	-	8 040	1 000	200
Halls		-	-	-	-	-	-	-	-	-	-	-
Centres		-	-	-	-	-	-	-	-	-	-	-
Crèches		-	-	-	-	-	-	-	-	-	-	-
Clinics/Care Centres		-	-	-	-	-	-	-	-	-	-	-
Fire/Ambulance Stations		-	-	-	-	-	-	-	-	-	-	-
Testing Stations		-	-	-	-	-	-	-	-	-	-	-
Museums		-	-	-	-	-	-	-	-	-	-	-
Galleries		-	-	-	-	-	-	-	-	-	-	-
Theatres		-	53	-	-	-	-	-	-	53	-	-

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
<i>Libraries</i>		100	115	-	-	-	-	-	-	115	-	-
<i>Cemeteries/Crematoria</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Police</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Parks</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Public Open Space</i>		1 200	1 273	-	-	-	-	-	-	1 273	1 000	200
<i>Nature Reserves</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Public Ablution Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Markets</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stalls</i>		2 500	6 600	-	-	-	-	-	-	6 600	-	-
<i>Abattoirs</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Airports</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Taxi Ranks/Bus Terminals</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Sport and Recreation Facilities		2 150	2 024	-	-	-	-	-	-	2 024	2 150	2 000
<i>Indoor Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Outdoor Facilities</i>		2 150	2 024	-	-	-	-	-	-	2 024	2 150	2 000
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Heritage assets		870	-	-	-	-	-	-	-	-	-	-
<i>Monuments</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Historic Buildings</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Works of Art</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Conservation Areas</i>		870	-	-	-	-	-	-	-	-	-	-
<i>Other Heritage</i>		-	-	-	-	-	-	-	-	-	-	-
Investment properties		700	2 079	-	-	-	-	-	-	2 079	200	3 000
<i>Revenue Generating</i>		500	1 879	-	-	-	-	-	-	1 879	-	-
<i>Improved Property</i>		500	1 879	-	-	-	-	-	-	1 879	-	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Non-revenue Generating</i>		200	200	-	-	-	-	-	-	200	200	3 000
<i>Improved Property</i>		200	200	-	-	-	-	-	-	200	200	3 000
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
Other assets		57 800	38 237	-	-	-	-	-	-	38 237	19 580	7 000
<i>Operational Buildings</i>		48 100	34 100	-	-	-	-	-	-	34 100	200	3 000
<i>Municipal Offices</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Pay/Enquiry Points</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Building Plan Offices</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Workshops</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Yards</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stores</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Laboratories</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Training Centres</i>		48 100	34 100	-	-	-	-	-	-	34 100	200	3 000
<i>Manufacturing Plant</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Depots</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Housing		9 700	4 137	-	-	-	-	-	-	4 137	19 380	4 000
<i>Staff Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Social Housing</i>		9 700	4 137	-	-	-	-	-	-	4 137	19 380	4 000
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Biological or Cultivated Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	450	250
<i>Servitudes</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Licences and Rights</i>		-	-	-	-	-	-	-	-	-	450	250
<i>Water Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Effluent Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Software and Applications</i>		-	-	-	-	-	-	-	-	-	450	250
<i>Load Settlement Software Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unspecified</i>		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		50	120	-	-	-	-	-	-	120	50	50
<i>Computer Equipment</i>		50	120	-	-	-	-	-	-	120	50	50
Furniture and Office Equipment		2 428	3 428	-	-	-	-	-	-	3 428	3 114	1 736
<i>Furniture and Office Equipment</i>		2 428	3 428	-	-	-	-	-	-	3 428	3 114	1 736
Machinery and Equipment		6 450	11 210	-	-	-	-	-	-	11 210	6 830	3 400
<i>Machinery and Equipment</i>		6 450	11 210	-	-	-	-	-	-	11 210	6 830	3 400
Transport Assets		4 825	6 303	-	-	-	-	-	-	6 303	6 075	9 600
<i>Transport Assets</i>		4 825	6 303	-	-	-	-	-	-	6 303	6 075	9 600
Land		-	-	-	-	-	-	-	-	-	-	-
<i>Land</i>		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
<i>Zoo's, Marine and Non-biological Animals</i>		-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditure on new assets to be adjusted	1	258 499	229 272	-	-	-	-	5 400	5 400	234 672	183 966	191 721

WC024 Stellenbosch - Supporting Table SB18b Adjustments Budget - capital expenditure on renewal of existing assets by asset class -

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year	
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	+1 2022/23	+2 2023/24
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H			
R thousands													
Capital expenditure on renewal of existing assets by Asset Class/Sub-class													
Infrastructure		9 350	29 876	-	-	-	-	-	-	29 876	22 550	38 664	
Roads Infrastructure		5 100	17 450	-	-	-	-	-	-	17 450	9 100	2 000	
Roads		5 100	17 450	-	-	-	-	-	-	17 450	9 100	2 000	
Road Structures		-	-	-	-	-	-	-	-	-	-	-	
Road Furniture		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Storm water Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-	
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-	
Attenuation		-	-	-	-	-	-	-	-	-	-	-	
Electrical Infrastructure		250	371	-	-	-	-	-	-	371	4 950	5 664	
Power Plants		-	-	-	-	-	-	-	-	-	-	-	
HV Substations		250	371	-	-	-	-	-	-	371	-	-	
HV Switching Station		-	-	-	-	-	-	-	-	-	-	-	
HV Transmission Conductors		-	-	-	-	-	-	-	-	-	-	-	
MV Substations		-	-	-	-	-	-	-	-	-	-	-	
MV Switching Stations		-	-	-	-	-	-	-	-	-	-	-	
MV Networks		-	-	-	-	-	-	-	-	-	4 950	5 184	
LV Networks		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	480	
Water Supply Infrastructure		4 000	7 555	-	-	-	-	-	-	7 555	4 000	4 000	
Dams and Weirs		-	-	-	-	-	-	-	-	-	-	-	
Boreholes		-	-	-	-	-	-	-	-	-	-	-	
Reservoirs		-	-	-	-	-	-	-	-	-	-	-	
Pump Stations		-	-	-	-	-	-	-	-	-	-	-	
Water Treatment Works		-	-	-	-	-	-	-	-	-	-	-	
Bulk Mains		-	-	-	-	-	-	-	-	-	-	-	
Distribution		4 000	7 555	-	-	-	-	-	-	7 555	4 000	4 000	
Distribution Points		-	-	-	-	-	-	-	-	-	-	-	
PRV Stations		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Sanitation Infrastructure		-	4 500	-	-	-	-	-	-	4 500	4 000	27 000	
Pump Station		-	-	-	-	-	-	-	-	-	-	-	
Reticulation		-	-	-	-	-	-	-	-	-	-	20 000	
Waste Water Treatment Works		-	-	-	-	-	-	-	-	-	-	-	
Outfall Sewers		-	4 500	-	-	-	-	-	-	4 500	4 000	7 000	
Toilet Facilities		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Solid Waste Infrastructure		-	-	-	-	-	-	-	-	-	500	-	
Landfill Sites		-	-	-	-	-	-	-	-	-	-	-	
Waste Transfer Stations		-	-	-	-	-	-	-	-	-	-	-	
Waste Processing Facilities		-	-	-	-	-	-	-	-	-	-	-	
Waste Drop-off Points		-	-	-	-	-	-	-	-	-	500	-	
Waste Separation Facilities		-	-	-	-	-	-	-	-	-	-	-	
Electricity Generation Facilities		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Rail Lines		-	-	-	-	-	-	-	-	-	-	-	
Rail Structures		-	-	-	-	-	-	-	-	-	-	-	
Rail Furniture		-	-	-	-	-	-	-	-	-	-	-	
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-	
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-	
Attenuation		-	-	-	-	-	-	-	-	-	-	-	
MV Substations		-	-	-	-	-	-	-	-	-	-	-	
LV Networks		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Sand Pumps		-	-	-	-	-	-	-	-	-	-	-	
Piers		-	-	-	-	-	-	-	-	-	-	-	
Revetments		-	-	-	-	-	-	-	-	-	-	-	
Promenades		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Information and Communication Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Data Centres		-	-	-	-	-	-	-	-	-	-	-	
Core Layers		-	-	-	-	-	-	-	-	-	-	-	
Distribution Layers		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Community Assets		-	882	-	-	-	-	-	-	882	550	-	
Community Facilities		-	-	-	-	-	-	-	-	-	-	-	
Halls		-	-	-	-	-	-	-	-	-	-	-	
Centres		-	-	-	-	-	-	-	-	-	-	-	
Crèches		-	-	-	-	-	-	-	-	-	-	-	
Clinics/Care Centres		-	-	-	-	-	-	-	-	-	-	-	
Fire/Ambulance Stations		-	-	-	-	-	-	-	-	-	-	-	
Testing Stations		-	-	-	-	-	-	-	-	-	-	-	
Museums		-	-	-	-	-	-	-	-	-	-	-	
Galleries		-	-	-	-	-	-	-	-	-	-	-	
Theatres		-	-	-	-	-	-	-	-	-	-	-	

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
<i>Libraries</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Cemeteries/Crematoria</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Police</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Parks</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Public Open Space</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Nature Reserves</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Public Ablution Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Markets</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stalls</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Abattoirs</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Airports</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Taxi Ranks/Bus Terminals</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Sport and Recreation Facilities		-	882	-	-	-	-	-	-	-	882	550
<i>Indoor Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Outdoor Facilities</i>		-	882	-	-	-	-	-	-	-	882	550
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Heritage assets		-	-	-	-	-	-	-	-	-	-	-
<i>Monuments</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Historic Buildings</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Works of Art</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Conservation Areas</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Other Heritage</i>		-	-	-	-	-	-	-	-	-	-	-
Investment properties		-	-	-	-	-	-	-	-	-	-	-
<i>Revenue Generating</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Improved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Non-revenue Generating</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Improved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
Other assets		300	1 000	-	-	-	-	-	-	1 000	200	200
<i>Operational Buildings</i>		300	1 000	-	-	-	-	-	-	1 000	200	200
<i>Municipal Offices</i>		300	1 000	-	-	-	-	-	-	1 000	200	200
<i>Pay/Enquiry Points</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Building Plan Offices</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Workshops</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Yards</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stores</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Laboratories</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Training Centres</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Manufacturing Plant</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Depots</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Housing		-	-	-	-	-	-	-	-	-	-	-
<i>Staff Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Social Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Biological or Cultivated Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Servitudes</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Licences and Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Water Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Effluent Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Software and Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Load Settlement Software Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unspecified</i>		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Equipment</i>		-	-	-	-	-	-	-	-	-	-	-
Furniture and Office Equipment		300	375	-	-	-	-	-	-	375	300	300
<i>Furniture and Office Equipment</i>		300	375	-	-	-	-	-	-	375	300	300
Machinery and Equipment		-	-	-	-	-	-	-	-	-	-	-
<i>Machinery and Equipment</i>		-	-	-	-	-	-	-	-	-	-	-
Transport Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Transport Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Land		-	-	-	-	-	-	-	-	-	-	-
<i>Land</i>		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
<i>Zoo's, Marine and Non-biological Animals</i>		-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditure on renewal of existing assets to be adjusted	1	9 950	32 133	-	-	-	-	-	-	32 133	23 600	39 164

WC024 Stellenbosch - Supporting Table SB18c Adjustments Budget - expenditure on repairs and maintenance by asset class -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24	
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget	
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H			
R thousands													
<u>Repairs and maintenance expenditure by Asset Class/Sub-class</u>													
Infrastructure		52 242	49 012	-	-	-	-	-	-	-	49 012	49 315	50 826
Roads Infrastructure		20 920	20 350	-	-	-	-	-	-	-	20 350	16 937	17 354
Roads		20 890	20 320	-	-	-	-	-	-	-	20 320	16 906	17 322
Road Structures		-	-	-	-	-	-	-	-	-	-	-	-
Road Furniture		30	30	-	-	-	-	-	-	-	30	31	32
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Storm water Infrastructure		1 300	1 245	-	-	-	-	-	-	-	1 245	1 340	1 382
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-	-
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-	-
Attenuation		1 300	1 245	-	-	-	-	-	-	-	1 245	1 340	1 382
Electrical Infrastructure		100	98	-	-	-	-	-	-	-	98	105	110
Power Plants		-	-	-	-	-	-	-	-	-	-	-	-
HV Substations		100	98	-	-	-	-	-	-	-	98	105	110
HV Switching Station		-	-	-	-	-	-	-	-	-	-	-	-
HV Transmission Conductors		-	-	-	-	-	-	-	-	-	-	-	-
MV Substations		-	-	-	-	-	-	-	-	-	-	-	-
MV Switching Stations		-	-	-	-	-	-	-	-	-	-	-	-
MV Networks		-	-	-	-	-	-	-	-	-	-	-	-
LV Networks		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Water Supply Infrastructure		7 015	6 365	-	-	-	-	-	-	-	6 365	7 229	7 449
Dams and Weirs		-	-	-	-	-	-	-	-	-	-	-	-
Boreholes		-	-	-	-	-	-	-	-	-	-	-	-
Reservoirs		-	-	-	-	-	-	-	-	-	-	-	-
Pump Stations		-	-	-	-	-	-	-	-	-	-	-	-
Water Treatment Works		2 472	1 822	-	-	-	-	-	-	-	1 822	2 550	2 630
Bulk Mains		4 543	4 543	-	-	-	-	-	-	-	4 543	4 679	4 819
Distribution		-	-	-	-	-	-	-	-	-	-	-	-
Distribution Points		-	-	-	-	-	-	-	-	-	-	-	-
PRV Stations		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Sanitation Infrastructure		8 314	7 714	-	-	-	-	-	-	-	7 714	8 609	8 915
Pump Station		-	-	-	-	-	-	-	-	-	-	-	-
Reticulation		-	-	-	-	-	-	-	-	-	-	-	-
Waste Water Treatment Works		3 840	3 440	-	-	-	-	-	-	-	3 440	3 994	4 155
Outfall Sewers		4 474	4 274	-	-	-	-	-	-	-	4 274	4 615	4 760
Toilet Facilities		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Solid Waste Infrastructure		3 040	3 040	-	-	-	-	-	-	-	3 040	3 154	3 272
Landfill Sites		40	40	-	-	-	-	-	-	-	40	41	42
Waste Transfer Stations		-	-	-	-	-	-	-	-	-	-	-	-
Waste Processing Facilities		-	-	-	-	-	-	-	-	-	-	-	-
Waste Drop-off Points		3 000	3 000	-	-	-	-	-	-	-	3 000	3 113	3 230
Waste Separation Facilities		-	-	-	-	-	-	-	-	-	-	-	-
Electricity Generation Facilities		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-	-
Rail Lines		-	-	-	-	-	-	-	-	-	-	-	-
Rail Structures		-	-	-	-	-	-	-	-	-	-	-	-
Rail Furniture		-	-	-	-	-	-	-	-	-	-	-	-
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-	-
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-	-
Attenuation		-	-	-	-	-	-	-	-	-	-	-	-
MV Substations		-	-	-	-	-	-	-	-	-	-	-	-
LV Networks		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-	-
Sand Pumps		-	-	-	-	-	-	-	-	-	-	-	-
Piers		-	-	-	-	-	-	-	-	-	-	-	-
Revetments		-	-	-	-	-	-	-	-	-	-	-	-
Promenades		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	-
Information and Communication Infrastructure		11 553	10 200	-	-	-	-	-	-	-	10 200	11 942	12 345
Data Centres		-	-	-	-	-	-	-	-	-	-	-	-
Core Layers		11 053	9 700	-	-	-	-	-	-	-	9 700	11 442	11 845
Distribution Layers		-	-	-	-	-	-	-	-	-	-	-	-
Capital Spares		500	500	-	-	-	-	-	-	-	500	500	500
Community Assets		15 503	15 420	-	-	-	-	-	-	-	15 420	15 894	16 496
Community Facilities		14 062	14 176	-	-	-	-	-	-	-	14 176	14 392	14 929
Halls		100	135	-	-	-	-	-	-	-	135	11	112
Centres		-	-	-	-	-	-	-	-	-	-	-	-
Crèches		-	-	-	-	-	-	-	-	-	-	-	-
Clinics/Care Centres		-	-	-	-	-	-	-	-	-	-	-	-
Fire/Ambulance Stations		-	-	-	-	-	-	-	-	-	-	-	-
Testing Stations		-	-	-	-	-	-	-	-	-	-	-	-
Museums		-	-	-	-	-	-	-	-	-	-	-	-
Galleries		-	-	-	-	-	-	-	-	-	-	-	-
Theatres		-	-	-	-	-	-	-	-	-	-	-	-

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
<i>Libraries</i>		14	714	-	-	-	-	-	-	714	14	15
<i>Cemeteries/Crematoria</i>		1 039	633	-	-	-	-	-	-	633	1 070	1 102
<i>Police</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Parks</i>		4 677	4 677	-	-	-	-	-	-	4 677	4 819	4 966
<i>Public Open Space</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Nature Reserves</i>		821	606	-	-	-	-	-	-	606	844	871
<i>Public Ablution Facilities</i>		7 411	7 411	-	-	-	-	-	-	7 411	7 634	7 863
<i>Markets</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stalls</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Abattoirs</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Airports</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Taxi Ranks/Bus Terminals</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Sport and Recreation Facilities		1 440	1 243	-	-	-	-	-	-	1 243	1 502	1 567
<i>Indoor Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Outdoor Facilities</i>		1 440	1 243	-	-	-	-	-	-	1 243	1 502	1 567
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Heritage assets		-	-	-	-	-	-	-	-	-	-	-
<i>Monuments</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Historic Buildings</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Works of Art</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Conservation Areas</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Other Heritage</i>		-	-	-	-	-	-	-	-	-	-	-
Investment properties		-	-	-	-	-	-	-	-	-	-	-
<i>Revenue Generating</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Improved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Non-revenue Generating</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Improved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
Other assets		11 920	7 921	-	-	-	-	-	-	7 921	12 215	12 719
<i>Operational Buildings</i>		11 746	7 643	-	-	-	-	-	-	7 643	12 035	12 533
<i>Municipal Offices</i>		11 746	7 643	-	-	-	-	-	-	7 643	12 035	12 533
<i>Pay/Enquiry Points</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Building Plan Offices</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Workshops</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Yards</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stores</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Laboratories</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Training Centres</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Manufacturing Plant</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Depots</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Housing		175	278	-	-	-	-	-	-	278	180	185
<i>Staff Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Social Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		175	278	-	-	-	-	-	-	278	180	185
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Biological or Cultivated Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Servitudes</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Licences and Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Water Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Effluent Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Software and Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Load Settlement Software Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unspecified</i>		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Equipment</i>		-	-	-	-	-	-	-	-	-	-	-
Furniture and Office Equipment		3 257	3 397	-	-	-	-	-	-	3 397	3 384	3 521
<i>Furniture and Office Equipment</i>		3 257	3 397	-	-	-	-	-	-	3 397	3 384	3 521
Machinery and Equipment		552	-	-	-	-	-	-	-	-	569	586
<i>Machinery and Equipment</i>		552	-	-	-	-	-	-	-	-	569	586
Transport Assets		4 141	5 009	-	-	-	-	-	-	5 009	4 399	4 576
<i>Transport Assets</i>		4 141	5 009	-	-	-	-	-	-	5 009	4 399	4 576
Land		-	-	-	-	-	-	-	-	-	-	-
<i>Land</i>		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
<i>Zoo's, Marine and Non-biological Animals</i>		-	-	-	-	-	-	-	-	-	-	-
Total Repairs and Maintenance Expenditure to be adjusted	1	87 614	80 759	-	-	-	-	-	-	80 759	85 775	88 724

WC024 Stellenbosch - Supporting Table SB18d Adjustments Budget - depreciation by asset class -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24	
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget	
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H			
R thousands													
Depreciation by Asset Class/Sub-class													
Infrastructure		168 484	168 484	-	-	-	-	-	-	168 484	171 853	175 290	
Roads Infrastructure		44 108	44 108	-	-	-	-	-	-	44 108	44 990	45 890	
Roads		36 450	36 450	-	-	-	-	-	-	36 450	37 179	37 923	
Road Structures		4 570	4 570	-	-	-	-	-	-	4 570	4 661	4 754	
Road Furniture		3 088	3 088	-	-	-	-	-	-	3 088	3 150	3 213	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Storm water Infrastructure		998	998	-	-	-	-	-	-	998	1 018	1 039	
Drainage Collection		998	998	-	-	-	-	-	-	998	1 018	1 039	
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-	
Attenuation		-	-	-	-	-	-	-	-	-	-	-	
Electrical Infrastructure		33 707	33 707	-	-	-	-	-	-	33 707	34 381	35 069	
Power Plants		12 091	12 091	-	-	-	-	-	-	12 091	12 333	12 579	
HV Substations		3 085	3 085	-	-	-	-	-	-	3 085	3 147	3 210	
HV Switching Station		-	-	-	-	-	-	-	-	-	-	-	
HV Transmission Conductors		-	-	-	-	-	-	-	-	-	-	-	
MV Substations		-	-	-	-	-	-	-	-	-	-	-	
MV Switching Stations		6 773	6 773	-	-	-	-	-	-	6 773	6 909	7 047	
MV Networks		-	-	-	-	-	-	-	-	-	-	-	
LV Networks		11 238	11 238	-	-	-	-	-	-	11 238	11 462	11 692	
Capital Spares		521	521	-	-	-	-	-	-	521	531	542	
Water Supply Infrastructure		35 771	35 771	-	-	-	-	-	-	35 771	36 487	37 216	
Dams and Weirs		-	-	-	-	-	-	-	-	-	-	-	
Boreholes		90	90	-	-	-	-	-	-	90	92	94	
Reservoirs		3 699	3 699	-	-	-	-	-	-	3 699	3 773	3 849	
Pump Stations		113	113	-	-	-	-	-	-	113	115	117	
Water Treatment Works		12	12	-	-	-	-	-	-	12	13	13	
Bulk Mains		3 153	3 153	-	-	-	-	-	-	3 153	3 216	3 280	
Distribution		28 704	28 704	-	-	-	-	-	-	28 704	29 278	29 864	
Distribution Points		-	-	-	-	-	-	-	-	-	-	-	
PRV Stations		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Sanitation Infrastructure		44 476	44 476	-	-	-	-	-	-	44 476	45 365	46 273	
Pump Station		803	803	-	-	-	-	-	-	803	819	835	
Reticulation		21 965	21 965	-	-	-	-	-	-	21 965	22 404	22 852	
Waste Water Treatment Works		1 709	1 709	-	-	-	-	-	-	1 709	1 744	1 778	
Outfall Sewers		19 999	19 999	-	-	-	-	-	-	19 999	20 399	20 807	
Toilet Facilities		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Solid Waste Infrastructure		8 974	8 974	-	-	-	-	-	-	8 974	9 153	9 336	
Landfill Sites		-	-	-	-	-	-	-	-	-	-	-	
Waste Transfer Stations		7 464	7 464	-	-	-	-	-	-	7 464	7 613	7 766	
Waste Processing Facilities		-	-	-	-	-	-	-	-	-	-	-	
Waste Drop-off Points		1 510	1 510	-	-	-	-	-	-	1 510	1 540	1 571	
Waste Separation Facilities		-	-	-	-	-	-	-	-	-	-	-	
Electricity Generation Facilities		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Rail Lines		-	-	-	-	-	-	-	-	-	-	-	
Rail Structures		-	-	-	-	-	-	-	-	-	-	-	
Rail Furniture		-	-	-	-	-	-	-	-	-	-	-	
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-	
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-	
Attenuation		-	-	-	-	-	-	-	-	-	-	-	
MV Substations		-	-	-	-	-	-	-	-	-	-	-	
LV Networks		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-	
Sand Pumps		-	-	-	-	-	-	-	-	-	-	-	
Piers		-	-	-	-	-	-	-	-	-	-	-	
Revetments		-	-	-	-	-	-	-	-	-	-	-	
Promenades		-	-	-	-	-	-	-	-	-	-	-	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Information and Communication Infrastructure		449	449	-	-	-	-	-	-	449	458	467	
Data Centres		-	-	-	-	-	-	-	-	-	-	-	
Core Layers		-	-	-	-	-	-	-	-	-	-	-	
Distribution Layers		449	449	-	-	-	-	-	-	449	458	467	
Capital Spares		-	-	-	-	-	-	-	-	-	-	-	
Community Assets		2 988	2 988	-	-	-	-	-	-	2 988	3 048	3 109	
Community Facilities		2 177	2 177	-	-	-	-	-	-	2 177	2 220	2 265	
Halls		14	14	-	-	-	-	-	-	14	15	15	
Centres		48	48	-	-	-	-	-	-	48	49	50	
Crèches		-	-	-	-	-	-	-	-	-	-	-	
Clinics/Care Centres		11	11	-	-	-	-	-	-	11	11	11	
Fire/Ambulance Stations		83	83	-	-	-	-	-	-	83	84	86	
Testing Stations		-	-	-	-	-	-	-	-	-	-	-	
Museums		-	-	-	-	-	-	-	-	-	-	-	
Galleries		-	-	-	-	-	-	-	-	-	-	-	
Theatres		15	15	-	-	-	-	-	-	15	15	15	

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
<i>Libraries</i>		114	114	-	-	-	-	-	-	114	116	118
<i>Cemeteries/Crematoria</i>		37	37	-	-	-	-	-	-	37	37	38
<i>Police</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Parks</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Public Open Space</i>		605	605	-	-	-	-	-	-	605	617	629
<i>Nature Reserves</i>		376	376	-	-	-	-	-	-	376	383	391
<i>Public Ablution Facilities</i>		735	735	-	-	-	-	-	-	735	749	764
<i>Markets</i>		141	141	-	-	-	-	-	-	141	144	146
<i>Stalls</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Abattoirs</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Airports</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Taxi Ranks/Bus Terminals</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Sport and Recreation Facilities		811	811	-	-	-	-	-	-	811	828	844
<i>Indoor Facilities</i>		0	0	-	-	-	-	-	-	0	0	0
<i>Outdoor Facilities</i>		811	811	-	-	-	-	-	-	811	827	844
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Heritage assets		-	-	-	-	-	-	-	-	-	-	-
<i>Monuments</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Historic Buildings</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Works of Art</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Conservation Areas</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Other Heritage</i>		-	-	-	-	-	-	-	-	-	-	-
Investment properties		260	260	-	-	-	-	-	-	260	265	271
<i>Revenue Generating</i>		260	260	-	-	-	-	-	-	260	265	271
<i>Improved Property</i>		260	260	-	-	-	-	-	-	260	265	271
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Non-revenue Generating</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Improved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
Other assets		9 705	9 705	-	-	-	-	-	-	9 705	9 899	10 097
<i>Operational Buildings</i>		6 021	6 021	-	-	-	-	-	-	6 021	6 141	6 264
<i>Municipal Offices</i>		6 021	6 021	-	-	-	-	-	-	6 021	6 141	6 264
<i>Pay/Enquiry Points</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Building Plan Offices</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Workshops</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Yards</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stores</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Laboratories</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Training Centres</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Manufacturing Plant</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Depots</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Housing		3 685	3 685	-	-	-	-	-	-	3 685	3 758	3 834
<i>Staff Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Social Housing</i>		3 685	3 685	-	-	-	-	-	-	3 685	3 758	3 834
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Biological or Cultivated Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		1 991	1 991	-	-	-	-	-	-	1 991	2 031	2 072
<i>Servitudes</i>		1 638	1 638	-	-	-	-	-	-	1 638	1 671	1 705
<i>Licences and Rights</i>		353	353	-	-	-	-	-	-	353	360	367
<i>Water Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Effluent Licences</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Licences</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Software and Applications</i>		353	353	-	-	-	-	-	-	353	360	367
<i>Load Settlement Software Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unspecified</i>		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		7 386	7 386	-	-	-	-	-	-	7 386	7 534	7 684
<i>Computer Equipment</i>		7 386	7 386	-	-	-	-	-	-	7 386	7 534	7 684
Furniture and Office Equipment		3 582	3 582	-	-	-	-	-	-	3 582	3 653	3 726
<i>Furniture and Office Equipment</i>		3 582	3 582	-	-	-	-	-	-	3 582	3 653	3 726
Machinery and Equipment		6 618	6 618	-	-	-	-	-	-	6 618	6 750	6 885
<i>Machinery and Equipment</i>		6 618	6 618	-	-	-	-	-	-	6 618	6 750	6 885
Transport Assets		10 527	10 527	-	-	-	-	-	-	10 527	10 738	10 953
<i>Transport Assets</i>		10 527	10 527	-	-	-	-	-	-	10 527	10 738	10 953
Land		-	-	-	-	-	-	-	-	-	-	-
<i>Land</i>		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
<i>Zoo's, Marine and Non-biological Animals</i>		-	-	-	-	-	-	-	-	-	-	-
Total Depreciation to be adjusted	1	211 541	211 541	-	-	-	-	-	-	211 541	215 772	220 087

WC024 Stellenbosch - Adjustments Budget - capital expenditure on upgrading of existing assets by asset class -

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjus.	Total Adjus.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
Capital expenditure on upgrading of existing assets by Asset Class/Sub-class												
Infrastructure		96 899	90 478	-	-	-	-	-	-	90 478	142 344	126 730
Roads Infrastructure		36 000	20 045	-	-	-	-	-	-	20 045	43 750	4 000
Roads		4 000	4 330	-	-	-	-	-	-	4 330	10 750	3 500
Road Structures		30 000	15 215	-	-	-	-	-	-	15 215	30 000	-
Road Furniture		2 000	500	-	-	-	-	-	-	500	3 000	500
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Storm water Infrastructure		-	270	-	-	-	-	-	-	270	-	-
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-
Storm water Conveyance		-	270	-	-	-	-	-	-	270	-	-
Attenuation		-	-	-	-	-	-	-	-	-	-	-
Electrical Infrastructure		19 092	25 808	-	-	-	-	-	-	25 808	37 025	9 962
Power Plants		-	-	-	-	-	-	-	-	-	-	-
HV Substations		-	-	-	-	-	-	-	-	-	-	-
HV Switching Station		-	-	-	-	-	-	-	-	-	-	-
HV Transmission Conductors		-	-	-	-	-	-	-	-	-	-	-
MV Substations		8 000	12 838	-	-	-	-	-	-	12 838	500	950
MV Switching Stations		-	-	-	-	-	-	-	-	-	-	-
MV Networks		10 592	12 853	-	-	-	-	-	-	12 853	7 042	7 100
LV Networks		-	-	-	-	-	-	-	-	-	28 983	1 412
Capital Spares		500	117	-	-	-	-	-	-	117	500	500
Water Supply Infrastructure		5 750	9 926	-	-	-	-	-	-	9 926	10 500	50 268
Dams and Weirs		-	-	-	-	-	-	-	-	-	-	-
Boreholes		-	-	-	-	-	-	-	-	-	-	-
Reservoirs		-	-	-	-	-	-	-	-	-	-	-
Pump Stations		-	-	-	-	-	-	-	-	-	-	10 000
Water Treatment Works		750	2 990	-	-	-	-	-	-	2 990	4 000	24 250
Bulk Mains		-	1 296	-	-	-	-	-	-	1 296	-	2 000
Distribution		3 000	3 640	-	-	-	-	-	-	3 640	4 000	11 518
Distribution Points		-	-	-	-	-	-	-	-	-	-	-
PRV Stations		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		2 000	2 000	-	-	-	-	-	-	2 000	2 500	2 500
Sanitation Infrastructure		33 569	32 597	-	-	-	-	-	-	32 597	49 500	62 000
Pump Station		100	100	-	-	-	-	-	-	100	1 500	2 000
Reticulation		-	-	-	-	-	-	-	-	-	-	-
Waste Water Treatment Works		30 000	28 489	-	-	-	-	-	-	28 489	41 000	42 500
Outfall Sewers		-	-	-	-	-	-	-	-	-	7 000	17 000
Toilet Facilities		3 469	4 008	-	-	-	-	-	-	4 008	-	500
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Solid Waste Infrastructure		929	929	-	-	-	-	-	-	929	-	-
Landfill Sites		929	929	-	-	-	-	-	-	929	-	-
Waste Transfer Stations		-	-	-	-	-	-	-	-	-	-	-
Waste Processing Facilities		-	-	-	-	-	-	-	-	-	-	-
Waste Drop-off Points		-	-	-	-	-	-	-	-	-	-	-
Waste Separation Facilities		-	-	-	-	-	-	-	-	-	-	-
Electricity Generation Facilities		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Rail Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Rail Lines		-	-	-	-	-	-	-	-	-	-	-
Rail Structures		-	-	-	-	-	-	-	-	-	-	-
Rail Furniture		-	-	-	-	-	-	-	-	-	-	-
Drainage Collection		-	-	-	-	-	-	-	-	-	-	-
Storm water Conveyance		-	-	-	-	-	-	-	-	-	-	-
Attenuation		-	-	-	-	-	-	-	-	-	-	-
MV Substations		-	-	-	-	-	-	-	-	-	-	-
LV Networks		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Coastal Infrastructure		-	-	-	-	-	-	-	-	-	-	-
Sand Pumps		-	-	-	-	-	-	-	-	-	-	-
Piers		-	-	-	-	-	-	-	-	-	-	-
Revetments		-	-	-	-	-	-	-	-	-	-	-
Promenades		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Information and Communication Infrastructure		1 559	903	-	-	-	-	-	-	903	1 569	500
Data Centres		1 559	903	-	-	-	-	-	-	903	1 569	500
Core Layers		-	-	-	-	-	-	-	-	-	-	-
Distribution Layers		-	-	-	-	-	-	-	-	-	-	-
Capital Spares		-	-	-	-	-	-	-	-	-	-	-
Community Assets		11 204	13 483	-	-	-	-	-	-	13 483	12 000	12 680
Community Facilities		7 854	10 774	-	-	-	-	-	-	10 774	10 700	12 380
Halls		3 600	2 136	-	-	-	-	-	-	2 136	1 200	2 200
Centres		1 000	1 000	-	-	-	-	-	-	1 000	500	-
Crèches		-	-	-	-	-	-	-	-	-	-	-
Clinics/Care Centres		-	-	-	-	-	-	-	-	-	-	-
Fire/Ambulance Stations		50	2 200	-	-	-	-	-	-	2 200	-	-
Testing Stations		-	-	-	-	-	-	-	-	-	-	-
Museums		-	-	-	-	-	-	-	-	-	-	-
Galleries		-	-	-	-	-	-	-	-	-	-	-
Theatres		-	-	-	-	-	-	-	-	-	-	-

Description	Ref	Budget Year 2021/22									Budget Year +1 2022/23	Budget Year +2 2023/24
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	7 A1	8 B	9 C	10 D	11 E	12 F	13 G	14 H		
R thousands												
<i>Libraries</i>		200	2 502	-	-	-	-	-	-	2 502	-	180
<i>Cemeteries/Crematoria</i>		1 000	1 063	-	-	-	-	-	-	1 063	7 000	9 000
<i>Police</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Parks</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Public Open Space</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Nature Reserves</i>		2 004	1 873	-	-	-	-	-	-	1 873	2 000	1 000
<i>Public Ablution Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Markets</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stalls</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Abattoirs</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Airports</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Taxi Ranks/Bus Terminals</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Sport and Recreation Facilities		3 350	2 709	-	-	-	-	-	-	2 709	1 300	300
<i>Indoor Facilities</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Outdoor Facilities</i>		3 350	2 709	-	-	-	-	-	-	2 709	1 300	300
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Heritage assets		1 807	1 807	-	-	-	-	-	-	1 807	3 000	2 000
<i>Monuments</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Historic Buildings</i>		1 807	1 807	-	-	-	-	-	-	1 807	3 000	2 000
<i>Works of Art</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Conservation Areas</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Other Heritage</i>		-	-	-	-	-	-	-	-	-	-	-
Investment properties		8 000	5 143	-	-	-	-	-	-	5 143	4 000	5 000
<i>Revenue Generating</i>		-	643	-	-	-	-	-	-	643	1 000	-
<i>Improved Property</i>		-	643	-	-	-	-	-	-	643	1 000	-
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Non-revenue Generating</i>		8 000	4 500	-	-	-	-	-	-	4 500	3 000	5 000
<i>Improved Property</i>		8 000	4 500	-	-	-	-	-	-	4 500	3 000	5 000
<i>Unimproved Property</i>		-	-	-	-	-	-	-	-	-	-	-
Other assets		15 495	20 591	-	-	-	-	-	-	20 591	6 050	-
<i>Operational Buildings</i>		15 495	20 591	-	-	-	-	-	-	20 591	6 050	-
<i>Municipal Offices</i>		11 050	12 668	-	-	-	-	-	-	12 668	6 050	-
<i>Pay/Enquiry Points</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Building Plan Offices</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Workshops</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Yards</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Stores</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Laboratories</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Training Centres</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Manufacturing Plant</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Depots</i>		4 445	7 924	-	-	-	-	-	-	7 924	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Housing		-	-	-	-	-	-	-	-	-	-	-
<i>Staff Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Social Housing</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Capital Spares</i>		-	-	-	-	-	-	-	-	-	-	-
Biological or Cultivated Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Biological or Cultivated Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Intangible Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Servitudes</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Licences and Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Water Rights</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Effluent Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Solid Waste Licenses</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Computer Software and Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Load Settlement Software Applications</i>		-	-	-	-	-	-	-	-	-	-	-
<i>Unspecified</i>		-	-	-	-	-	-	-	-	-	-	-
Computer Equipment		4 100	5 100	-	-	-	-	-	-	5 100	4 200	4 200
<i>Computer Equipment</i>		4 100	5 100	-	-	-	-	-	-	5 100	4 200	4 200
Furniture and Office Equipment		100	100	-	-	-	-	-	-	100	300	-
<i>Furniture and Office Equipment</i>		100	100	-	-	-	-	-	-	100	300	-
Machinery and Equipment		-	-	-	-	-	-	-	-	-	5 000	-
<i>Machinery and Equipment</i>		-	-	-	-	-	-	-	-	-	5 000	-
Transport Assets		-	-	-	-	-	-	-	-	-	-	-
<i>Transport Assets</i>		-	-	-	-	-	-	-	-	-	-	-
Land		-	-	-	-	-	-	-	-	-	-	-
<i>Land</i>		-	-	-	-	-	-	-	-	-	-	-
Zoo's, Marine and Non-biological Animals		-	-	-	-	-	-	-	-	-	-	-
<i>Zoo's, Marine and Non-biological Animals</i>		-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenditure on upgrading of existing assets to be adjusted	1	137 605	136 703	-	-	-	-	-	-	136 703	176 894	150 610

WC024 Stellenbosch - Supporting Table SB19 List of capital programmes and projects affected by Adjustments Budget -

Municipal Vote/Capital project	Program/Project description	Project number	Medium Term Revenue and Expenditure Framework						
			Budget Year 2021/22		Budget Year +1 2022/23		Budget Year +2 2023/24		
			Original Budget	Adjusted Budget	Original Budget	Adjusted Budget	Original Budget	Adjusted Budget	
R thousand									
Parent municipality: <i>List all capital programs/projects grouped by Municipal Vote</i>									
Electrical Services	Integrated National Electrification Programme	2 972 288	22 483	27 883	-	-	-	-	
Entities: <i>List all capital programs/projects grouped by Municipal Entity</i>									
Entity Name Project name									

WC024 Stellenbosch - Supporting Table SB20 Not required -

Description	Ref	Budget Year 2021/22									Budget Year	Budget Year
		Original Budget	Prior Adjusted	Accum. Funds	Multi-year capital	Unfore. Unavoid.	Nat. or Prov. Govt	Other Adjusts.	Total Adjusts.	Adjusted Budget	Adjusted Budget	Adjusted Budget
		A	3 A1	4 B	5 C	6 D	8 E	9 F	10 G	11 H		
R thousands												
Revenue By Municipal Entity												
Entity 1 total revenue										-	-	
Entity 2 total revenue										-	-	
Entity 3 (etc) total revenue										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
Total Operating Revenue	1	-	-	-	-	-	-	-	-	-	-	-
Expenditure By Municipal Entity												
Entity 1 total operating expenditure										-	-	
Entity 2 total operating expenditure										-	-	
Entity 3 etc. total operating expenditure										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
Total Operating Expenditure	2	-	-	-	-	-	-	-	-	-	-	-
Capital Expenditure By Municipal Entity												
Entity 1 total capital expenditure										-	-	
Entity 2 total capital expenditure										-	-	
Entity 3 etc. total capital expenditure										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
										-	-	
Total Capital Expenditure	2	-	-	-	-	-	-	-	-	-	-	-

APPENDIX 4

Municipal Manager's Quality Certification

The quality certificate signed by the Accounting Officer is attached on Appendix 4.

APPENDIX 3

QUALITY CERTIFICATE

I, Geraldine Mettler, municipal manager of Stellenbosch Municipality, hereby certify that the adjustments budget and supporting documentation have been prepared in accordance with the Municipal Finance Management Act and the regulations made under the Act, and that the adjustments budget and supporting documentation are consistent with the Integrated Development Plan of the Municipality.

Name: Geraldine Mettler

Municipal Manager of Stellenbosch Municipality

Signature _____

Date: April 2022

6.2	MFMA SECTION 52 REPORTING UP TO MARCH 2022
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Collaborator No: 728337
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 19 April 2022

1. SUBJECT: MFMA SECTION 52 REPORTING UP TO MARCH 2022

2. PURPOSE

To comply with section 52(d) of the Municipal Finance Management Act and report to Council on the budget; financial and service delivery budget implementation plan by the Municipality for quarter 3 of the 2021/22 financial year.

3. DELEGATED AUTHORITY

THE EXECUTIVE MAYOR TO SUBMIT TO COUNCIL

In terms of section 52 (d) of the Municipal Finance Management Act:

“The mayor of a municipality—

(d) must, within 30 days of the end of each quarter, submit a report to the council on the implementation of the budget as well as the non-financial performance of the municipality;”

4. EXECUTIVE SUMMARY

The Executive Mayor must provide general political guidance over the fiscal and financial affairs of the Municipality and is required by Section 52(d) of the Municipal Finance Management Act to submit a report on the implementation of the budget and the financial and non-financial performance of the Municipality, to the Council within 30 days after end of each quarter.

The Section 52 report is a summary of the budget performance. It compares the implementation of the budget to the commitments made and contained in the Service Delivery and Budget Implementation Plan (SDBIP) and is intended to enable Council to give effect to their oversight responsibility.

This report provides the overall performance of the Municipality for the period 1 July 2021 to 31 March 2022.

5. RECOMMENDATION

that Council notes Section 52 Report (including quarterly performance report) – Third Quarter

6. DISCUSSION / CONTENTS

6.1. Background

To comply with section 52 (d) of the Municipal Finance Management Act and report to Council on the budget; financial and service delivery budget implementation plan of the Municipality for the 3rd quarter of the financial year. The report is indicated under **APPENDIX 1**.

6.2 Discussion

This report illustrates the implementation of the budget as well as the non financial performance of the municipality for quarter 3.

In terms of the Municipal Finance Management Act (MFMA) Section 52(d) “*must, within 30 days of the end of each quarter, submit a report to the council on the implementation of the budget and the financial state of affairs of the municipality;*”

6.3 Financial Implications

None.

6.4 Legal Implications

The recommendations in this report comply with Council's policies and all applicable legislation.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

None

6.7 Risk Implications

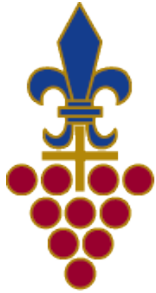
None

ANNEXURES**APPENDIX 1 : Section 52 Report – 3rd Quarter****FOR FURTHER DETAILS CONTACT:**

NAME	Monique Steyl
POSITION	Senior Manager Financial Management Services
DIRECTORATE	Financial Services
CONTACT NUMBERS	021 – 808 8512
E-MAIL ADDRESS	Monique.Steyl@stellenbosch.gov.za
REPORT DATE	April 2022

DIRECTOR: FINANCIAL SERVICES

APPENDIX 1



STELLENBOSCH

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QUARTERLY BUDGET MONITORING REPORT

3rd Quarter 2021/22



QUALITY CERTIFICATE

I, Geraldine Mettler, the Municipal Manager of Stellenbosch Municipality, hereby certify that the quarterly report the period ending March 2022 has been prepared in accordance with Section 52 of the Municipal Finance Management Act and regulations made under the Act and accordingly submit the required quarterly statement on the state of Stellenbosch Municipality's budget reflecting the particulars up until the end of March 2022.

Name: Geraldine Mettler

Municipal Manager of Stellenbosch Municipality- WC024

Signature _____

Date: 12 April 2022

To Council

In accordance with Section 52(d) of the Municipal Finance Management Act, I submit the required report on the implementation of the budget and the financial situation of Stellenbosch Municipality reflecting the particulars of the third quarter of the financial year 2021/22.

The submission of this report forms part of my general responsibilities as the Mayor of Stellenbosch Municipality. The purpose of the report serves to inform Council on the financial affairs of Stellenbosch Municipality and to enable Council to fulfil its oversight responsibility in this regard.

.....
Advocate G M van Deventer
Executive Mayor
Date: 12 April 2022

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

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1. Recommendations

These recommendations are linked to the responsibilities of the Mayor under Section 52 of the MFMA.

- (a) That the content of the quarterly budget statement and supporting documentation be noted.

2. Executive Summary

2.1 Introduction

The mayor, who must provide general political guidance over the fiscal and financial affairs of the Municipality, is required by Section 52(d) of the Municipal Finance Management Act to submit a report on the implementation of the budget and the financial state of affairs of the Municipality, to the Council within 30 days after end of each quarter.

This report is a summary of the main budget issues arising from the monitoring process. It compares the implementation of the budget to the commitments/promises made and contained in the Service Delivery and Budget Implementation Plan (SDBIP) and is intended to inform and enable the Council with a view of giving effect to Council's oversight responsibility.

2.2 Summary of 2021/22 budget progress / implementation

The following table summarises the overall position of the capital and operating budgets.

Detail	Capital Expenditure	Operating Expenditure	Operating Revenue (excluding capital transfers and contributions)
Original Budget	406 053 915	2 017 490 424	2 020 050 868
Adjustment Budget	398 107 635	1 977 195 012	1 982 760 754
Plan to Date (SDBIP)	243 884 277	1 375 882 106	1 474 883 670
Actual	157 227 038	1 055 172 805	1 465 404 259
Variance to SDBIP	-86 657 239	-320 709 301	-9 479 411
Year to date % Variance to SDBIP	-35,53%	-23,31%	-0,64%

The above figures are explained in more detail throughout this report.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

3. Operating Revenue

The following table shows the actual operating revenue per National Treasury Reporting regulations against that planned in the SDBIP for the 3rd Quarter of 2021/22:

Operating Revenue by Source

Description	ORIGINAL BUDGET	ADJUSTMENT BUDGET
Revenue by Source		
Property rates	423 632 548	415 667 656
Service charges - electricity revenue	787 275 170	787 275 170
Service charges - water revenue	166 399 723	166 399 723
Service charges - sanitation revenue	114 485 332	102 956 558
Service charges - refuse revenue	87 936 447	87 936 447
Service charges - other	-	-
Rental of facilities and equipment	11 174 739	10 811 501
Interest earned - external investments	13 200 000	19 612 814
Interest earned - outstanding debtors	14 034 400	12 495 451
Fines	147 425 010	120 164 832
Licences and permits	5 778 049	5 778 049
Agency services	3 077 493	4 077 493
Transfers recognised - operational	204 313 279	331 692 396
Other revenue	41 318 678	44 838 678
Gains on disposal of PPE		1 000 000
Total Revenue (excluding capital transfers and contributions)	2 020 050 868	2 110 706 768

QUARTER 3 2021/22		
PLANNED	ACTUAL	VAR
100 984 337	87 588 267	-13%
234 436 183	188 394 409	-20%
56 158 854	38 726 579	-31%
35 967 020	23 702 723	-34%
32 664 860	18 585 490	-43%
-	-	-
2 476 493	4 603 504	86%
4 641 803	4 708 207	1%
3 467 295	3 384 361	-2%
16 416 418	45 965 144	180%
1 157 293	1 997 051	73%
1 536 565	643 477	-58%
105 344 396	97 849 344	-7%
12 241 510	6 762 812	-45%
-	-	0%
607 493 027	522 911 366	-14%

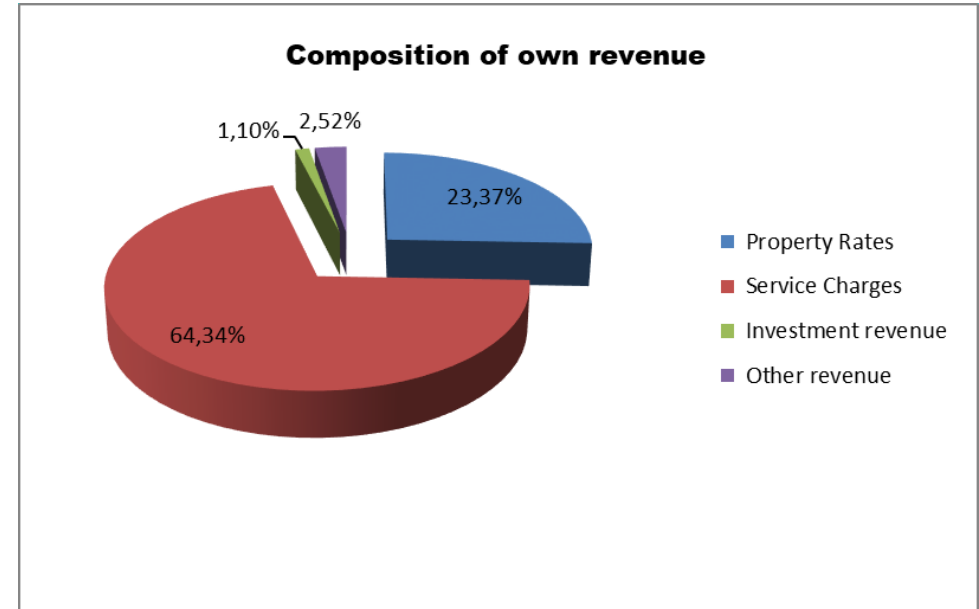
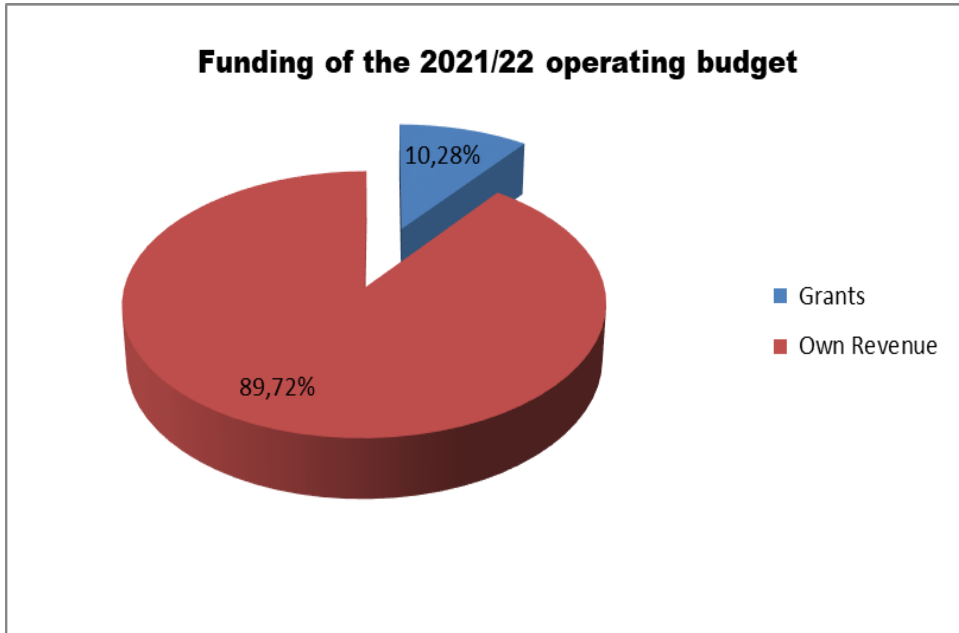
QUARTER 3 2020/21		
PLANNED	ACTUAL	VAR
103 309 758	80 603 281	100%
152 110 278	153 636 358	1%
27 180 012	39 319 200	45%
22 077 885	21 954 033	100%
19 576 236	15 784 508	100%
-	-	-100%
-201 972	4 174 482	-2167%
-1 782 402	5 038 086	-383%
3 320 340	2 919 423	-12%
27 720 237	42 679 585	54%
1 375 728	690 854	100%
732 738	314 559	-57%
51 107 851	45 107 930	-12%
4 227 072	364 809	-91%
-	-	0%
410 753 761	412 587 106	0%

NB: - The “year to date actual for property rates income” refers to the total billed for the year and not actual receipts.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Stellenbosch municipality is not dependant on grant funding to fund the operating budget as is evident in the graph below.

Own revenue consists mainly of service charges at 89.72 per cent of the 1 779 014 372 billion own revenue budget.



Operating Revenue Variance Report

The variances between actual operating revenue and the planned operating revenue contained in the SDBIP are explained per revenue source and are as follows:

Revenue by Source

3.1 Property Rates and Service charges – sanitation revenue

Property rates and service charges refuse are billed monthly. However, some consumers applied to have their property rates and service charges billed annually. This has resulted in an over performance of R22 559 995 for property rates and R1 904 191 for service charges – sanitation when compared to the year-to-date budget projections as the annual applications did not form part of the monthly budgeted revenue projections.

3.2 Service charges – electricity revenue

The municipality has billed R24 755 884 less electricity charges than initially anticipated in the year-to-date budget. The largest under performances were noted for the Electricity Sales Industrial (400 Volts) (Low Voltage) (R24 745 666).

The decrease in electricity sales/consumption can be largely attributed to consumers utilising alternative energy resources due to the hike in electricity prices. Cashflows were also aligned to account for this trend in the Mid-year adjustment budget.

3.3 Interest earned – external investments

An under performance was noted for interest earned – external investments to the amount of R2 538 937. The variance is mainly due to the Covid- 19 pandemic which resulted in the prime interest rate being reduced. This reduction has resulted in a significant decrease in our call accounts and primary bank account interest rates. Furthermore, we have received lower rates on offer from investing institutions than the previous financial years and a decline in the availability of capital investment further negatively impacts this line item.

3.4 Fines, penalties, and forfeits

An overperformance was noted to the amount of R5 677 464. The recognition of traffic fines in terms of interpretation generally recognised accounting practice (iGRAP) 1 will be done monthly, including the journal processed on the financial system. This overperformance is a result of increased payments in traffic fines. The budget projections were re-assessed during the mid-year adjustment budget process.

3.5 Licences and permits

An over performance is noted for licences and permits to the amount of R1 539 112. The over performance is due to more licences and permit renewals as well as accompanying applications being received than initially anticipated.

3.6 Other revenue

An under performance is noted for other revenue to the amount of R9 247 570. The largest attributor to the underperformance is as follows:

- Sales of goods and rendering of services: Parking fees. An underperformance of R6 169 563 has been noted. Cognisance is taken of the new parking model as well as the deployment of new parking marshals which will improve the parking revenue performance.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

4. Operating Expenditure

The following table illustrates the actual operating expenditure for each Directorate against planned expenditure in the SDBIP for the 3rd Quarter of 2021/22.

Operating Expenditure (Per Directorate):

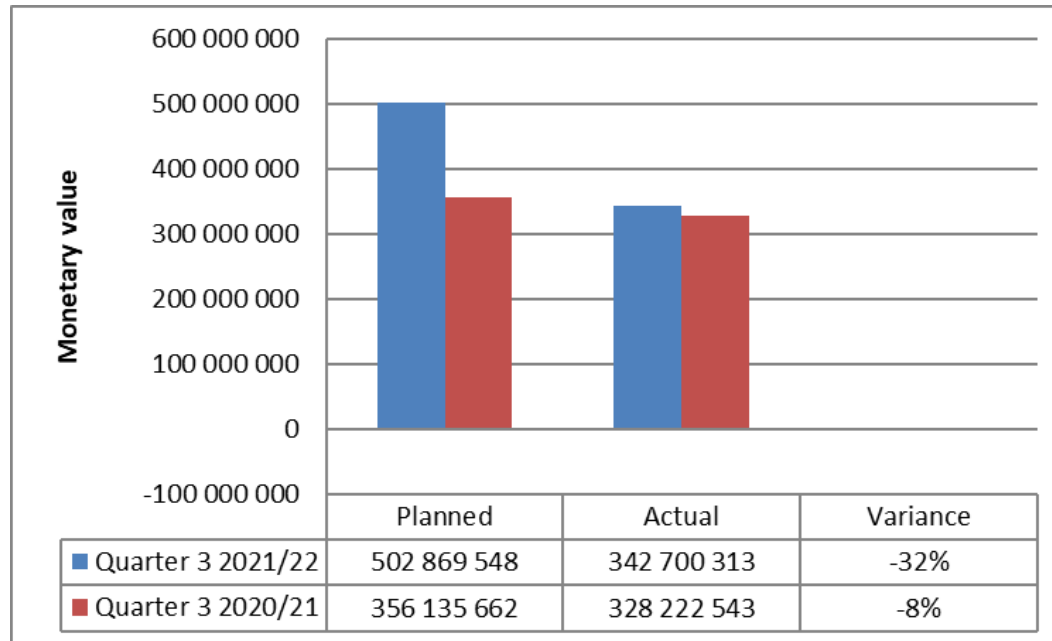
DIRECTORATE	ORIGINAL BUDGET	AMENDED BUDGET
Municipal Manager	39 988 671	25 972 964
Planning & Development	100 874 841	68 915 694
Community and Protection Services	374 481 006	403 812 113
Infrastructure Services	1 188 821 416	1 184 156 894
Corporate Services	198 282 948	193 939 626
Financial Services	115 041 542	100 397 721
TOTALS	2 017 490 424	1 977 195 012

QUARTER 3 2021/22	
PLANNED	ACTUALS
6 771 768	3 839 509
20 152 145	12 196 738
101 189 707	65 362 627
306 779 679	207 953 642
45 523 305	32 390 717
22 452 944	20 957 080
502 869 548	342 700 313

QUARTER 3 2020/21	
PLANNED	ACTUALS
9 383 351	8 139 233
15 497 860	14 528 155
71 875 205	65 597 436
206 244 313	187 077 968
40 966 809	29 388 021
12 168 124	23 491 729
356 135 662	328 222 543

During the third quarter of the financial year the directorates spent R160 169 235, 32% less than the planned expenditure. At the same period last year, the directorate spent R27 913 119, 8% less than the planned expenditure.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022



The year on year comparison for the third quarter is 68% actual spending rate of the planned operating budget for the financial year 2021/22, compared to a 92% actual spending rate for the same period in the previous financial year.

Operating Expenditure Variance Report

The variances between actual operating expenditure and planned operating expenditure contained in the SDBIP are explained per item and are as follows:

4.1 Planning and Development Services

The Planning and Development Services directorate planned to spend R55 861 112 of the adjusted budget. The year- to- date actual expenditure incurred amounted to R50 680 681 which resulted in an underperformance of R5 180 431. The items that attributed to the underperformance are as follows:

4.1.1 Contracted Services: Consultants and Professional Services: Legal Cost: Legal Advice and Litigation

The user department planned to spend R343 354 of the adjusted budget. No spending has been incurred to date. The user department indicated that payments for the conveyancing attorneys will be made as invoices have been received. An improvement will be seen in the following reporting period.

4.1.2 Operational Cost: Supplier Development Programme

The user department planned to spend R621 875 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R56 250. Orders to the amount of R406 400 have been loaded on the financial system. The user department also indicated that phase 1 of the project has been completed and the service provider will be commencing with phase 2 of the project. All invoices from the service provider will be received upon completion of the project.

4.1.3 Transfers and Subsidies: Operational: Monetary Allocations: Non-profit institutions: Local Tourism Boards

The user department planned to spend R440 928 of the adjusted budget. No spending has been incurred to date. The user department indicated that the grants committee gave approval to re-allocate a budget of R463 600 for SMME training of external bodies performing a function of council policy in February. The department also indicated that they are awaiting the memorandum of agreement (MOA) from the Department of Tourism.

4.1.4 Expenditure: Contracted Services: Contractors: Management of Informal Settlements

The user department planned to spend R793 103 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R543 924. Orders to the amount of R947 556 have been loaded on the financial system. The user department indicated that all relocations for families in the informal settlements have been completed and an improvement will reflect in the next reporting period.

4.2 Infrastructure Services

The Infrastructure Services directorate planned to spend R824 138 671 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R626 493 189 which resulted in an underperformance of R197 645 482. The items that attributed to the underperformance are as follows:

4.2.1 Expenditure: Bulk Purchases: Electricity: ESKOM

The user department planned to spend R380 774 592 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R351 846 946. The user department indicated that the invoices for both Eskom and Drakenstein is paid a month in arrears and improvement will be seen in next reporting period.

4.2.2 Contracted Services: Contractors: Maintenance of Unspecified assets (Roads)

The user department planned to spend R7 417 494 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 008 908. Orders to the amount of R8 827 251 have been loaded on the financial system. The user department indicated that a contractor has been appointed and has commenced with the work. An improvement will be seen in next reporting period.

4.2.3 Contracted Services: Contractors: Maintenance of Unspecified assets (Engineering Services)

The user department planned to spend R4 976 881 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R2 755 026. Orders to the amount of R1 576 725 have been loaded on the financial system. The user department indicated that Tender B/SM 109/21 – Projection maintenance, B/SM 108/21 – Power Quality and B/SM 74/20 – Labour tender have all been awarded and that all maintenance projects are in progress, invoices will be received timeously.

4.2.4 Expenditure: Contracted Services: Contractors: Prepaid Electricity Vendors

The user department planned to spend R5 506 630 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R4 356 290. Orders to the amount of R3 447 913 have been loaded on the financial system. The user department indicated that a service provider has been appointed for the services.

4.2.5 Expenditure: Contracted Services: Outsourced Services: Refuse Removal

The user department planned to spend R24 150 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R18 747 762. Orders to the amount of R6 510 953 have been loaded on the financial system.

4.2.6 Expenditure: Contracted Services: Consultants and Professional Services: Business and Advisory: Project Management

The user department planned to spend R7 499 997 of the adjusted budget. No spending has been incurred to date. The user department indicated that a contractor has been appointed and is currently busy with site establishment for the Longlands Housing project. An invoice has been submitted for payment. An improvement will be noted in the next reporting period.

4.3 Community and Protection Services

The Community and Protection Services directorate planned to spend R274 243 489 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R189 755 113 which resulted in an underperformance of R84 488 376. The items that attributed to the underperformance are as follows:

4.3.1 Contracted Services: Contractors: Forestry

The user department planned to spend R5 249 997 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R2 201 603. Orders to the amount of R2 281 460 have been loaded on the financial system. The user department indicated that an improvement will be seen in the next reporting period.

4.3.2 Expenditure: Contracted Services: Contractors: Maintenance of Buildings and Facilities (Parks and Sidewalks: Stellenbosch)

The user department planned to spend R1 376 691 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R167 719. The user

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

department indicated that a large number of park items have been replaced with new items and therefore there is a decreased need for maintenance.

4.3.3 Expenditure: Contracted Services: Contractors: Preservation/Restoration/Dismantling/Cleaning Services

The user department planned to spend R936 106 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R232 462. The user department indicated that the expenditure is used for the clearing of undeveloped open spaces, and they have established that several ervens have been sold resulting in a reduced number of sites to be serviced. The user department also indicated that areas are being serviced internally, therefore utilising less contracted services.

4.4 Corporate Services

The Corporate Services directorate planned to spend R137 575 029 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R98 39 465 which resulted in an underperformance of R39 176 564. The items that attributed to the underperformance are as follows:

4.4.1 Expenditure: Contracted Services: Contractors: Maintenance of Buildings and Facilities (Municipal Buildings and Structures)

The user department planned to spend R5 429 994 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 287 536. The user department indicated that the orders for the upgrading of the Kayamandi Corridor and the upgrading of heritage buildings will be processed in April as the tender has been awarded.

4.4.2 Expenditure: Operational Cost: Workmen's Compensation Fund

The user department planned to spend R1 874 997 of the adjusted budget. No expenditure has been incurred to date. The user department indicated that the payment is a once-off annual payment. The calculation for the payment is done after 31 March 2022.

4.4.3 Expenditure: Contracted Services: Consultants and Professional Services: Legal Cost: Legal Advice and Litigation

The user department planned to spend R5 098 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 588 007. The user department indicated that orders to the amount of R947 672 have been loaded on the financial system and invoices amounting to R625 294 have been submitted for payment. An improvement will reflect in the next reporting period.

4.4.4 Expenditure: Operational Cost: Registration Fees: Seminars, Conferences, Workshops and Events: National

The user department planned to spend R2 780 244 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 820 708. The user department indicated that the training is rolled out as per approved tenders and availability of employees in the various directorates. COVID regulations in terms of social distancing resulted in less learners and groups being trained at a time. The lack of available venues for training puts a hamper on performing multiple training sessions at a time. Some training programmes run for periods from three months up to a year and since payments can only take place once services are rendered, the year-to-date actual will only increase as the services are delivered.

4.4.5 Expenditure: Operational Cost: Skills Development Fund Levy

The user department planned to spend R3 224 997 of the adjusted budget. No expenditure has been incurred to date. The skills development levy (SDL) fund based on 1% as per SDL act and is a once-off payment.

4.5 Financial Services

The Financial Services directorate planned to spend R65 537 818 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R72 697 926 which resulted in an overspending of R7 160 107. The item that attributed to the overspending is as follows:

4.5.1 Operational Cost: Insurance Underwriting: Premiums

The user department planned to spend R270 360 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R5 020 577. The user department indicated that the annual insurance premium was paid during July 2021.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

5. Capital Expenditure

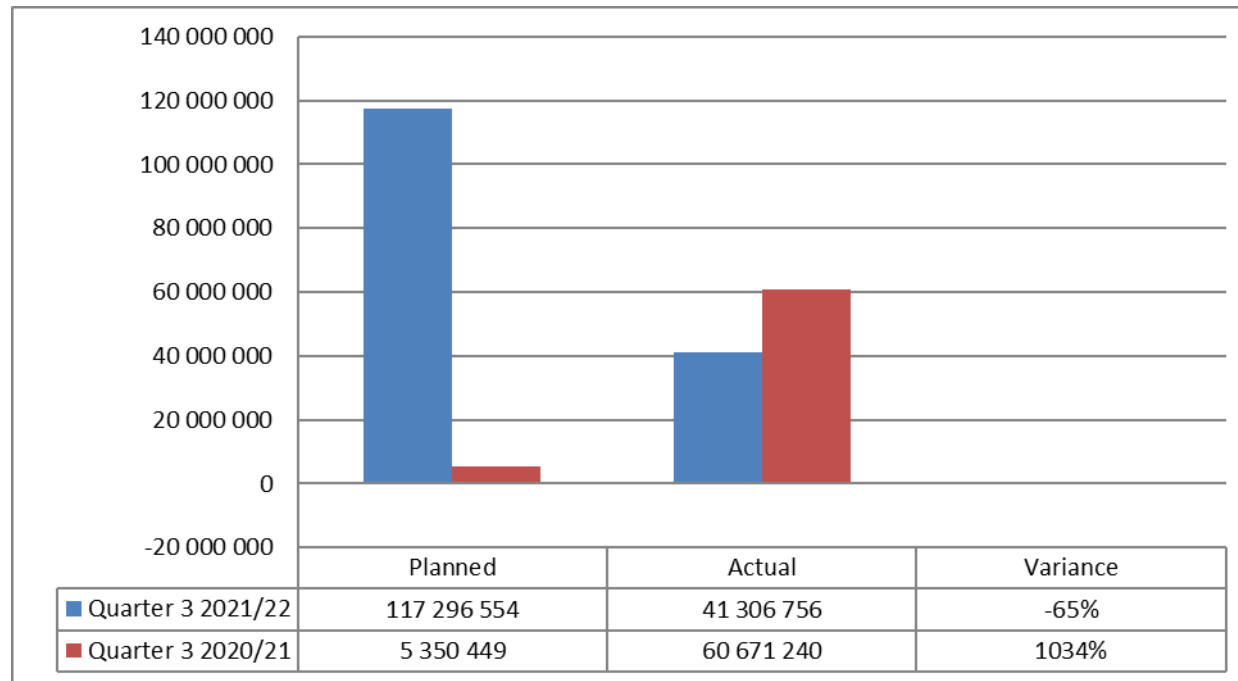
The following table illustrates the actual capital expenditure per directorate against the planned in the SDBIP for the 3rd Quarter of 2021/22.

DIRECTOR	ORIGINAL BUDGET	AMENDED BUDGET
Municipal Manager	44 000	44 000
Planning & Development	11 513 800	17 209 720
Community and Protection Services	342 514 745	38 617 860
Infrastructure Services	27 757 000	312 262 136
Corporate Services	24 024 370	29 573 919
Financial Services	200 000	400 000
TOTALS	406 053 915	398 107 635

QUARTER 3 2021/22		
PLANNED	ACTUAL EXPENDITURE	VAR %
10 000	38 637	286%
5 627 901	1 180 034	-79%
14 773 549	3 750 083	-75%
87 426 876	33 980 875	-61%
9 318 228	2 224 563	-76%
140 000	132 564	-5%
117 296 554	41 306 756	-65%

QUARTER 3 2020/21		
PLANNED	ACTUAL EXPENDITURE	VAR %
21 000	6 083	100%
-1 449 558	782 274	-154%
-271 527	5 873 286	-2263%
16 871 966	51 373 408	204%
-9 646 916	2 598 404	-127%
-174 517	37 786	-122%
5 350 449	60 671 240	1034%

QUARTERLY BUDGET STATEMENT FOR MARCH 2022



The year-on-year comparison for the end of the third quarter is [R157 227 038/ R398 107 635] 40% of the total capital budget of R398 107 635 for the 2021/22 financial year compared to a [R207 682 534/ R613 274 958] 34% spending rate for the same period in the previous financial year measured against a budget of R613 274 958.

Capital Expenditure Variance Report

The variances between actual capital expenditure and the planned capital expenditure contained in the SDBIP are explained per directorate and are as follows:

5.1 Planning and Development

The Directorate planned to spend R5 214 246 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R2 336 273. This resulted in an underperformance of R2 877 973. The projects that attributed to the underperformance are as follows:

5.1.1 Establishment of the Kayamandi Informal Trading Area

The user department planned to spend R1 800 00 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R494 752. The user department indicated that the tender closed on the 14th of February 2022 and the technical evaluation report was submitted by the 18th of March 2022. The bid adjudication is expected on the 22nd of April 2022 for the appointment of a service provider.

5.1.2 Furniture, Tools and Equipment (Spatial Planning)

The user department planned to spend R243 187 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R104 118. Orders amounting to R56 790 have been loaded on the financial system for the supply and delivery of equipment.

5.1.3 Jamestown: Housing (Phase 2, 3 & 4)

The user department planned to spend R469 668 of the adjusted budget. No spending has been incurred to date. The user department indicated that an item would serve on the bid adjudication committee on the 8th of April 2022 for the appointment of a service provider to obtain development rights.

5.1.4 Northern Extension: Feasibility

The user department planned to spend R1 875 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 031 965. Orders to the amount of R941 072 have been loaded on the financial system. The user department indicated that the Adam Tas Corridor local spatial development framework will be submitted to council

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

to request approval to undertake public participation process which will commence on the 5th of May 2022.

5.2 Community and Protection Services

The Directorate planned to spend R22 806 908 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R17 022 482. This resulted in an underperformance of R5 784 426. The projects that attributed to the underperformance are as follows:

5.2.1 Vehicle Fleet (Law Enforcement and Security)

The user department planned to spend R1 684 740 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R207 452. The user department indicated that after the award of the tender and the 21-day appeal period, the manufacture period is between 12 to 20 weeks and therefore they would require the amount of R3 127 288 to be rolled over to the 2022/2023 financial year as they do not foresee the transaction being completed during the current financial period.

5.2.2 Upgrading of Parks

The user department planned to spend R1 100 069 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R214 907. Orders to the amount of R796 439 have been loaded onto the financial system. The user department indicated that they are awaiting delivery of the remaining items and an improvement will reflect in the next reporting period.

5.2.3 Urban Forestry: Vehicle Fleet

The user department planned to spend R1 304 829 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R254 172. Orders to the amount of R1 485 608 have been loaded onto the financial system. The user department indicated that the truck has been delivered and invoices have been submitted for payment. An improvement will reflect in the next reporting period.

5.2.4 Extension of Cemetery Infrastructure

The user department planned to spend R803 133 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R353 267. Orders to the amount of R505 622 have been loaded onto the financial system. The user department indicated that the project is near completion, and they are awaiting inspection and verification of the

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

installation of security alarms to approve invoices. An improvement will therefore reflect in the next reporting period.

5.2.5 Mont Rochelle Nature Reserve: Upgrade of Facilities

The user department planned to spend R1 218 324 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R26 624. The user department indicated that tender 07/22 has been awarded and the service provider will commence with construction.

5.2.6 Upgrade Stellenbosch library entrance foyer

The user department planned to spend R575 513 of the adjusted budget. No spending has been incurred to date. Orders to the amount of R124 400 have been loaded on the financial system. The user department indicated that a quantity surveyor has been appointed and the site meeting is expected to be held on the 1st of April 2022. The user department envisaged that the funds will not be spent during the current financial year and will require the funds to be rolled over into the 2022/2023 financial year.

5.3 Infrastructure Services

The Directorate planned to spend R195 987 632 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R126 075 113. This resulted in an underperformance of R69 912 519. The projects that attributed to the underperformance are as follows:

5.3.1 Expansion of the landfill site (new cells)

The user department planned to spend R2 012 297 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R264 479. The user department indicated that the project is on-going. Orders to the amount of R612 038 have been loaded on the financial system. The user department also indicated that they are awaiting a quote from Eskom for the moving of power lines which will be received on the 14th of April 2022 and the remainder of the funds will be utilised for that payment.

5.3.2 Reseal Roads - Stellenbosch and Surrounding

The user department planned to spend R2 150 000 of the adjusted budget. No spending has been incurred to date. Orders to the amount of R2 150 000 have been loaded on the financial system. The user

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

department indicated that a service provider has been appointed and the project has commenced.

5.3.3 Alternative Energy

The user department planned to spend R13 355 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 062 841. The user department indicated that orders to the amount of R13 214 808 have been loaded on the financial system. The Van der Stel substation replacement commenced on the 28th of March 2022 and that the site would be handed over to the contractor for cable installations. An additional order for R12 482 222 will be loaded for tender B/SM 21/22.

5.3.4 Reseal Roads - Franschhoek & Surrounding

The user department planned to spend R2 000 000 of the adjusted budget. No spending has been incurred to date. Orders to the amount of R2 000 000 have been loaded on the financial system. The user department indicated that a service provider has been appointed and the project has commenced.

5.3.5 Electricity Network: Pniel

The user department planned to spend R2 779 644 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R92 713. The user department indicated that orders to the amount of R899 190 have been loaded on the financial system. The contractor is planned to commence in April 2022 after the appeal period has lapsed.

5.3.6 Landfill Gas to Energy

The user department planned to spend R1 400 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R97 043. The user department indicated that service providers have requested additional time and therefore they have had to go on a second round of requesting proposals which has resulted in a delay in tender being awarded. Proposals are due on the 26th of April for the design and detailed planning of the landfill.

5.3.7 Integrated National Electrification Programme

The user department planned to spend R16 318 698 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R7 786 318. Orders to the amount of R1 260 215 have been loaded on

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

the financial system. The user department indicated that invoices to the amount of R1 724 874 still need to be paid. The user department also indicated that the tender for Kayamandi bulk project closed in February 2022 and the tender evaluation was submitted to Supply Chain Management (SCM) on the 10th of March 2022, this item served on the bid evaluation committee on the 30th of March 2022.

5.3.8 Infrastructure Improvement - Franschhoek

The user department planned to spend R1 678 922 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R463 231. The user department indicated that orders to the amount of R1 052 538 have been loaded on the financial system for the upgrading of Langrug, the contractor is currently on site. Invoices for payment will be submitted in April 2022.

5.3.9 Transfer Station: Stellenbosch Planning and Design

The user department planned to spend R660 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R260 771. Orders to the amount of R739 229 have been loaded on the financial system. The user department indicated that the invoice will be submitted for payment and an improvement will reflect in the next reporting period.

5.3.10 Housing Projects

The user department planned to spend R3 397 373 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R411 931. Orders to the amount of R3 468 991 have been loaded on the financial system. The user department indicated that the Internal link and external services have been completed and an invoice to the amount of the existing order has been submitted for payment. An improvement will reflect in the next reporting period.

5.3.11 Water Treatment Works: Idasvalley

The user department planned to spend R1 193 075 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R690 753. The user department indicated that a consultant has been appointed and a discussion for the design will be held prior to finalising the funding estimates.

5.3.12 Non-Motorised Transport Implementation

The user department planned to spend R2 000 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R142 110. The user department indicated that a service provider has been appointed and the procurement process is currently in progress. Orders to the amount of R2 799 724 have been loaded on the financial system.

5.3.13 Basic Improvements: Langrug

The user department planned to spend R2 154 573 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R185 088. Orders to the amount of R659 908 have been loaded on the financial system. The user department indicated that there was a delay in the appointment of a contractor for earth works and rehabilitation and that additional studies are required by the department of environmental affairs which hamper the now appointed contractor from commencing with the project until approvals are received. The user department envisages that the funds will not be spent by the end of the financial year.

5.3.14 New Reservoir & Pipeline: Vlottenburg

The user department planned to spend R2 500 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R665 422. Orders to the amount of R1 422 578 have been loaded on the financial system. The user department indicated that the tender closed on the 21st of February 2022, and they envisage that the funds will be rolled over to the 2022/2023 financial year.

5.3.15 Upgrade of WWTW Wemmershoek

The user department planned to spend R21 021 033 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R7 408 966. The user department indicated that a contractor is on site and the project has been delayed by approximately 5 months, orders to the amount of R18 131 804 have been loaded on the financial system.

5.3.16 Bridge Construction

The user department planned to spend R15 000 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R886

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

912. The user department indicated that the tender has been awarded and the project has commenced, and invoices will be submitted in April for payment.

5.4 Corporate Services

The Directorate planned to spend R19 577 491 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R11 429 783. This resulted in an underperformance of R8 147 708. The projects that attributed to the underperformance are as follows:

5.4.1 Purchase and Replacement of Computer/software and Peripheral devices

The user department planned to spend R2 933 194 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R2 141 646. Orders to the amount of R55 020 have been loaded on the financial system. The user department indicated that the service provider could not deliver the computer equipment and the item was cancelled at the bid adjudication committee. Alternative processes are currently being put in place for the procurement of computer equipment of which they envisage delivery to be within six to eight weeks.

5.4.2 Upgrading of New Office Space: Ryneveld Street

The user department planned to spend R6 500 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R1 630 894. Orders to the amount of R136 356 have been loaded on the financial system. The user department indicated that the tender for the project has closed, and they envisage for the work to commence in May. This is a multi-year project.

5.4.3 Upgrade and Expansion of IT Infrastructure Platforms

The user department planned to spend R3 600 000 of the adjusted budget. The year-to-date actual expenditure incurred amounted to R2 841 389. Orders to the amount of R117 497 have been loaded on the financial system. The user department indicated that a request has been submitted for the renewal of back-up battery systems on key working sites in Papegaaiberg and Matopie of which a current standing hardware tender will be used. An improvement will reflect in the next reporting period.

5.4.4 Structural Upgrade: Heritage Building

The user department planned to spend R900 000 of the adjusted budget. No spending has been incurred to date. The user department indicated that the tender for the structural upgrade has been awarded and the upgrades will commence.

An improvement will reflect in the next reporting period.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

6. Investments and Borrowings

6.1 Investments

ACC. NR	BANK	Type/ Period	INTEREST RATE	MATURITY DATE	OPENING BALANCE AS AT 1 JULY 2021	QUARTER 3		TOTAL INVESTMENTS/ WITHDRAWALS	INTEREST CAPITALISED FOR THE MONTH UNDER REVIEW	INTEREST ACCRUED YTD	CLOSING BALANCE YTD
						INVEST	WITHDRAW				
	ABSA BANK										
9367489415	A#415	CALL	4,200%			-	-	60 000 000,00	243 188,27	1 081 925,27	61 081 925,27
2080315300	A#5300	FIXED / 5 MTHS	5,580%			40 000 000,00	-	40 000 000,00	55 035,62	55 035,62	40 055 035,62
						0,01	40 000 000,00	-	100 000 000,00	298 223,88	1 136 960,89
	NEDBANK										
03/7881123974/...020	N#020	FIXED / 6 MTHS	4,640%	10-Aug-21	71 263 605,48	-	-	(71 619 550,68)	-	355 945,21	0,00
03/7881123974/...021	N#021	FIXED / 7 MTHS	4,820%	26-Nov-21	90 736 865,75	-	-	(92 495 835,62)	-	1 758 969,86	(0,00)
03/7881123974/...023	N#023	FIXED / 5 MTHS	4,770%	06-Dec-21		-	-	(576 538,44)	-	576 538,44	0,00
03/7881123974/...024	N#024	FIXED / 5 MTHS	5,800%	12-Oct-22		-	-	80 000 000,00	394 082,19	2 173 808,22	82 173 808,22
03/7881123974/...025	N#025	FIXED / 6 MTHS	6,100%	22-Sep-22		80 000 000,00	-	80 000 000,00	133 698,63	133 698,63	80 133 698,63
					162 000 471,24	80 000 000,00	-	(4 691 924,74)	527 780,82	4 998 960,36	162 307 506,85
	STANDARD BANK										
258489367-025	S#025	CALL ACCOUNT	3,500%			-	-	(473 959,24)	-	473 959,24	0,00
258489367-031	S#031	FIXED 3 MNTHS	4,250%	29-Jul-21	60 433 150,68	-	-	(60 635 826,63)	-	202 675,95	0,00
258489367-032	S#032	FIXED 3 MNTHS	4,875%	06-Dec-21		-	-	(1 613 424,66)	-	1 613 424,66	(0,00)
258489367-033	S#033	FIXED 5 MNTHS	4,850%	11-Mar-22		-	50 996 575,34	(996 575,34)	73 082,19	996 575,34	0,00
258489367-034	S#034	FIXED 5 MNTHS2	5,175%	13-Jun-22		-	-	124 000 000,00	545 005,48	1 863 567,12	125 863 567,12
					60 433 150,78	-	(50 996 575,34)	60 280 214,13	618 087,67	5 150 202,31	125 863 567,13
INVESTMENT TOTAL					222 433 622,01	120 000 000,00	(50 996 575,34)	155 588 289,39	1 444 092,38	11 286 123,57	389 308 034,87

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

6.2 Borrowings

Lending Institution	Balance 1/01/2022	Received Quarter 3 2022	Interest Capitalised Quarter 3 2022	Capital Repayments Quarter 3 2022	Balance 31/03/2022	Percentage	Sinking Funds
							(R'000)
DBSA@ 11.1%	12 051 125	-	-	-	12 051 125	11,10%	
DBSA@ 10.25%	37 142 642	-	-	-	37 142 642	10,25%	
DBSA @ 9.74%	70 596 985	-	-	-	70 596 985	9,74%	
NEBANK @ 9.70%	133 096 501	-	-	-	133 096 501	9,70%	
NEBANK @ 8.8%	99 505 170	-	-	-	99 505 170	6,73%	
	352 392 423	-	-	-	352 392 423		

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

7. Allocations and grant receipts and expenditure for the 3rd Quarter of 2021/22

	TOTAL 2020/21	EXPECTED ALLOCATION	OPENING BALANCE 1 JULY 2021	CAPITAL DEBTORS	PRIOR YEARS DEBTORS CLEARED	ACCUMULATED ACTUAL RECEIPTS	ACCUMULATED ACTUAL EXPENDITURE	QUARTER 3 RECEIPTS	QUARTER 3 ACTUAL EXPENDITURE	UNSPENT CONDITIONAL GRANTS - 31 DECEMBER 2021
OPERATING & CAPITAL GRANTS										
Unconditional Grant:Equitable Share	157 136 000	157 136 000				157 136 000	42 790 710	39 284 000	15 651 918	114 345 290
Grand Total (Unconditional Grants)	157 136 000	157 136 000	-	-		157 136 000	42 790 710	39 284 000	15 651 918	114 345 290
EPWP Integrated Grant for Municipalities	5 998 000	5 998 000				5 998 000	2 955 862	1 799 000	1 130 785	3 042 138
Local Government Financial Management Grant	1 550 000	1 550 000				1 550 000	846 905	-	164 953	703 095
		18 000 000								
Integrated National Electrification Programme (Municipal) Grant	18 000 000					23 400 000	6 828 174	5 400 000	1 424 622	16 571 826
Integrated Urban Development Grant	56 941 000	56 941 000				56 941 000	11 298 018	26 762 000	(8 477 825)	45 642 982
LGSETA Funding	-			76 360		-	11 315	-	11 315	(87 675)
DBSA Grant	18 472		18 472	1 981 528	1 981 528	2 000 000	-	-	-	36 944
Community Development Workers Operational Support Grant	38 000	38 000				38 000	-	-	-	38 000
Library Services: Conditional Grant	13 546 051	11 244 000	2 302 051			11 244 000	7 552 570	-	2 849 555	5 993 481
Municipal Library Support Grant	3 252 000	3 252 000				3 252 000	-	3 252 000	-	3 252 000
Human Settlements Development Grant	41 028 673	40 349 000	679 673	14 009 182	6 820 409	21 973 359	8 165 032	9 155 364	30 960	478 817
Informal Settlements Upgrading Partnership Grant: Provinces (B)	18 350 000	18 350 000				-	4 297 580	-	4 297 580	(4 297 580)
Title Deeds Restoration Grant	1 371 711		1 371 711			-	-	-	-	1 371 711
Municipal Accreditation and Capacity Building Grant	690 000	452 000	238 000			252 000	-	252 000	(0)	490 000
Financial Management Capacity Building Grant	414 751	250 000	164 751			250 000	-	250 000	-	414 751
Maintenance and Construction of Transport Infrastructure	4 950 000	4 950 000				-	1 265 294	-	66 286	(1 265 294)
Regional Socio-Economic Project/violence through urban upgra	4 337 700	1 000 000	3 337 700			1 000 000	994 849	1 000 000	500 097	3 342 851
Cape Winelands District Grant	500 000	500 000				500 000	500 000	-	-	-
Western Cape Financial Management Support Grant	550 000	550 000				550 000	-	550 000	-	550 000
Western Cape Municipal Energy Resilience Grant (WC MER Grant)	710 000	710 000				710 000	-	710 000	-	710 000
Safety Initiative Implementation-whole of society approach (WOSA)	-	-				-	-	-	-	-
Cape Wineland District Tourism grant	-	-				-	-	-	(49 650)	-
Cape Winelands Disaster Grant	146 959		146 959			-	-	-	-	146 959
Development of Sport and Recreational Facilities	600 000	600 000				600 000	49 650	600 000	49 650	550 350
Local Government Public Employment Support Grant	1 800 000	1 800 000				1 800 000	-	1 800 000	-	1 800 000
Blaauwklippen housing project	369 715		369 715			-	-	-	-	369 715
Housing consumer education	68 010		68 010			-	-	-	-	-
Khaya Lam Free Market Foundation	102 000		102 000			-	-	-	-	-
Other sources	288 184		288 184			-	-	-	-	-
Integrated Transport Planning Grant	600 000		600 000			-	-	-	-	-
National Lottery	307 361		307 361			-	-	-	-	-
Grand total (Conditional Grants)	175 163 033	166 534 000	8 629 033	16 067 070	8 801 937	132 058 359	44 765 248	51 530 364	1 998 327	79 855 073

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

8. Personnel Expenditure

In terms of Section 66 of the MFMA, all expenditure incurred by the municipality on staff salaries, wages, allowances, and benefits must be reported to council.

Employee - Related Costs	Original Budget	Adjustments Budget	Quarter 3 Budget	Quarter 3 Actual	YTD Budget	YTD Actual	YTD %
Basic Salary and Wages	358 787 703	354 584 395	232 900 974	85 632 728	263 689 782	257 928 169	73%
Bonus	29 798 255	24 835 840	6 198 299	96 113	18 626 913	24 343 967	98%
Acting and Post Related Allowances	1 745 660	722 000	-10 458 300	145 110	541 440	366 476	51%
Non Structured	37 166 979	44 490 640	24 456 982	8 875 965	33 367 941	25 735 616	58%
Standby Allowance	13 511 760	12 450 050	3 041 911	2 715 374	9 337 554	8 571 355	69%
Travel or Motor Vehicle	12 471 755	10 719 340	14 280	2 299 922	8 039 475	6 867 362	64%
Accommodation, Travel and Incidental	441 812	33 600	-1 397 723	11 650	25 173	21 417	64%
Bargaining Council	247 599	140 000	-43 545 832	38 350	105 111	246 661	176%
Cellular and Telephone	1 279 522	2 469 320	-18 304 611	484 369	1 851 903	1 415 554	57%
Current Service Cost	5 935 660	3 594 184	2 622 051	2 421 658	2 695 635	7 056 507	196%
Essential User	750 919	586 080	-1 416 411	151 181	439 533	443 227	76%
Entertainment	94 283	-	-894	1 157	-	1 157	#DIV/0!
Fire Brigade	3 237 130	2 687 460	2 015 595	687 817	2 015 595	2 109 362	78%
Group Life Insurance	4 872 537	4 700 700	-14 270 165	1 872 449	3 525 579	4 170 578	89%
Housing Benefits	3 594 264	2 740 230	-17 798 694	664 963	2 055 177	2 090 371	76%
Interest Cost	22 609 511	13 985 120	10 483 158	-	10 488 834	-	0%
Leave Gratuity	-	3 279 289	2 459 466	-	2 459 466	-	0%
Leave Pay	2 538 403	-	-1 632 641	-5 720	-	1 690 281	#DIV/0!
Long Term Service Awards	1 205 762	4 226 076	3 169 557	52 308	3 169 557	52 308	1%
Medical	31 650 226	25 496 610	4 362 788	6 495 319	19 122 498	19 142 919	75%
Non-pensionable	1 032 821	199 500	149 317	15 551	149 625	46 750	23%
Pension	65 237 329	55 345 350	14 965 548	13 215 632	41 508 945	39 888 486	72%
Scarcity Allowance	1 857 480	718 010	-1 197 045	179 954	538 506	530 968	74%
Shift Additional Remuneration	2 289 690	5 069 180	-2 934 142	1 030 824	3 801 888	3 282 810	65%
Structured	1 785 922	2 252 300	1 689 228	770 329	1 689 228	1 803 974	80%
Unemployment Insurance	3 315 315	2 436 620	-33 323 120	687 178	1 827 624	2 053 991	84%
Totals	607 458 297	577 761 894	162 249 576	128 540 181	431 072 982	409 860 266	71%

During the third quarter of the financial year the directorates spent R21 212 716, 5% more than the planned expenditure of R431 072 982. This overspending mainly relates to the expenditure incurred in respect of overtime, post-employment medical benefit and Group life insurance.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

9. Withdrawals

<i>Consolidated Quarterly Report for period 01/01/2022 to 31/03/2022</i>				
Date	Payee	Amount in R'000	Description and Purpose (including section reference e.g. sec 11(f))	Authorised by (name)
Monthly	Provincial Government Western Cape	7 630 167	The Municipality acts as an agent for PAWC for collection of licencing fees. S 11(e)(i)	Acting Director: Community and Protection Services
Monthly	WECLOGO Group Insurance and Sanlam Group Insurance	2 100 637	Group Insurance. S11(e) (ii)	Council
Ad Hoc	Investment Management	120 000 000	Investment in accordance with the Cash Management and Investment Policy. S11(h)	Accounting Officer (Municipal Manager)

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

10. Cost Containment Reporting

Measures	Cost Containment In - Year Report													
	Original Budget	Amended Budget	Quarter 1		Saving/ (Over spending)	Quarter 2		Saving/ (Overspending)	Quarter 3		Saving/ (Overspending)	YTD		Saving/ (Over spending)
			Budget	Actual		Budget	Actual		Budget	Actual		Total YTD Budget	Total YTD Actual	
Use of consultants	49 574 016,00	38 937 147,00	5 907 618,00	2 303 793,78	3 603 824,22	7 120 195,00	3 612 773,46	3 507 421,54	11 737 979,00	3 815 181,38	7 922 797,62	24 765 792,00	9 731 748,62	15 034 043,38
Vehicles used for political office -bearers	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accommodation, Travel and Incidental costs	18 529 493,00	11 346 003,00	3 322 692,00	3 441 975,88	- 119 283,88	4 426 611,00	2 668 249,44	1 758 361,56	749 274,00	2 542 903,63	- 1 793 629,63	8 498 577,00	8 653 128,95	- 154 551,95
Sponsorships, events and catering	1 697 972,00	912 579,00	417 991,00	43 210,52	374 780,48	- 269 688,00	201 838,40	- 471 526,40	387 012,00	56 568,71	330 443,29	535 315,00	301 617,63	233 697,37
Communication	15 639 134,00	14 948 152,00	1 556 296,00	2 159 523,67	- 603 227,67	4 377 606,00	3 242 674,09	1 134 931,91	4 411 502,00	3 847 975,95	563 526,05	10 345 404,00	9 250 173,71	1 095 230,29
Other related expenditure items	41 622 591,00	52 052 120,00	7 438 232,00	9 690 824,00	- 2 252 592,00	10 416 508,00	10 477 128,24	- 60 620,24	21 015 937,00	10 673 666,49	10 342 270,51	38 870 677,00	30 841 618,73	8 029 058,27
Grand Total	R127 063 206,00	R118 196 001,00	R18 642 829,00	R17 639 327,85	R1 003 501,15	R26 071 232,00	R20 202 663,63	R5 868 568,37	R38 301 704,00	R20 936 296,16	R17 365 407,84	R83 015 765,00	R58 778 287,64	R24 237 477,36

The largest year to date overspending was noted for other related expenditure items of which the largest component relates to non-structured overtime.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Item for report	Item longcode	Description	Original Budget	Amended Budget	Quarter 1		Saving/(Over spending)	Quarter 2		Saving/(Overspending)	Quarter 3		Saving/(Overspending)	YTD		
					Budget	Actual		Budget	Actual		Budget	Actual		Total YTD Budget	Total YTD Actual	Over spending
	IE00300200100100000000000000000000	Business and Advisory:Accounting and Auditing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200100300000000000000000000	Business and Advisory:Audit Committee	1 045 000,00	607 500,00	65 750,00	77 875,00	12 125,00	76 000,00	76 750,00	750,00	326 251,00	113 500,00	212 751,00	468 001,00	268 125,00	199 876,00
	IE00300200100500000000000000000000	Business and Advisory:Business and Financial Manag	7 607 705,00	7 439 177,00	1 001 610,00	921 783,62	79 826,38	1 459 673,00	868 522,13	591 150,87	2 885 714,00	505 874,96	2 379 839,04	5 346 997,00	2 296 180,71	3 050 816,29
	IE00300200100600000000000000000000	Business and Advisory:Commissions and Committee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200100700000000000000000000	Business and Advisory:Communications	8 100,00	3 100,00	-	-	-	-	-	-	2 325,00	-	2 325,00	2 325,00	-	2 325,00
	IE00300200100800000000000000000000	Business and Advisory:Human Resources	315 462,00	215 462,00	-	-	-	39 930,00	19 800,00	20 130,00	121 665,00	86 056,54	35 608,46	161 595,00	105 856,54	55 738,46
	IE00300200101000000000000000000000	Business and Advisory:Occupational Health and Safe	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200101100000000000000000000	Business and Advisory:Organisational	200 000,00	200 000,00	-	-	-	-	-	-	154 061,00	26 950,00	127 111,00	154 061,00	26 950,00	127 111,00
	IE00300200101200000000000000000000	Business and Advisory:Project Management	24 354 774,00	13 901 996,00	4 079 596,00	664 119,87	3 415 476,13	1 873 547,00	1 348 471,80	525 075,20	3 173 877,00	199 700,69	2 974 176,31	9 127 020,00	2 212 292,36	6 914 727,64
	IE00300200101300000000000000000000	Business and Advisory:Research and Advisory	3 536 506,00	3 587 682,00	-	158 304,35	158 304,35	-	83 000,00	83 000,00	809 127,00	1 495 662,60	686 535,60	809 127,00	1 736 966,95	927 839,95
	IE00300200101400000000000000000000	Business and Advisory:Qualification Verification	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200101500000000000000000000	Business and Advisory:Quality Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200101600000000000000000000	Business and Advisory:Valuer and Assessors	2 604 045,00	2 604 045,00	555 555,00	481 710,94	73 844,06	629 804,00	548 858,81	80 945,19	531 684,00	176 495,38	355 188,62	1 717 043,00	1 207 065,13	509 977,87
	IE00300200101700000000000000000000	Business and Advisory:Forensic Investigators	100 000,00	100 000,00	-	-	-	-	-	-	25 000,00	-	25 000,00	25 000,00	-	25 000,00
	IE00300200200100000000000000000000	Infrastructure and Planning:Architectural	50 000,00	50 000,00	-	-	-	5 674,00	-	5 674,00	11 082,00	-	11 082,00	16 756,00	-	16 756,00
	IE00300200200400400000000000000000	Engineering:Civil	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200200401000000000000000000	Engineering:Structural	210 950,00	-	52 737,00	-	52 737,00	52 737,00	-	52 737,00	158 211,00	-	158 211,00	158 211,00	-	158 211,00
	IE00300200200800000000000000000000	Infrastructure and Planning:Land and Quantity Surv	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	IE00300200300400000000000000000000	Laboratory Services:Water	1 974 474,00	1 974 474,00	-	-	-	205 365,00	-	205 365,00	939 943,00	284 091,00	655 852,00	1 145 308,00	284 091,00	861 217,00
	IE00300200400100000000000000000000	Legal Cost:Legal Advice and Litigation	7 100 000,00	7 786 711,00	150 708,00	-	150 708,00	2 882 939,00	663 332,64	2 219 606,36	2 482 704,00	924 674,63	1 558 029,37	5 516 351,00	1 588 007,27	3 928 343,73
	IE00300200400200000000000000000000	Legal Cost:Issue of Summons	467 000,00	467 000,00	1 662,00	-	1 662,00	-	4 038,08	4 038,08	116 335,00	2 175,58	114 159,42	117 997,00	6 213,66	111 783,34
Vehicles used for political office -bearers	N/A	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Item for report	Item longcode	Description	Original Budget	Amended Budget	Quarter 1		Saving/ (Over spending)	Quarter 2		Saving/ (Overspending)	Quarter 3		Saving/ (Overspending)	YTD		Saving/ (Overspending)				
					Budget	Actual		Budget	Actual		Budget	Actual		Total YTD Budget	Total YTD Actual					
Accommodation, Travel and Incidental	IE00500100100100500500000000000000	Allowance:Travel or Motor Vehicle	120 000,00	120 000,00	30 000,00	-	30 000,00	30 000,00	20 000,00	10 000,00	30 000,00	90 762,30	-	60 762,30	90 000,00	110 762,30	-	20 762,30		
	IE00500100200100500500000000000000	Allowance:Travel or Motor Vehicle	240 000,00	240 000,00	60 000,00	-	60 000,00	60 000,00	40 000,00	20 000,00	60 000,00	140 000,00	-	80 000,00	180 000,00	180 000,00	-	-		
	IE0050010020010050070000000000000000	Allowance:Accommodation, Travel and Incidental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0050010040010050050000000000000000	Allowance:Travel or Motor Vehicle	139 200,00	-	-	-	-	69 600,00	-	69 600,00	-	69 600,00	-	69 600,00	-	-	-	-		
	IE0050010070010050050000000000000000	Allowance:Travel or Motor Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0050010090010050070000000000000000	Allowance:Accommodation, Travel and Incidental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0050010100010050050000000000000000	Allowance:Travel or Motor Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0050010110010050050000000000000000	Allowance:Travel or Motor Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0050010140010050070000000000000000	Allowance:Accommodation, Travel and Incidental	18 654,00	-	-	-	-	9 327,00	-	9 327,00	-	9 327,00	-	9 327,00	-	-	-	-		
	IE0050010170010050050000000000000000	Allowance:Travel or Motor Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0050020010050010000000000000000000	Allowances:Accommodation, Travel and Incidental	423 158,00	33 600,00	-	959,33	-	959,33	128 024,00	8 807,90	119 216,10	102 851,00	11 650,19	-	114 501,19	25 173,00	21 417,42	3 755,58		
	IE0050020010050060000000000000000000	Allowances:Travel or Motor Vehicle	11 792 555,00	10 179 340,00	1 508 451,00	2 347 621,58	-	839 170,58	2 106 180,00	2 124 652,56	-	18 472,56	4 019 844,00	1 963 368,13	2 056 475,87	7 634 475,00	6 435 642,27	1 198 832,73		
	IE0080010010030000000000000000000000	Allowances and Service Related Benefits:Travelling	-	-	-	-	-	-	-	15 000,00	-	15 000,00	-	89 589,84	-	89 589,84	-	104 589,84	-	104 589,84
	IE0080020010030000000000000000000000	Allowances and Service Related Benefits:Travelling	-	-	-	-	-	-	-	-	-	-	69 862,00	-	69 862,00	-	69 862,00	-	69 862,00	
	IE0080030010030000000000000000000000	Allowances and Service Related Benefits:Travelling	286 814,00	-	71 703,00	-	71 703,00	71 703,00	15 000,00	56 703,00	-	143 406,00	119 487,52	-	262 893,52	-	134 487,52	-	134 487,52	
	IE0080040010030000000000000000000000	Allowances and Service Related Benefits:Travelling	229 452,00	-	57 363,00	-	57 363,00	57 363,00	-	57 363,00	-	114 726,00	59 589,84	-	174 315,84	-	59 589,84	-	59 589,84	
	IE0080050010030000000000000000000000	Allowances and Service Related Benefits:Travelling	1 722 532,00	-	430 632,00	-	430 632,00	430 632,00	17 396,40	413 235,60	-	861 264,00	587 360,14	-	1 448 624,14	-	604 756,54	-	604 756,54	
	IE0080060010030000000000000000000000	Allowances and Service Related Benefits:Travelling	2 906 065,00	-	1 093 395,00	1 093 394,97	0,03	1 093 395,00	393 431,39	699 963,61	-	2 186 790,00	690 042,19	-	1 496 747,81	-	796 784,17	-	796 784,17	
	IE0100390000000000000000000000000000	Travel Agency and Visa's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	IE0100570010010000000000000000000000	Travel and Subsistence:Domestic:Accommodation	3 000,00	26 000,00	-	-	-	1 500,00	-	1 500,00	10 150,00	7 960,00	2 190,00	-	11 650,00	7 960,00	3 690,00			
IE0100570010020000000000000000000000	Travel and Subsistence:Domestic:Daily Allowance	4 000,00	12 000,00	-	-	-	2 000,00	-	2 000,00	6 203,00	4 160,00	2 043,00	-	8 203,00	4 160,00	4 043,00				
IE0100570010030000000000000000000000	Travel and Subsistence:Domestic:Food and Beverage	157 953,00	293 953,00	2 576,00	-	2 576,00	14 367,00	31 042,19	16 675,19	101 284,00	81 998,82	19 285,18	-	118 227,00	113 041,01	5 185,99				
IE0100570010040000000000000000000000	Travel and Subsistence:Domestic:Incidental Cost	7 150,00	25 150,00	1 030,00	-	1 030,00	17 545,00	639,00	16 906,00	-	14 349,00	-	-	14 349,00	4 226,00	639,00	3 587,00			
IE0100570010050010000000000000000000	Travel and Subsistence:Domestic:Transport without Ope	21 650,00	7 650,00	3 330,00	-	3 330,00	495,00	-	495,00	13 495,00	-	13 495,00	-	17 320,00	-	17 320,00				
IE0100570010060010000000000000000000	Travel and Subsistence:Domestic:Transport with Ope	314 810,00	324 810,00	60 212,00	-	60 212,00	289 398,00	2 280,00	287 118,00	-	50 307,00	-	-	50 307,00	299 303,00	2 280,00	297 023,00			
IE0100570010060020010000000000000000	Travel and Subsistence:Domestic:Transport with Ope	142 500,00	83 500,00	4 000,00	-	4 000,00	45 082,00	-	45 082,00	60 918,00	7 157,04	53 760,96	-	110 000,00	7 157,04	102 842,96				

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Item for report	Item longcode	Description	Original Budget	Amended Budget	Quarter 1		Saving/ (Over spending)	Quarter 2		Saving/ (Overspending)	Quarter 3		Saving/ (Overspending)	YTD		Saving/ (Overspending)						
					Budget	Actual		Budget	Actual		Budget	Actual		Total YTD Budget	Total YTD Actual							
Sponsorships, events and catering	IE00300301000000000000000000000000	Contractors:Catering Services	288 878,00	192 550,00	-	2 550,00	-	2 550,00	17 060,00	95 153,00	-	78 093,00	40 581,00	6 025,11	34 555,89	57 641,00	103 728,11	-	46 087,11			
	IE00300100600000000000000000000000	Outsourced Services:Catering Services	1 328 712,00	720 029,00	416 915,00	40 660,52	376 254,48	-	292 723,00	104 641,80	-	397 364,80	353 482,00	50 543,60	302 938,40	477 674,00	195 845,92	-	281 828,08			
	IE01000200500000000000000000000000	Advertising, Publicity and Marketing:Gifts and Pro	30 382,00	-	1 076,00	-	1 076,00	-	5 975,00	2 043,60	-	3 931,40	-	7 051,00	-	-	2 043,60	-	2 043,60			
	IE00300301400000000000000000000000	Contractors:Event Promoters	50 000,00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Communication	IE01001500100000000000000000000000	Communication:Cellular Contract (Subscription and	4 289 576,00	3 781 796,00	26 232,00	642 115,42	-	615 883,42	1 849 387,00	913 846,37	-	935 540,63	913 735,00	923 263,81	-	9 528,81	2 789 354,00	2 479 225,60	-	310 128,40		
	IE01001500200000000000000000000000	Communication:Licences (Radio and Television)	95 000,00	95 000,00	-	-	-	-	47 500,00	-	-	47 500,00	28 500,00	71 105,60	-	42 605,60	76 000,00	71 105,60	-	4 894,40		
	IE01001500400000000000000000000000	Communication:Radio and TV Transmissions	2 358 703,00	2 358 703,00	345 570,00	213 324,76	132 245,24	-	543 373,00	613 106,10	-	69 733,10	360 748,00	1 229 620,51	-	868 872,51	1 249 691,00	2 056 051,37	-	806 360,37		
	IE01001500300000000000000000000000	Communication:Postage/Stamps/Frinking Machines	2 627 000,00	1 744 000,00	221 966,00	261 448,98	-	39 482,98	379 670,00	399 887,81	-	20 217,81	706 358,00	399 104,98	307 253,02	-	1 307 994,00	1 060 441,77	-	247 552,23		
	IE01001500700000000000000000000000	Communication:SMS Bulk Message Service	144 000,00	144 000,00	10 889,00	-	10 889,00	-	27 478,00	24 028,43	-	3 449,57	5 169,00	19 679,48	-	14 510,48	43 536,00	43 707,91	-	171,91		
	IE01001500900000000000000000000000	Communication:Telemetric Systems	-	-	-	317,66	-	317,66	-	203,76	-	203,76	-	-	-	-	-	-	-	521,42	-	521,42
	IE00500200100500300000000000000000	Allowances:Cellular and Telephone	1 142 722,00	2 332 520,00	276 787,00	474 850,79	-	198 063,79	291 865,00	441 134,14	-	149 269,14	1 180 651,00	408 368,57	772 282,43	-	1 749 303,00	1 324 353,50	-	424 949,50		
	IE01001500800000000000000000000000	Communication:Telephone, Fax, Telegraph and Telex	4 982 133,00	4 492 133,00	674 852,00	567 466,06	107 385,94	-	1 238 333,00	850 467,48	-	387 865,52	1 216 341,00	796 833,00	419 508,00	-	3 129 526,00	2 214 766,54	-	914 759,46		
Other related expenditure items	IE01002300300000000000000000000000	Entertainment:Senior Management	40 000,00	-	8 000,00	-	8 000,00	12 000,00	1 698,00	-	10 302,00	-	20 000,00	-	503,40	-	19 496,60	-	1 194,60	-	1 194,60	
	IE01002300200000000000000000000000	Entertainment:Total for All Other Councillors	100 000,00	-	526,00	-	526,00	-	1 698,00	-	1 698,00	-	526,00	-	503,40	-	22,60	-	1 194,60	-	1 194,60	
	IE01002300100000000000000000000000	Entertainment:Executive Mayor	240 000,00	240 000,00	-	-	-	-	1 300,00	3 160,00	-	1 860,00	10 320,00	71,60	10 248,40	-	11 620,00	-	3 231,60	-	8 388,40	
	IE01002300400000000000000000000000	Entertainment:Deputy Executive Mayor	-	-	-	-	-	-	-	1 698,00	-	1 698,00	-	503,40	-	503,40	-	-	-	1 194,60	-	1 194,60
	IE01002300500000000000000000000000	Entertainment:Speaker	-	-	-	-	-	-	-	1 698,00	-	1 698,00	-	503,40	-	503,40	-	-	-	1 194,60	-	1 194,60
	IE01002300600000000000000000000000	Entertainment:Chief Whip	-	-	-	-	-	-	-	1 698,00	-	1 698,00	-	503,40	-	503,40	-	-	-	1 194,60	-	1 194,60
	IE01002300700000000000000000000000	Entertainment:Executive Committee	-	-	-	-	-	-	-	9 322,10	-	9 322,10	-	503,40	-	503,40	-	-	-	8 818,70	-	8 818,70
	IE01002300800000000000000000000000	Entertainment:Section 79 committee chairperson	-	-	-	-	-	-	-	1 698,00	-	1 698,00	-	503,40	-	503,40	-	-	-	1 194,60	-	1 194,60
	IE00500200100500901200200000000000	Overtime:Non Structured	37 166 979,00	44 490 640,00	6 370 037,00	8 082 421,74	-	1 712 384,74	9 348 845,00	8 777 229,18	-	571 615,82	17 649 059,00	8 875 965,45	8 773 093,55	-	33 367 941,00	25 735 616,37	-	7 632 324,63		
	IE00500200100500901200400000000000	Overtime:Shift Additional Remuneration	2 289 690,00	5 069 180,00	530 390,00	1 107 895,29	-	577 505,29	615 445,00	1 144 091,14	-	528 646,14	2 656 053,00	1 030 823,97	1 625 229,03	-	3 801 888,00	3 282 810,40	-	519 077,60		
IE00500200100500901200300000000000	Overtime:Structured	1 785 922,00	2 252 300,00	529 279,00	500 506,97	-	28 772,03	438 918,00	533 137,82	-	94 219,82	721 031,00	770 329,27	-	49 298,27	1 689 228,00	1 803 974,06	-	114 746,06			
Grand Total			127 063 206,00	118 196 001,00	18 642 829,00	17 639 327,85	1 003 501,15	26 071 232,00	20 202 663,63	5 868 568,37	38 301 704,00	20 936 296,16	17 365 407,84	83 015 765,00	58 778 287,64	24 237 477,36						

11. Quarterly Budget Statements

Table C1: Quarterly Budget Statement Summary

WC024 Stellenbosch - Table C1 Monthly Budget Statement Summary - Q3 Third Quarter

Description	2020/21	Budget Year 2021/22							
	Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands									
Financial Performance									
Property rates	394 484	423 633	415 668	29 214	334 311	311 751	22 560	7%	415 668
Service charges	932 616	1 156 097	1 144 568	102 686	806 116	846 939	(40 823)	-5%	1 144 568
Investment revenue	19 515	13 200	19 613	1 651	12 947	15 486	(2 539)	-16%	19 613
Transfers and subsidies	194 790	204 313	203 746	41 529	170 658	158 656	12 003	8%	203 746
Other own revenue	181 221	222 808	199 166	27 458	141 372	142 053	(680)	-0%	199 166
Total Revenue (excluding capital transfers and contributions)	1 722 626	2 020 051	1 982 761	202 537	1 465 404	1 474 884	(9 479)	-1%	1 982 761
Employee costs	558 472	607 458	577 762	41 635	409 860	431 073	(21 213)	-5%	577 762
Remuneration of Councillors	18 657	21 978	20 059	1 648	14 886	15 044	(159)	-1%	20 059
Depreciation & asset impairment	192 216	211 541	211 541	-	67	141 027	(140 960)	-100%	211 541
Finance charges	38 557	43 842	45 476	496	18 297	27 701	(9 404)	-34%	45 476
Materials and bulk purchases	488 387	577 332	581 997	46 367	397 937	429 018	(31 081)	-7%	581 997
Transfers and subsidies	11 010	13 600	13 524	448	11 873	9 960	1 913	19%	13 524
Other expenditure	505 686	541 739	526 836	23 921	202 252	327 128	(124 875)	-38%	526 836
Total Expenditure	1 812 984	2 017 490	1 977 195	114 515	1 055 173	1 380 952	(325 779)	-24%	1 977 195
Surplus/(Deficit)	(90 357)	2 560	5 566	88 022	410 231	93 932	316 299	337%	5 566
Transfers and subsidies - capital (monetary alloc	69 847	105 554	111 591	(5 755)	30 873	73 660	(42 787)	-58%	111 591
Contributions & Contributed assets	13 798	-	16 355	255	23 403	12 035	11 368	94%	16 355
Surplus/(Deficit) after capital transfers & contributions	(6 712)	108 114	133 512	82 521	464 507	179 627	284 880	159%	133 512
Share of surplus/ (deficit) of associate	-	-	-	-	-	-	-	-	-
Surplus/ (Deficit) for the year	(6 712)	108 114	133 512	82 521	464 507	179 627	284 880	159%	133 512
Capital expenditure & funds sources									
Capital expenditure	392 941	406 054	398 108	16 872	157 227	275 942	(118 715)	-43%	398 108
Capital transfers recognised	11 786	105 554	111 899	(13 890)	31 257	68 473	(37 216)	-54%	111 899
Public contributions & donations	-	-	-	-	-	-	-	-	-
Borrowing	141 384	144 000	152 862	25 808	65 717	112 395	(46 678)	-42%	152 862
Internally generated funds	237 579	156 500	133 347	4 954	60 253	95 075	(34 822)	-37%	133 347
Total sources of capital funds	390 748	406 054	398 108	16 872	157 227	275 942	(118 715)	-43%	398 108
Financial position									
Total current assets	1 241 443	1 017 900	1 208 605		1 601 852				1 208 605
Total non current assets	5 887 328	5 865 071	6 069 317		6 054 045				6 069 317
Total current liabilities	1 032 204	878 732	951 315		774 299				951 315
Total non current liabilities	679 839	804 086	777 185		346 074				777 185
Community wealth/Equity	5 423 440	5 200 152	5 549 427		6 071 392				5 549 427
Cash flows									
Net cash from (used) operating	2 362 281	305 862	261 872	193 359	1 464 832	239 664	(1 225 168)	-511%	279 765
Net cash from (used) investing	(122 038)	(406 054)	(378 586)	1 115	15 147	(263 907)	(279 054)	106%	(382 060)
Net cash from (used) financing	(21 008)	19 757	22 961	(281)	(20 668)	130 126	150 794	116%	166 498
Cash/cash equivalents at the month/year end	2 634 306	334 807	240 330	-	1 888 383	439 966	(1 448 417)	-329%	493 275
Debtors & creditors analysis									
	0-30 Days	31-60 Days	61-90 Days	91-120 Days	121-150 Dys	151-180 Dys	181 Dys-1 Yr	Over 1Yr	Total
Debtors Age Analysis									
Total By Income Source	84 484	5 887	5 704	214 647	-	-	-	-	310 722
Creditors Age Analysis									
Total Creditors	54 687	-	-	-	-	-	-	-	54 687

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Table C2: Monthly Budget Statement – Financial Performance (standard classification)**WC024 Stellenbosch - Table C2 Monthly Budget Statement - Financial Performance (functional classification) - Q3 Third Quarter**

Description	Ref	2020/21	Budget Year 2021/22							
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands										
Revenue - Functional										
<i>Governance and administration</i>		508 878	513 180	514 436	49 011	419 277	387 650	31 627	8%	514 436
Executive and council		567	1 061	1 061	9	215	680	(465)	-68%	1 061
Finance and administration		508 311	512 119	512 824	49 002	419 062	386 832	32 229	8%	512 824
Internal audit		-	-	550	-	-	138	(138)	-100%	550
<i>Community and public safety</i>		158 729	203 081	194 635	25 297	129 973	141 106	(11 133)	-8%	194 635
Community and social services		14 163	15 436	21 809	1 602	13 519	12 871	648	5%	21 809
Sport and recreation		3 198	1 658	5 259	2 127	2 638	3 391	(753)	-22%	5 259
Public safety		127 462	171 533	149 190	20 672	106 434	111 722	(5 288)	-5%	149 190
Housing		13 906	14 455	18 377	896	7 382	13 122	(5 740)	-44%	18 377
Health		-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		51 223	121 921	115 329	6 817	37 735	80 763	(43 028)	-53%	115 329
Planning and development		25 149	115 023	62 229	1 187	20 731	43 617	(22 887)	-52%	62 229
Road transport		28 464	5 911	52 113	5 574	16 775	36 676	(19 901)	-54%	52 113
Environmental protection		(2 390)	987	987	55	230	470	(240)	-51%	987
<i>Trading services</i>		1 086 680	1 287 310	1 286 194	115 904	932 618	950 977	(18 359)	-2%	1 286 194
Energy sources		673 988	842 934	847 839	82 323	607 535	628 318	(20 782)	-3%	847 839
Water management		155 977	172 558	173 377	13 703	107 631	121 555	(13 924)	-11%	173 377
Waste water management		150 252	150 230	142 863	5 501	117 795	108 333	9 462	9%	142 863
Waste management		106 463	121 589	122 115	14 378	99 656	92 771	6 885	7%	122 115
<i>Other</i>	4	762	112	112	9	77	83	(6)	-7%	112
Total Revenue - Functional	2	1 806 272	2 125 605	2 110 707	197 037	1 519 680	1 560 579	(40 899)	-3%	2 110 707
Expenditure - Functional										
<i>Governance and administration</i>		296 320	344 570	316 267	20 236	184 891	218 968	(34 077)	-16%	316 267
Executive and council		50 070	55 384	31 544	2 583	23 559	23 060	499	2%	31 544
Finance and administration		234 626	275 761	272 918	17 108	152 958	187 419	(34 460)	-18%	272 918
Internal audit		11 624	13 425	11 805	545	8 374	8 489	(116)	-1%	11 805
<i>Community and public safety</i>		395 203	367 326	394 177	19 596	191 416	276 676	(85 260)	-31%	394 177
Community and social services		36 022	43 177	47 428	2 555	27 655	31 625	(3 969)	-13%	47 428
Sport and recreation		48 903	53 696	68 090	3 882	35 670	46 405	(10 734)	-23%	68 090
Public safety		276 339	236 448	247 767	11 099	112 833	177 836	(65 002)	-37%	247 767
Housing		33 940	34 003	30 892	2 060	15 257	20 811	(5 554)	-27%	30 892
Health		-	-	-	-	-	-	-	-	-
<i>Economic and environmental services</i>		185 749	236 611	200 693	9 313	84 902	137 934	(53 032)	-38%	200 693
Planning and development		73 113	105 250	79 172	4 785	46 616	54 576	(7 960)	-15%	79 172
Road transport		95 539	99 836	99 816	3 758	28 384	68 718	(40 334)	-59%	99 816
Environmental protection		17 098	31 526	21 705	770	9 902	14 640	(4 739)	-32%	21 705
<i>Trading services</i>		935 611	1 068 933	1 066 058	65 371	593 963	747 360	(153 397)	-21%	1 066 058
Energy sources		524 649	610 888	628 113	42 511	398 609	457 878	(59 268)	-13%	628 113
Water management		132 920	127 577	123 368	8 319	56 088	80 607	(24 518)	-30%	123 368
Waste water management		161 320	182 682	175 315	6 177	70 463	116 565	(46 101)	-40%	175 315
Waste management		116 723	147 785	139 261	8 364	68 802	92 311	(23 508)	-25%	139 261
<i>Other</i>		100	50	-	-	-	13	(13)	-100%	-
Total Expenditure - Functional	3	1 812 984	2 017 490	1 977 195	114 515	1 055 173	1 380 952	(325 779)	-24%	1 977 195
Surplus/ (Deficit) for the year		(6 712)	108 114	133 512	82 521	464 507	179 627	284 880	159%	133 512

Table C2: Monthly Budget Statement – Financial Performance, reflects the operating revenue and operating expenditure in the standard classifications which are the Government Finance Statistics Functions and Sub-functions. The main functions are Governance and Administration; Community and public safety; Economic and environmental services; and Trading services.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Table C3: Monthly Budget Statement – Financial Performance (revenue & expenditure by municipal vote)**WC024 Stellenbosch - Table C3 Monthly Budget Statement - Financial Performance (revenue and expenditure by municipal vote) - Q3 Third Quarter**

Vote Description	Ref	2020/21	Budget Year 2021/22							
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands										
Revenue by Vote										
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER	1	277	-	550	-	-	138	(138)	-100,0%	550
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		16 591	23 545	27 468	2 704	14 040	17 876	(3 836)	-21,5%	27 468
Vote 3 - INFRASTRUCTURE SERVICES		1 129 201	1 394 599	1 384 292	120 506	960 520	1 022 385	(61 865)	-6,1%	1 384 292
Vote 4 - COMMUNITY AND PROTECTION SERVICES		152 875	197 435	187 667	26 855	129 248	134 324	(5 076)	-3,8%	187 667
Vote 5 - CORPORATE SERVICES		6 186	6 339	5 846	499	3 866	3 836	30	0,8%	5 846
Vote 6 - FINANCIAL SERVICES		501 138	503 686	504 885	46 472	412 006	382 021	29 985	7,8%	504 885
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-
Total Revenue by Vote	2	1 806 269	2 125 605	2 110 707	197 037	1 519 680	1 560 579	(40 899)	-2,6%	2 110 707
Expenditure by Vote										
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER	1	31 316	39 989	25 973	1 500	17 147	18 526	(1 379)	-7,4%	25 973
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		70 671	85 536	68 916	4 628	40 870	47 085	(6 215)	-13,2%	68 916
Vote 3 - INFRASTRUCTURE SERVICES		1 045 703	1 188 821	1 184 157	69 937	626 458	828 165	(201 707)	-24,4%	1 184 157
Vote 4 - COMMUNITY AND PROTECTION SERVICES		395 843	389 820	403 812	19 229	199 499	284 063	(84 564)	-29,8%	403 812
Vote 5 - CORPORATE SERVICES		158 710	198 283	193 940	11 204	98 092	137 575	(39 483)	-28,7%	193 940
Vote 6 - FINANCIAL SERVICES		110 741	115 042	100 398	7 656	72 698	65 538	7 160	10,9%	100 398
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-
Total Expenditure by Vote	2	1 812 984	2 017 490	1 977 195	114 153	1 054 765	1 380 952	(326 187)	-23,6%	1 977 195
Surplus/ (Deficit) for the year	2	(6 715)	108 114	133 512	82 883	464 915	179 627	285 288	158,8%	133 512

Table C3: Monthly Budget Statement – Financial Performance, reflects the operating revenue and operating expenditure by municipal vote. The municipal directorates are Municipal Manager; Planning Development; Infrastructure Services; Community and Protection Services; Corporate Services; and Financial Services. The operating expenditure budget is approved by Council on the municipal vote level.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Table C4: Monthly Budget Statement – Financial Performance (revenue & expenditure)

WC024 Stellenbosch - Table C4 Monthly Budget Statement - Financial Performance (revenue and expenditure) - Q3 Third Quarter

Description	Ref	2020/21	Budget Year 2021/22							Full Year Forecast
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	
R thousands										
Revenue By Source										
Property rates		394 484	423 633	415 668	29 214	334 311	311 751	22 560	7%	415 668
Service charges - electricity revenue		632 401	787 275	787 275	73 380	565 700	590 456	(24 756)	-4%	787 275
Service charges - water revenue		134 426	166 400	166 400	15 369	97 577	116 345	(18 768)	-16%	166 400
Service charges - sanitation revenue		92 639	114 485	102 957	7 703	77 393	75 489	1 904	3%	102 957
Service charges - refuse revenue		73 150	87 936	87 936	6 233	65 445	64 648	797	1%	87 936
Rental of facilities and equipment		11 005	11 175	10 812	2 738	9 546	7 367	2 179	30%	10 812
Interest earned - external investments		19 515	13 200	19 613	1 651	12 947	15 486	(2 539)	-16%	19 613
Interest earned - outstanding debtors		10 637	14 034	12 495	1 103	9 294	9 133	161	2%	12 495
Dividends received		-	-	-	-	-	-	-	-	-
Fines, penalties and forfeits		108 943	147 425	120 165	19 056	95 816	90 139	5 677	6%	120 165
Licences and permits		6 810	5 778	5 778	942	5 554	4 015	1 539	38%	5 778
Agency services		3 248	3 077	4 077	403	2 025	3 058	(1 033)	-34%	4 077
Transfers and subsidies		194 790	204 313	203 746	41 529	170 658	158 656	12 003	8%	203 746
Other revenue		30 601	41 319	44 839	3 216	19 093	28 341	(9 248)	-33%	44 839
Gains		9 977	-	1 000	-	43	-	43	#DIV/0!	1 000
Total Revenue (excluding capital transfers and contributions)		1 722 626	2 020 051	1 982 761	202 537	1 465 404	1 474 884	(9 479)	-1%	1 982 761
Expenditure By Type										
Employee related costs		558 472	607 458	577 762	41 635	409 860	431 073	(21 213)	-5%	577 762
Remuneration of councillors		18 657	21 978	20 059	1 648	14 886	15 044	(159)	-1%	20 059
Debt impairment		108 782	103 900	105 292	5	299	66 213	(65 914)	-100%	105 292
Depreciation & asset impairment		192 216	211 541	211 541	-	67	141 027	(140 960)	-100%	211 541
Finance charges		38 557	43 842	45 476	496	18 297	27 701	(9 404)	-34%	45 476
Bulk purchases - electricity		453 758	507 699	507 699	37 725	351 847	380 775	(28 928)	-8%	507 699
Inventory consumed		34 629	69 632	74 297	8 643	46 090	48 243	(2 153)	-4%	74 297
Contracted services		227 704	277 481	261 849	13 155	108 711	163 772	(55 061)	-34%	261 849
Transfers and subsidies		11 010	13 600	13 524	448	11 873	9 960	1 913	19%	13 524
Other expenditure		168 590	160 358	159 695	10 761	93 236	97 142	(3 906)	-4%	159 695
Losses		610	-	-	-	6	-	6	#DIV/0!	-
Total Expenditure		1 812 984	2 017 490	1 977 195	114 515	1 055 173	1 380 952	(325 779)	-24%	1 977 195
Surplus/(Deficit)										
Transfers and subsidies - capital (municipality allocations)		(90 357)	2 560	5 566	88 022	410 231	93 932	316 299	0	5 566
(National / Provincial and District)		69 847	105 554	111 591	(5 755)	30 873	73 660	(42 787)	(0)	111 591
(National / Provincial Departmental Agencies, Households, Non-profit Institutions, Private Enterprises, Public Corporations, Higher Educational Institutions)		13 658	-	16 355	255	23 403	12 035	11 368	0	16 355
Transfers and subsidies - capital (in-kind - all)		141	-	-	-	-	-	-	-	-
Surplus/(Deficit) after capital transfers & contributions		(6 712)	108 114	133 512	82 521	464 507	179 627			133 512
Taxation		-	-	-	-	-	-	-	-	-
Surplus/(Deficit) after taxation		(6 712)	108 114	133 512	82 521	464 507	179 627			133 512
Attributable to minorities		-	-	-	-	-	-	-	-	-
Surplus/(Deficit) attributable to municipality		(6 712)	108 114	133 512	82 521	464 507	179 627			133 512
Share of surplus/ (deficit) of associate		-	-	-	-	-	-	-	-	-
Surplus/ (Deficit) for the year		(6 712)	108 114	133 512	82 521	464 507	179 627			133 512

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Table C5: Monthly Budget Statement – Capital Expenditure

WC024 Stellenbosch - Table C5 Monthly Budget Statement - Capital Expenditure (municipal vote, functional classification and funding) - Q3 Third Quarter

Vote Description	Ref	Budget Year 2021/22								
		2020/21 Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands	1									
Multi-Year expenditure appropriation	2									
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		34	44	44	31	39	28	11	38%	44
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		134	185	885	360	360	256	104	41%	585
Vote 3 - INFRASTRUCTURE SERVICES		68 325	73 879	181 553	4 793	29 855	68 821	(38 966)	-57%	98 135
Vote 4 - COMMUNITY AND PROTECTION SERVICES		21 337	11 350	25 043	635	5 448	11 604	(6 156)	-53%	19 902
Vote 5 - CORPORATE SERVICES		6 362	13 900	19 482	245	2 460	8 346	(5 886)	-71%	13 518
Vote 6 - FINANCIAL SERVICES		-	-	-	-	-	-	-	-	-
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-
Total Capital Multi-year expenditure	4,7	96 193	99 358	227 008	6 064	38 162	89 055	(50 893)	-57%	132 184
Single Year expenditure appropriation	2									
Vote 1 - OFFICE OF THE MUNICIPAL MANAGER		-	-	-	-	-	-	-	-	-
Vote 2 - PLANNING AND DEVELOPMENT SERVICES		6 330	8 649	9 473	167	1 394	3 007	(1 613)	-54%	9 773
Vote 3 - INFRASTRUCTURE SERVICES		213 149	268 636	130 709	9 473	96 220	157 924	(61 704)	-39%	214 127
Vote 4 - COMMUNITY AND PROTECTION SERVICES		11 867	15 354	20 426	832	12 157	14 454	(2 297)	-16%	25 568
Vote 5 - CORPORATE SERVICES		62 581	13 857	10 091	329	8 969	11 232	(2 262)	-20%	16 056
Vote 6 - FINANCIAL SERVICES		2 821	200	400	7	325	270	55	20%	400
Vote 7 - [NAME OF VOTE 7]		-	-	-	-	-	-	-	-	-
Vote 8 - [NAME OF VOTE 8]		-	-	-	-	-	-	-	-	-
Vote 9 - [NAME OF VOTE 9]		-	-	-	-	-	-	-	-	-
Vote 10 - [NAME OF VOTE 10]		-	-	-	-	-	-	-	-	-
Vote 11 - [NAME OF VOTE 11]		-	-	-	-	-	-	-	-	-
Vote 12 - [NAME OF VOTE 12]		-	-	-	-	-	-	-	-	-
Vote 13 - [NAME OF VOTE 13]		-	-	-	-	-	-	-	-	-
Vote 14 - [NAME OF VOTE 14]		-	-	-	-	-	-	-	-	-
Vote 15 - [NAME OF VOTE 15]		-	-	-	-	-	-	-	-	-
Total Capital single-year expenditure	4	296 748	306 696	171 100	10 808	119 065	186 887	(67 822)	-36%	265 923
Total Capital Expenditure	3	392 941	406 054	398 108	16 872	157 227	275 942	(118 715)	-43%	398 108
Capital Expenditure - Functional Classification										
Governance and administration		71 798	28 001	30 018	611	11 793	19 875	(8 082)	-41%	30 018
Executive and council		34	44	44	31	39	28	11	38%	44
Finance and administration		71 764	27 957	29 974	580	11 755	19 847	(8 093)	-41%	29 974
Internal audit		-	-	-	-	-	-	-	-	-
Community and public safety		35 143	25 844	41 928	1 832	17 461	20 862	(3 401)	-16%	42 068
Community and social services		2 299	2 155	4 490	387	930	2 232	(1 301)	-58%	4 490
Sport and recreation		13 333	4 900	10 206	683	5 025	5 910	(884)	-15%	10 346
Public safety		13 194	10 395	17 428	398	10 022	9 956	66	1%	17 428
Housing		6 317	8 394	9 805	365	1 483	2 765	(1 281)	-46%	9 805
Health		-	-	-	-	-	-	-	-	-
Economic and environmental services		93 665	105 037	114 693	4 253	31 581	79 919	(48 338)	-60%	114 593
Planning and development		26 522	45 863	46 633	3 179	16 829	24 581	(7 752)	-32%	46 633
Road transport		66 314	52 800	62 178	1 074	14 067	50 961	(36 894)	-72%	62 178
Environmental protection		829	6 374	5 882	-	685	4 378	(3 693)	-84%	5 782
Trading services		192 334	247 172	211 428	10 175	96 392	155 286	(58 894)	-38%	211 428
Energy sources		37 838	74 748	78 919	4 255	34 021	60 232	(26 210)	-44%	78 919
Water management		35 607	79 850	53 377	2 407	29 010	35 791	(6 781)	-19%	53 377
Waste water management		108 612	84 700	71 208	2 832	32 107	53 468	(21 360)	-40%	71 208
Waste management		10 277	7 874	7 923	682	1 253	5 795	(4 542)	-78%	7 923
Other		-	-	-	-	-	-	-	-	-
Total Capital Expenditure - Functional Classification	3	392 941	406 054	398 068	16 872	157 227	275 942	(118 715)	-43%	398 108
Funded by:										
National Government		3 294	70 386	71 094	(16 683)	17 710	53 596	(35 886)	-67%	71 094
Provincial Government		8 491	35 168	40 497	2 793	13 548	14 754	(1 206)	-8%	40 497
District Municipality		-	-	-	-	-	-	-	-	-
Other transfers and grants		-	-	307	-	-	123	(123)	-100%	307
Transfers recognised - capital		11 786	105 554	111 899	(13 890)	31 257	68 473	(37 216)	-54%	111 899
Public contributions & donations	5	-	-	-	-	-	-	-	-	-
Borrowing	6	141 384	144 000	152 862	25 808	65 717	112 395	(46 678)	-42%	152 862
Internally generated funds		237 579	156 500	133 347	4 954	60 253	95 075	(34 822)	-37%	133 347
Total Capital Funding		390 748	406 054	398 108	16 872	157 227	275 942	(118 715)	-43%	398 108

Table C5: Monthly Budget Statement – Capital Expenditure consists of three sections: Appropriations by vote; Standard classification and funding portion.

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Table C6: Monthly Budget Statement – Financial Position

WC024 Stellenbosch - Table C6 Monthly Budget Statement - Financial Position - Q3 Third Quarter						
Description	Ref	2020/21	Budget Year 2021/22			
		Audited Outcome	Original Budget	Adjusted Budget	YearTD actual	Full Year Forecast
R thousands	1					
ASSETS						
Current assets						
Cash		111 897	20 248	17 131	(104 513)	17 131
Call investment deposits		222 187	396 045	200 080	575 289	200 080
Consumer debtors		166 538	324 388	231 584	198 658	231 584
Other debtors		687 507	213 145	707 125	898 326	707 125
Current portion of long-term receivables		–	–	–	–	–
Inventory		53 315	64 074	52 685	34 092	52 685
Total current assets		1 241 443	1 017 900	1 208 605	1 601 852	1 208 605
Non current assets						
Long-term receivables		7 881	(3 432)	(3 474)	7 833	(3 474)
Investments		–	–	–	–	–
Investment property		412 396	412 254	412 136	419 486	412 136
Investments in Associate		–	–	–	–	–
Property, plant and equipment		5 452 471	5 437 921	5 642 468	5 608 953	5 642 468
Agricultural		–	–	–	–	–
Biological assets		6 321	6 321	6 321	6 321	6 321
Intangible assets		7 222	8 056	8 000	9 639	8 000
Other non-current assets		1 037	3 951	3 865	1 813	3 865
Total non current assets		5 887 328	5 865 071	6 069 317	6 054 045	6 069 317
TOTAL ASSETS		7 128 771	6 882 971	7 277 922	7 655 897	7 277 922
LIABILITIES						
Current liabilities						
Bank overdraft		–	–	–	–	–
Borrowing		34 224	36 154	47 117	17 686	47 117
Consumer deposits		21 008	19 757	22 961	20 668	22 961
Trade and other payables		919 926	767 715	780 698	682 609	780 698
Provisions		57 046	55 106	100 539	53 336	100 539
Total current liabilities		1 032 204	878 732	951 315	774 299	951 315
Non current liabilities						
Borrowing		338 473	499 164	434 893	329 234	434 893
Provisions		341 366	304 922	342 292	16 840	342 292
Total non current liabilities		679 839	804 086	777 185	346 074	777 185
TOTAL LIABILITIES		1 712 043	1 682 818	1 728 500	1 120 374	1 728 500
NET ASSETS	2	5 416 728	5 200 152	5 549 421	6 535 523	5 549 421
COMMUNITY WEALTH/EQUITY						
Accumulated Surplus/(Deficit)		5 270 345	5 200 152	5 755 713	6 071 392	5 755 713
Reserves		153 094	–	(206 285)	–	(206 285)
TOTAL COMMUNITY WEALTH/EQUITY	2	5 423 440	5 200 152	5 549 427	6 071 392	5 549 427

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Table C7: Monthly Budget Statement – Cash Flow

WC024 Stellenbosch - Table C7 Monthly Budget Statement - Cash Flow - Q3 Third Quarter										
Description	Ref	2020/21	Budget Year 2021/22							
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands										
CASH FLOW FROM OPERATING ACTIVITIES										
Receipts										
Property rates		1 717 894	406 687	408 174	208 102	1 221 451	305 721	915 730	300%	408 174
Service charges		615 175	1 141 264	1 094 895	62 476	564 420	819 785	(255 364)	-31%	1 094 895
Other revenue		6 325	84 334	78 588	2 133	8 152	55 223	(47 071)	-85%	78 588
Government - operating		70 041	250 764	239 722	-	4 199	199 734	(195 535)	-98%	239 722
Government - capital		5 000	58 541	59 141	-	40 179	58 991	(18 812)	-32%	59 141
Interest		2 307	13 200	(16 174)	191	1 645	2 066	(421)	-20%	1 719
Dividends		-	-	-	-	-	-	-	-	-
Payments										
Suppliers and employees		(54 461)	(1 648 929)	(1 602 474)	(79 543)	(375 214)	(1 201 856)	(826 642)	69%	(1 602 474)
Finance charges		-	-	-	-	-	-	-	-	-
Transfers and Grants		-	-	-	-	-	-	-	-	-
NET CASH FROM/(USED) OPERATING ACTIVITIES		2 362 281	305 862	261 872	193 359	1 464 832	239 664	#####	-511%	279 765
CASH FLOWS FROM INVESTING ACTIVITIES										
Receipts										
Proceeds on disposal of PPE		-	-	16 047	-	-	12 035	(12 035)	-100%	16 047
Decrease (increase) other non-current receivables		15 297	-	3 474	(47)	(6)	-	(6)	0%	-
Decrease (increase) in non-current investments		-	-	-	-	-	-	-	-	-
Payments										
Capital assets		(137 336)	(406 054)	(398 108)	1 163	15 153	(275 942)	(291 095)	105%	(398 108)
NET CASH FROM/(USED) INVESTING ACTIVITIES		(122 038)	(406 054)	(378 586)	1 115	15 147	(263 907)	(279 054)	106%	(382 060)
CASH FLOWS FROM FINANCING ACTIVITIES										
Receipts										
Short term loans		-	-	-	-	-	-	-	-	-
Borrowing long term/refinancing		-	-	-	-	-	107 653	(107 653)	-100%	143 537
Increase (decrease) in consumer deposits		(21 008)	19 757	22 961	(281)	(20 668)	22 473	(43 141)	-192%	22 961
Payments										
Repayment of borrowing		-	-	-	-	-	-	-	-	-
NET CASH FROM/(USED) FINANCING ACTIVITIES		(21 008)	19 757	22 961	(281)	(20 668)	130 126	150 794	116%	166 498
NET INCREASE/ (DECREASE) IN CASH HELD		2 219 235	(80 435)	(93 753)	194 193	1 459 311	105 883			64 203
Cash/cash equivalents at beginning:		415 072	415 242	334 083		429 072	334 083			429 072
Cash/cash equivalents at month/year end:		2 634 306	334 807	240 330		1 888 383	439 966			493 275

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

12. Supporting Documentation

Debtors Age Analysis

Supporting Table SC3: Monthly Budget Statement - Aged Debtors

WC024 Stellenbosch - Supporting Table SC3 Monthly Budget Statement - aged debtors - Q3 Third Quarter

Description	NT Code	Budget Year 2021/22									Total over 90 days	Actual Bad Debts Written Off against Debtors	Impairment - Bad Debts i.Lo Council Policy
		0-30 Days	31-60 Days	61-90 Days	91-120 Days	121-150 Dys	151-180 Dys	181 Dys-1 Yr	Over 1Yr	Total			
R thousands													
Debtors Age Analysis By Income Source													
Trade and Other Receivables from Exchange Transactions - Water	1200	15 699	2 310	2 762	92 900	-	-	-	-	113 670	92 900	-	-
Trade and Other Receivables from Exchange Transactions - Electricity	1300	38 147	656	396	15 486	-	-	-	-	54 685	15 486	-	-
Receivables from Non-exchange Transactions - Property Rates	1400	16 959	1 042	833	30 522	-	-	-	-	49 357	30 522	-	-
Receivables from Exchange Transactions - Waste Water Management	1500	5 775	610	588	24 158	-	-	-	-	31 131	24 158	-	-
Receivables from Exchange Transactions - Waste Management	1600	4 712	763	690	28 858	-	-	-	-	35 022	28 858	-	-
Receivables from Exchange Transactions - Property Rental Debtors	1700	2 252	216	201	10 603	-	-	-	-	13 273	10 603	-	-
Interest on Arrear Debtor Accounts	1810	-	-	-	-	-	-	-	-	-	-	-	-
Recoverable unauthorised, irregular, fruitless and wasteful expenditure	1820	-	-	-	-	-	-	-	-	-	-	-	-
Other	1900	939	291	234	12 120	-	-	-	-	13 584	12 120	-	-
Total By Income Source	2000	84 484	5 887	5 704	214 647	-	-	-	-	310 722	214 647	-	-
2020/21 - totals only													
Debtors Age Analysis By Customer Group													
Organs of State	2200	2 212	140	140	339	-	-	-	-	2 830	339	-	-
Commercial	2300	15 246	201	203	17 736	-	-	-	-	33 387	17 736	-	-
Households	2400	48 019	4 983	4 742	168 035	-	-	-	-	225 779	168 035	-	-
Other	2500	19 007	563	619	28 536	-	-	-	-	48 726	28 536	-	-
Total By Customer Group	2600	84 484	5 887	5 704	214 647	-	-	-	-	310 722	214 647	-	-

Creditors Age Analysis

Supporting Table SC4: Monthly Budget Statement – Aged Creditors

WC024 Stellenbosch - Supporting Table SC4 Monthly Budget Statement - aged creditors - Q3 Third Quarter

Description	NT Code	Budget Year 2021/22									Total
		0 - 30 Days	31 - 60 Days	61 - 90 Days	91 - 120 Days	121 - 150 Days	151 - 180 Days	181 Days - 1 Year	Over 1 Year		
R thousands											
Creditors Age Analysis By Customer Type											
Bulk Electricity	0100	-	-	-	-	-	-	-	-	-	-
Bulk Water	0200	-	-	-	-	-	-	-	-	-	-
PAYE deductions	0300	6 885	-	-	-	-	-	-	-	-	6 885
VAT (output less input)	0400	-	-	-	-	-	-	-	-	-	-
Pensions / Retirement deductions	0500	-	-	-	-	-	-	-	-	-	-
Loan repayments	0600	-	-	-	-	-	-	-	-	-	-
Trade Creditors	0700	59 444	-	-	-	-	-	-	-	-	59 444
Auditor General	0800	-	-	-	-	-	-	-	-	-	-
Other	0900	-	-	-	-	-	-	-	-	-	-
Total By Customer Type	1000	66 329	-	-	-	-	-	-	-	-	66 329

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Investments and Borrowings

Supporting Table SC5: Monthly Budget Statement – Investment Portfolio

WC024 Stellenbosch - Supporting Table SC5 Monthly Budget Statement - investment portfolio - Q3 Third Quarter

Investments by maturity Name of institution & investment ID	Ref	Period of Investment	Type of Investment	Expiry date of investment	Accrued interest for the month	Yield for the month 1 (%)	Market value at beginning of the month	Change in market value	Market value at end of the month
		Yrs/Months							
R thousands									
Municipality									
N#020		6M	Deposits - Ba	10/08/2021	-	4,64%	0	-	0
N#021		7M	Deposits - Ba	26/11/2021	-	4,82%	(0)	-	(0)
S#031		3M	Deposits - Ba	29/07/2021	-	4,25%	0	-	0
N#023		5M	Deposits - Ba	06/12/2021	-	4,77%	0	-	0
S#025		CALL ACCO	Deposits - Ba	08/07/2022	-	3,50%	0	-	0
S#032		5M	Deposits - Ba	06/12/2021	-	4,88%	(0)	-	(0)
A#415		CALL ACCO	Deposits - Ba	12/10/2022	243	4,20%	60 839	-	61 082
N#024		1Y	Deposits - Ba	12/10/2022	394	5,80%	81 780	-	82 174
S#033		5M	Deposits - Ba	11/03/2022	73	4,85%	50 923	(50 997)	0
S#034		6M	Deposits - Ba	13/06/2022	545	5,18%	125 319	-	125 864
A#5300		5M	Deposits - Ba	19/08/2022	55	5,58%	-	40 000	40 055
N#025		6M	Deposits - Ba	22/09/2022	134	6,10%	-	80 000	80 134
									-
Municipality sub-total					1 444		318 861	69 003	389 308
TOTAL INVESTMENTS AND INTEREST	2				1 444		318 861	69 003	389 308

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Supporting Table SC6: Monthly Budget Statement – Transfers and grant receipts

WC024 Stellenbosch - Supporting Table SC6 Monthly Budget Statement - transfers and grant receipts - Q3 Third Quarter

Description	Ref	2020/21		Budget Year 2021/22						
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands										
RECEIPTS:	1,2									
Operating Transfers and Grants										
National Government:		177 143	169 239	168 531	44 930	168 531	7 548	160 983	2132,8%	7 548
Operational Revenue:General Revenue:Equitable Share		170 632	157 136	157 136	39 284	157 136	-	157 136	#DIV/0!	-
Expanded Public Works Programme Integrated Grant for Municipalities [Schedule 5B]		4 961	5 998	5 998	1 799	5 998	5 998	-	-	5 998
Local Government Financial Management Grant [Schedule 5B]		1 550	1 550	1 550	-	1 550	1 550	-	-	1 550
Integrated Urban Development Grant		-	4 555	3 847	3 847	3 847	-	3 847	#DIV/0!	-
Provincial Government:		13 316	34 574	32 436	2 302	17 286	3 252	14 034	431,5%	250
Community Development Workers Operational Support Grant		13 022	38	38	-	38	-	38	#DIV/0!	-
Financial Management Capacity Building Grant		238	250	250	250	250	-	250	#DIV/0!	-
Human Settlements Development Grant		-	17 940	10 000	-	-	-	-	-	-
Community Library Services Grant		-	11 144	11 144	-	11 144	-	11 144	#DIV/0!	-
Local Government Support Grant		-	-	-	-	-	-	-	-	-
WC Financial Management Support Grant		-	-	550	-	550	-	550	#DIV/0!	-
Municipal Library Support Grant		-	-	3 252	-	3 252	3 252	-	-	250
LG Graduate Internship Grant		-	-	-	-	-	-	-	-	-
Maintenance and Construction of Transport Infrastructure		-	4 950	4 950	-	-	-	-	-	-
Regional Socio-Economic Project/violence through urban upgrading (RSEP/VPUU)		-	-	-	-	-	-	-	-	-
Municipal Accreditation and Capacity Building Grant		-	252	452	252	252	-	252	#DIV/0!	-
Spatial Development framework		-	-	-	-	-	-	-	-	-
Title Deeds Restoration Grant		56	-	-	-	-	-	-	-	-
Local Government Public Employment Support Grant		-	-	1 800	1 800	1 800	-	1 800	#DIV/0!	-
District Municipality:		540	500	500	-	500	-	500	#DIV/0!	-
SAFETY INITIATIVE IMPLEMENTATION-WHOLE OF SOCIETY APPROACH (WOSA)		-	-	-	-	-	-	-	-	-
CAPE WINELANDS DISTRICT TOURISM GRANT		440	-	-	-	-	-	-	-	-
CAPE WINELANDS DISTRICT GRANT		100	-	-	-	-	-	-	-	-
CAPE WINELANDS DISTRICT GRANT (LTP)		-	500	500	-	500	-	500	#DIV/0!	-
Other grant providers:		1 761	-	237	-	2 000	178	1 822	1023,1%	237
Departmental Agencies and Accounts		139	-	237	-	-	178	(178)	-100,0%	237
DBSA Grant		1 618	-	-	-	2 000	-	2 000	#DIV/0!	-
LG SETA Bursary Fund		4	-	-	-	-	-	-	-	-
Total Operating Transfers and Grants	5	192 760	204 313	201 704	47 232	188 317	10 978	177 339	1615,4%	8 035
Capital Transfers and Grants										
National Government:		57 481	74 941	71 094	28 315	76 494	74 941	1 553	2,1%	74 941
Integrated National Electrification Programme (Municipal Grant) [Schedule 5B]		12 000	18 000	18 000	5 400	23 400	18 000	5 400	30,0%	18 000
Integrated Urban Development Grant		45 481	56 941	53 094	22 915	53 094	56 941	(3 847)	-6,8%	56 941
Provincial Government:		16 817	35 168	56 656	11 465	24 383	-	24 383	#DIV/0!	-
LIBRARY SERVICES: CONDITIONAL GRANT		55	100	100	-	100	-	100	#DIV/0!	-
RSEP/ VPUU		4 000	1 000	-	1 000	1 000	-	1 000	#DIV/0!	-
INTEGRATED TRANSPORT PLANNING		600	600	600	-	-	-	-	-	-
HUMAN SETTLEMENTS DEVELOPMENT GRANT		12 162	33 468	36 296	9 155	21 973	-	21 973	#DIV/0!	-
DEVELOPMENT OF SPORT AND RECREATIONAL FACILITIES		-	-	600	600	600	-	600	#DIV/0!	-
WESTERN CAPE MUNICIPAL ENERGY RESILIENCE GRANT (WC MER GRANT)		-	-	710	710	710	-	710	#DIV/0!	-
INFORMAL SETTLEMENTS UPGRADING PARTNERSHIP GRANT: PROVINCES (E)		-	-	18 350	-	-	-	-	-	-
District Municipality:		-	-	-	-	-	-	-	-	-
All Grants		-	-	-	-	-	-	-	-	-
Other grant providers:		-	-	-	-	-	-	-	-	-
Departmental Agencies and Accounts		-	-	-	-	-	-	-	-	-
Non-Profit Institutions		-	-	-	-	-	-	-	-	-
Private Enterprises		-	-	-	-	-	-	-	-	-
Public Corporations		-	-	-	-	-	-	-	-	-
Higher Educational Institutions		-	-	-	-	-	-	-	-	-
Total Capital Transfers and Grants	5	74 299	110 109	127 750	39 780	100 877	74 941	25 936	34,6%	74 941
TOTAL RECEIPTS OF TRANSFERS & GRANTS	5	267 058	314 422	329 455	87 012	289 194	85 919	203 275	236,6%	82 976

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Supporting Table SC7 (1) Monthly Budget Statement – transfers and grant expenditure

WC024 Stellenbosch - Supporting Table SC7(1) Monthly Budget Statement - transfers and grant expenditure - Q3 Third Quarter

Description	Ref	2020/21		Budget Year 2021/22						
		Audited Outcome	Original Budget	Adjusted Budget	Monthly actual	YearTD actual	YearTD budget	YTD variance	YTD variance %	Full Year Forecast
R thousands										
EXPENDITURE										
Operating expenditure of Transfers and Grants										
National Government:		177 143	169 239	168 531	6 866	47 010	-	47 010	#DIV/0!	-
Operational Revenue: General Revenue: Equitable Share		170 632	157 136	157 136	6 507	42 791	-	42 791	#DIV/0!	-
Expanded Public Works Programme Integrated Grant for Municipalities [Schedule 5B]		4 961	5 998	5 998	275	2 956	-	2 956	#DIV/0!	-
Local Government Financial Management Grant [Schedule 5B]		1 550	1 550	1 550	55	847	-	847	#DIV/0!	-
Integrated Urban Development Grant		-	4 555	3 847	29	417	-	417	#DIV/0!	-
Provincial Government:		12 657	34 574	32 436	616	8 777	(21 147)	29 924	-141,5%	(26 584)
Community Development Workers Operational Support Grant		10 720	38	38	-	-	(8 358)	8 358	-100,0%	(11 144)
Financial Management Capacity Building Grant		-	250	250	-	-	(339)	339	-100,0%	(452)
Human Settlements Development Grant		-	17 940	10 000	-	-	(7 500)	7 500	-100,0%	(10 000)
Community Library Services Grant		450	11 144	11 144	610	7 512	(4 950)	12 462	-251,8%	(4 950)
Local Government Support Grant		-	-	3 252	-	-	-	-	-	-
WC Financial Management Support Grant		450	-	550	-	-	-	-	-	-
Municipal Library Support Grant		495	-	-	-	-	-	-	-	-
LG Graduate Internship Grant		74	-	-	-	-	-	-	-	-
Maintenance and Construction of Transport Infrastructure		468	4 950	4 950	6	1 265	-	1 265	#DIV/0!	-
Regional Socio-Economic Project/violence through urban upgrading (RSEP/VPUU)		-	-	-	-	-	-	-	-	-
Municipal Accreditation and Capacity Building Grant		-	252	452	-	-	-	-	-	-
LGSETA Bursary Fund		-	-	-	-	-	-	-	-	-
Title Deeds Restoration Grant		-	-	-	-	-	-	-	-	(38)
Local Government Public Employment Support Grant		-	-	1 800	-	-	-	-	-	-
MUNICIPAL LIBRARY SUPPORT GRANT		-	-	-	-	-	-	-	-	-
District Municipality:		540	500	647	-	500	-	500	#DIV/0!	-
CAPE WINELANDS DISTRICT TOURISM GRANT		440	-	147	-	-	-	-	-	-
CAPE WINELANDS DISTRICT GRANT		100	-	-	-	-	-	-	-	-
CAPE WINELANDS DISTRICT GRANT (LTP)		-	500	500	-	500	-	500	#DIV/0!	-
Other grant providers:		139	-	358	-	-	-	-	-	-
LG SETA Discretionary grant		139	-	237	-	-	-	-	-	-
Khaya Lam Free Market Research Foundation		-	-	102	-	-	-	-	-	-
Taipei COVID 19 donation		-	-	-	-	-	-	-	-	-
DBSA		-	-	18	-	-	-	-	-	-
Arbor City		-	-	-	-	-	-	-	-	-
Parent Municipality / Entity		-	-	-	-	-	-	-	-	-
Higher Educational Institutions		-	-	-	-	-	-	-	-	-
Parent Municipality / Entity		-	-	-	-	-	-	-	-	-
Total operating expenditure of Transfers and Grants:		190 479	204 313	201 972	7 482	56 288	(21 147)	77 435	-366,2%	(26 584)
Capital expenditure of Transfers and Grants										
National Government:		58 906	70 386	71 094	(2 229)	17 710	-	17 710	#DIV/0!	-
Integrated National Electrification Programme (Municipal Grant) [Schedule 5B]		12 000	18 000	18 000	662	6 828	-	6 828	#DIV/0!	-
Integrated Urban Development Grant		46 906	52 386	53 094	(2 890)	10 881	-	10 881	#DIV/0!	-
Provincial Government:		12 366	35 168	51 305	2 890	12 553	(23 447)	35 999	-153,5%	(30 929)
LIBRARY SERVICES: CONDITIONAL GRANT		55	100	100	-	40	-	40	#DIV/0!	-
RSEP/ VPUU		662	1 000	1 000	-	-	(1 000)	1 000	-100,0%	(1 000)
INTEGRATED TRANSPORT PLANNING		-	-	-	-	-	-	-	-	-
HUMAN SETTLEMENTS DEVELOPMENT GRANT		11 648	33 468	36 976	2 540	8 165	(22 447)	30 612	-136,4%	(29 929)
DEVELOPMENT OF SPORT AND RECREATIONAL FACILITIES		-	600	600	-	50	-	50	#DIV/0!	-
WESTERN CAPE MUNICIPAL ENERGY RESILIENCE GRANT (WC MER GRANT)		-	-	710	-	-	-	-	-	-
INFORMAL SETTLEMENTS UPGRADING PARTNERSHIP GRANT: PROVINCES (E)		-	-	11 919	349	4 298	-	4 298	#DIV/0!	-
District Municipality:		-	-	-	-	-	-	-	-	-
All Grants		-	-	-	-	-	-	-	-	-
Other grant providers:		-	-	307	-	-	-	-	-	307
Departmental Agencies and Accounts		-	-	307	-	-	-	-	-	307
Total capital expenditure of Transfers and Grants		71 272	105 554	122 706	661	30 262	(23 447)	53 709	-229,1%	(30 621)
TOTAL EXPENDITURE OF TRANSFERS AND GRANTS		261 750	309 867	324 678	8 143	86 550	(44 593)	131 143	-294,1%	(57 205)

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

Supporting Table SC7 (2) Monthly Budget Statement – expenditure against approved roll-overs

WC024 Stellenbosch - Supporting Table SC7(2) Monthly Budget Statement - Expenditure against approved rollovers - Q3 Third Quarter

Description	Ref	Budget Year 2021/22				
		Approved Rollover 2020/21	Monthly actual	YearTD actual	YTD variance	YTD variance %
R thousands						
EXPENDITURE						
Operating expenditure of Approved Roll-overs						
National Government:		-	-	-	-	
Operational Revenue:General Revenue:Equitable Share		-	-	-	-	
Operational:Revenue:General Revenue:Fuel Levy		-	-	-	-	
Integrated Urban Development Grant		-	-	-	-	
Provincial Government:		1 774	4	11	(1 763)	-99,4%
Community Development Workers Operational Support Grant		-	-	-	-	
Human Settlements Development Grant		-	-	-	-	
Financial Management Capacity Building Grant		165	-	-	(165)	
Libraries, Archives and Museums		-	-	-	-	
Integrated Transport Planning Grant		-	-	-	-	
LGSETA Bursary Fund		-	4	11	11	
WC Financial Management Support Grant		-	-	-	-	
LG Graduate Internship Grant		-	-	-	-	
Maintenance and Construction of Transport Infrastructure		-	-	-	-	
Municipal Accreditation and Capacity Building Grant		238	-	-	(238)	
Title Deeds Restoration Grant		1 372	-	-	(1 372)	
LOCAL GOVERNMENT PUBLIC EMPLOYMENT SUPPORT GRANT		-	-	-	-	
MUNICIPAL LIBRARY SUPPORT GRANT		-	-	-	-	
District Municipality:		-	-	-	-	
CAPE WINELANDS DISTRICT TOURISM GRANT		-	-	-	-	
CAPE WINELANDS DISTRICT GRANT		-	-	-	-	
CAPE WINELANDS DISTRICT GRANT (LTP)		-	-	-	-	
Other grant providers:		-	-	-	-	
Departmental Agencies and Accounts		-	-	-	-	
Total operating expenditure of Approved Roll-overs		1 774	4	11	(1 763)	-99,4%
Capital expenditure of Approved Roll-overs						
National Government:		-	-	-	-	
Integrated National Electrification Programme (Municipal Grant) [Schedule 5B]		-	-	-	-	
Municipal Infrastructure Grant [Schedule 5B]		-	-	-	-	
Municipal Water Infrastructure Grant [Schedule 5B]		-	-	-	-	
Neighbourhood Development Partnership Grant [Schedule 5B]		-	-	-	-	
Integrated Urban Development Grant		-	-	-	-	
Provincial Government:		6 942	-	995	(5 947)	-85,7%
LIBRARY SERVICES: CONDITIONAL GRANT		2 302	-	-	(2 302)	
RSEP/ VPUU		3 338	-	995	(2 343)	
INTEGRATED TRANSPORT PLANNING		600	-	-	(600)	
HUMAN SETTLEMENTS DEVELOPMENT GRANT		702	-	-	(702)	
DEVELOPMENT OF SPORT AND RECREATIONAL FACILITIES		-	-	-	-	
WESTERN CAPE MUNICIPAL ENERGY RESILIENCE GRANT (WC MER GRANT)		-	-	-	-	
INFORMAL SETTLEMENTS UPGRADING PARTNERSHIP GRANT: PROVINCES (BENEFICIARIES)		-	-	-	-	
District Municipality:		-	-	-	-	
All Grants		-	-	-	-	
Other grant providers:		-	-	-	-	
Departmental Agencies and Accounts		-	-	-	-	
Total capital expenditure of Approved Roll-overs		6 942	-	995	(5 947)	-85,7%
TOTAL EXPENDITURE OF APPROVED ROLL-OVERS		8 716	4	1 006	(7 710)	-88,5%

QUARTERLY BUDGET STATEMENT FOR MARCH 2022

QUARTERLY PERFORMANCE ASSESSMENT REPORT 2021/22, Q3 (01 January – 31 March 2022)

12.1 OVERALL PERFORMANCE OF THE MUNICIPALITY

(a) Dashboard summary per Municipal Strategic Focus Area (SFA) for the 3rd Quarter (01 January – 31 March 2022) of the 2021/22 financial year.

Admin +Report +Setup

Top Layer KPI

Report drawn on 14 April 2022.
for the months of Quarter ending March 2022 to

Stellenbosch Municipality



Stellenbosch Municipality		Municipal Strategic Focus Areas (SFAs)				
		SFA 1 - Valley of Possibility	SFA 2 - Green and Sustainable Valley	SFA 3 - Safe Valley	SFA 4 - Dignified Living	SFA 5 - Good Governance and Compliance
KPI Not Yet Measured	20 (46.51%)	3 (50%)	3 (50%)	1 (33.33%)	2 (16.67%)	11 (68.75%)
KPI Not Met	4 (9.30%)	1 (16.67%)	1 (16.67%)	-	-	2 (12.50%)
KPI Almost Met	1 (2.33%)	-	1 (16.67%)	-	-	-
KPI Met	10 (23.26%)	1 (16.67%)	1 (16.67%)	2 (66.67%)	3 (25%)	3 (18.75%)
KPI Well Met	7 (16.28%)	1 (16.67%)	-	-	6 (50%)	-
KPI Extremely Well Met	1 (2.33%)	-	-	-	1 (8.33%)	-
Total:	43	6	6	3	12	16
	100%	13.95%	13.95%	6.98%	27.91%	37.21%

Table: 1 Overall performance for Quarter 3 per SFA- 01 January – 31 March 2022

13. ACTUAL PERFORMANCE AND CORRECTIVE MEASURES TO BE IMPLEMENTED

13.1 SFA 1 - Valley of Possibility

SFA 1 - Valley of Possibility										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL88	KPI007	The number of jobs created through the municipality's local economic development initiatives including capital projects (NKPI Proxy - MSA, Reg. S10(d))	Number of job opportunities created through the municipality's local economic development initiatives including capital projects by 30 June	1 300	1 300	1 100	1 120	G2		
TL89	KPI008	Land-use applications considered by the Municipal Planning Tribunal (MPT) within 120 days from the date of a complete land-use application	Percentage of land-use applications considered by the MPT within 120 days from the date of a complete land-use application	75%	75%	75%	33.33%	R	2 / 6 x 100 = 33.33%	Improved land use application process flow management to be investigated with a report to be submitted to the Municipal Manager by 30 June 2022. Appointment of 2 x Town Planners as of 01 May 2022 and 4 x Town Planner Interns as of 01 April 2022.
TL90	KPI009	Training opportunities provided for entrepreneurs and Small, Medium and Micro Enterprises (SMMEs)	Number of quarterly training opportunities provided for entrepreneurs and SMMEs	4	4	1	1	G		
TL91	KPI010	Revised Spatial Development Framework (SDF) submitted to Council	Number of Revised SDFs submitted to Council by 30 June	1	1	0	0	N/A		
TL92	KPI012	Revised Housing Pipeline (document) submitted to the Mayoral Committee (MayCo)	Number of Revised Housing Pipelines (documents) submitted to the MayCo by 31 May	1	1	0	0	N/A		

SFA 1 - Valley of Possibility										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL93	KPI080	Submission of the Tourism Strategic Plan to the Municipal Manager	Number of Tourism Strategic Plans submitted to the Municipal Manager by 30 June	1	1	0	0	N/A		

Summary of Results: SFA 1 - Valley of Possibility

KPI Not Yet Measured	3
KPI Not Met	1
KPI Almost Met	0
KPI Met	1
KPI Well Met	1
KPI Extremely Well Met	0
Total KPIs	6

13.2 SFA 2 - Green and Sustainable Valley

SFA 2 - Green and Sustainable Valley										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL94	KPI016	Conduct an external audit of the Stellenbosch Municipal Waste Disposal Facilities	Number of external audits of the Stellenbosch Municipal Waste Disposal Facilities conducted by 30 June	1	1	0	0	N/A		
TL95	KPI073	Implementation of identified waste minimisation projects	Number of identified waste minimisation projects implemented by 30 June	2	2	1	1	G		
TL96	KPI018	Building plan applications of <500sqm decided on within 30 days	Percentage of building plan applications of <500sqm decided on within 30 days after date of receipt	80%	70%	70%	59.64%	O	198 / 332 x 100 = 59.64%	1 Building Plan Administrator to be appointed by 01 August 2022. Improved building plan application process flow to be investigated with a report to be submitted to the Municipal Manager by 30 June 2022. Appointment of 2 Town Planners as of 01 May 2022 and 4 Town Planner Interns as of 01 April 2022.
TL97	KPI019	Waste water quality measured to the Department of Water and Sanitation's License Conditions for physical and micro parameters	Percentage waste water quality compliance as per analysis certificate, measured quarterly	70%	70%	70%	51%	R	Wemmershoek WWTW is currently upgraded under BSM 28/21. There has been a delay in the shipping of the mechanical equipment due to the impact of the COVID-19 pandemic. In the interim, a number of changes to the process have been made to improve effluent quality in the	Pniël WWTW phase 1 upgrade under BSM 29/19 and BSM 30/19. Eskom connected the new MV power supply on 11th April 2022 which will improve effluent quality by 30 June 2022.

SFA 2 - Green and Sustainable Valley

Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022					
						Target	Actual	R	Performance Comment	Corrective Measures	
										interim. The tankers that were discharging on-site have also been diverted to prevent the shock loads that were experienced at the plant.	
TL98	KPI078	Submission of the Revised Facility Management Plan to the MayCo	Number of Revised Facility Management Plans submitted to the MayCo by 31 May	1	1	0	0	N/A			
TL99	KPI081	Reduce organic waste	Percentage of organic waste reduced by 30 June	20%	20%	0%	0%	N/A			

Summary of Results: SFA 2 - Green and Sustainable Valley

	KPI Not Yet Measured	3
	KPI Not Met	1
	KPI Almost Met	1
	KPI Met	1
	KPI Well Met	0
	KPI Extremely Well Met	0
Total KPIs		6

13.3 SFA 3 - Safe Valley

SFA 3 - Safe Valley										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL101	KPI025	Revised Disaster Management Plan submitted to the Municipal Manager	Number of Revised Disaster Management Plans submitted to the Municipal Manager by 31 March	1	1	1	1	G		
TL102	KPI026	Revised Safety and Security Strategy submitted to the Municipal Manager	Number of Revised Safety and Security Strategies submitted to the Municipal Manager by 30 April	1	1	0	0	N/A		
TL103	KPI027	Revised Traffic Management Plan submitted to the Municipal Manager	Number of Revised Traffic Management Plans submitted to the Municipal Manager by 31 March	1	1	1	1	G		

Summary of Results: SFA 3 - Safe Valley

KPI Not Yet Measured	1
KPI Not Met	0
KPI Almost Met	0
KPI Met	2
KPI Well Met	0
KPI Extremely Well Met	0
Total KPIs	3

13.4 SFA 4 - Dignified Living

SFA 4 - Dignified Living										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL104	KPI037	Provision of waterborne toilet facilities in informal settlements as identified by the Department: Integrated Human Settlements	Number of waterborne toilet facilities provided in Informal settlements as identified by the Department: Integrated Human Settlements by 30 June	50	50	0	0	N/A		
TL105	KPI039	Registered indigent formal households with access to free basic water (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent formal households with access to free basic water, measured quarterly	100%	100%	100%	100%	G	6 534 / 6 534 x 100 = 100%	
TL106	KPI040	Limit unaccounted electricity to less than 9% annually {(Number of Electricity Units Purchased and / or Generated - Number of Electricity Units Sold(incl. Free basic electricity)) / Number of Electricity Units Purchased and/or Generated) x 100}	Percentage average electricity losses measured by 30 June	<9%	<9%	0%	0%	N/A		
TL107	KPI041	Water quality measured quarterly into the SANS 241 physical and micro parameters	Percentage water quality level as per analysis certificate, measured quarterly	90%	90%	90%	96.70%	G2		
TL108	KPI042	Limit unaccounted water to less than 25%	Average percentage water losses measured quarterly	25%	25%	25%	24.60%	B	2 646 311kl / 10 759 192kl x 100 = 24.60%	
TL109	KPI043	Registered indigent formal households with access to free basic electricity provided by the municipality (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent formal households with access to free basic electricity provided by the municipality, measured quarterly	65%	65%	65%	79.41%	G2	5 189 / 6 534 x 100 = 79.41%	

SFA 4 - Dignified Living

Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL110	KPI044	Registered indigent formal households with access to free basic refuse removal (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent formal households with access to free basic refuse removal, measured quarterly	100%	100%	100%	100%	G	6 534 / 6 534 x 100 = 100%	
TL111	KPI045	Registered indigent formal households with access to free basic sanitation (NKPI Proxy - MSA, Reg. S10(a), (b))	Percentage of registered indigent formal households with access to free basic sanitation, measured quarterly	100%	100%	100%	100%	G	6 534 / 6 534 x 100 = 100%	
TL112	KPI074	Formal households with access to water (NKPI Proxy - MSA, Reg. S10(a))	Number of formal households with access to water, measured quarterly	25 500	25 500	25 500	26 815	G2		
TL113	KPI075	Formal households with access to electricity (NKPI Proxy - MSA, Reg. S10(a))	Number of formal households with access to electricity, measured quarterly	24 000	25 500	25 500	26 815	G2		
TL114	KPI076	Formal households with access to refuse removal (NKPI Proxy - MSA, Reg. S10(a))	Number of formal households with access to refuse removal, measured quarterly	25 500	25 500	25 500	26 815	G2		
TL115	KPI077	Formal households with access to sanitation (NKPI Proxy - MSA, Reg. S10(a))	Number of formal households with access to sanitation, measured quarterly	25 500	25 500	25 500	26 815	G2		

Summary of Results: SFA 4 - Dignified Living

KPI Not Yet Measured	2
KPI Not Met	0
KPI Almost Met	0
KPI Met	3
KPI Well Met	6
KPI Extremely Well Met	1
Total KPIs	12

13.5 SFA 5 - Good Governance and Compliance

SFA 5 - Good Governance and Compliance										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
TL116	KPI055	Financial viability measured in terms of the available cash to cover fixed operating expenditure (NKPI Proxy - MSA, Reg. S10(g) (iii))	Cost coverage as at 30 June annually [(Cash and Cash Equivalents - Unspent Conditional Grants - Overdraft) + Short Term Investment) / Monthly Fixed Operational Expenditure excluding (Depreciation)	4	4	0	0	N/A		
TL117	KPI056	Achieve an average payment percentage of 96% by 30 June (Gross Debtors Opening Balance + Billed Revenue - Gross Debtors Closing Balance - Bad Debts Written Off) / Billed Revenue x 100	(Gross Debtors Opening Balance + Billed Revenue - Gross Debtors Closing Balance - Bad Debts Written Off) / Billed Revenue x 100	96%	96%	0%	0%	N/A		
TL118	KPI057	Actual expenditure on the approved Capital Budget for the Municipality by 30 June (NKPI - MSA, Reg. S10(c))	Percentage of the approved Capital Budget for the municipality actually spent by 30 June	90%	90%	60%	39.49%	R	R157 227 038 / R398 107 635 = 39.49%	Weekly capital forum engagements have been scheduled up until the financial year-end to expedite capital expenditure.
TL119	KPI058	Employment equity appointments made within the financial year in the three highest levels of management	Percentage of employment equity appointments made within the financial year in the three highest levels of management, measured by 30 June	60%	60%	0%	0%	N/A		
TL120	KPI059	The percentage of the actual payroll budget spent on implementing the Municipal	Percentage of the municipality's payroll budget actually spent on implementing its Workplace Skills Plan	0.20%	0.20%	0%	0%	N/A		

SFA 5 - Good Governance and Compliance

Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
		Workplace Skills Plan (NKPI Proxy- MSA, Reg. S10(f))	((Total Actual Training Expenditure / Total Annual payroll Budget) x100), measured by 30 June							
TL121	KPI060	Financial viability measured in terms of the municipality's ability to meet its service debt obligations (NKPI Proxy - MSA, Reg. S10(g)(i))	Debt coverage ratio ((Total operating revenue - operating grants received) / (Debt service payments due within the year)) measured by 30 June	15%	15%	0%	0%	N/A		
TL122	KPI061	Financial viability measured in terms of the outstanding service debtors (NKPI Proxy - MSA, Reg. S10(g)(ii))	Service debtors to revenue ratio - (Total outstanding service debtors / revenue received for services) measured by 30 June	27%	27%	0%	0%	N/A		
TL123	KPI062	Revised Risk-Based Audit Plan (RBAP) submitted to the Audit Committee	Number of Revised RBAPs submitted to the Audit Committee by 30 June	1	1	0	0	N/A		
TL124	KPI063	AGSA Audit Action Plan (AAP) submitted to the Audit Committee	Number of AGSA Audit Action Plans submitted to the Audit Committee by 28 February	1	1	1	1	G		
TL125	KPI064	Revised Strategic Risk Register (SRR) submitted to the Risk Management Committee	Number of Revised Strategic Risk Registers submitted to the Risk Management Committee by 30 June	1	1	0	0	N/A		
TL126	KPI065	Revised Information and Communication Technology (ICT) Backup Disaster Recovery Plan submitted to the ICT Steering Committee	Number of Revised ICT Backup Disaster Recovery Plans submitted to the ICT Steering Committee by 31 March	1	1	1	0	R	The Revised ICT Backup Disaster Recovery Plan is drafted and will serve at the next ICT Steering Committee before 30 June 2022.	The Revised ICT Backup Disaster Recovery Plan will be finalised by 30 June 2022.
TL127	KPI066	Revised Strategic ICT Plan submitted to the ICT Steering	Number of Revised Strategic ICT Plans submitted to the ICT Steering	1	1	1	1	G		

SFA 5 - Good Governance and Compliance										
Ref	IDP Ref	KPI Name	Description of Unit of Measurement	Original Annual Target	Revised Annual Target	01 January – 31 March 2022				
						Target	Actual	R	Performance Comment	Corrective Measures
		Committee	Committee by 31 March							
TL128	KPI067	Draft Integrated Development Plan (IDP) submitted to Council	Number of Draft IDPs submitted to Council by 31 March	1	1	1	1	G		
TL129	KPI070	IDP / Budget / SDF time schedule (process plan) submitted to Council	Number of IDP / Budget / SDF time schedules (process plan) submitted to Council by 31 August	1	1	0	0	N/A		
TL131	KPI072	Submission of a Draft Smart City Framework to the MayCo	Number of Draft Smart City Frameworks submitted to the MayCo by 31 May	1	1	0	0	N/A		
TL132	KPI084	Submission of a new Comprehensive Integrated Transport Plan (CITP) to the MayCo	Number of new Comprehensive Integrated Transport Plans (CITPs) submitted to the MayCo by 30 June	1	1	0	0	N/A		

Summary of Results: SFA 5 - Good Governance and Compliance

KPI Not Yet Measured	11
KPI Not Met	2
KPI Almost Met	0
KPI Met	3
KPI Well Met	0
KPI Extremely Well Met	0
Total KPIs	16

14. STRATEGIC PERFORMANCE CONCLUSION

- (a) Out of the 43 Key Performance Indicators (KPIs) listed on the Top layer SDBIP 2021/22 (quarter 3), 20 were not measured, 04 KPIs were not met, 10 were met and 07 were well met.

Summary of Results: Strategic Focus Areas 1 - 5

KPI Not Yet Measured	20
KPI Not Met	4
KPI Almost Met	1
KPI Met	10
KPI Well Met	7
KPI extremely well met	1
Total KPIs	43

6.3	OVERSIGHT ROLE OF COUNCIL: SUPPLY CHAIN MANAGEMENT POLICY-REPORT ON THE IMPLEMENTATION OF THE SUPPLY CHAIN MANAGEMENT POLICY OF STELLENBOSCH MUNICIPALITY: QUARTER 3 (01 JANUARY 2022 - 31 MARCH 2022)
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Collaborator No: 728329
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 19 April 2022

1. SUBJECT: OVERSIGHT ROLE OF COUNCIL: SUPPLY CHAIN MANAGEMENT POLICY-REPORT ON THE IMPLEMENTATION OF THE SUPPLY CHAIN MANAGEMENT POLICY OF STELLENBOSCH MUNICIPALITY: QUARTER 3 (01 JANUARY 2022 - 31 MARCH 2022)

2. PURPOSE

To submit to Executive Management a report for the period 01 January 2022 - 31 March 2022 on the implementation of Council's Supply Chain Management Policy. The report covers the performance of the various delegated functions and the implementation thereof.

3. FOR DECISION BY MUNICIPAL COUNCIL

Section 6 (3) & 4 of the SCM Policy 2021/2022, determines that the Accounting Officer must within 10 days at the end of each quarter; submit a report on the implementation of the SCM Policy to the Executive Mayor. This report must be made public in accordance with section 21A of the Municipal Systems Act (32 of 2000).

4. EXECUTIVE SUMMARY

On a quarterly basis the Accounting Officer must submit a report on the implementation of the Supply Chain Management Policy to the Executive Mayor. In terms of the SCM Regulations and Council's SCM Policy the SCM unit has been delegated to perform powers and functions that related to the procurement of goods and services, disposal of goods no longer needed, the selection of contractors to provide assistance in the provision of municipal services.

5. RECOMMENDATIONS

- (a) that the Executive Mayor and Council takes note of this report and **ANNEXURE A** attached to the report, and
- (b) that the report be made public in accordance with section 21A of the Municipal Systems Act.

6 DISCUSSION/CONTENTS

6.1 Background

SCM must report within 10 days before the end of each quarter on the implementation of the SCM System.

6.2 Constitutional and Policy Implications

Paragraph 2(1) of Council's SCM Policy determines that all officials and other role players in the supply chain management system of the Stellenbosch Municipality must implement the SCM Policy in a way that gives effect to section 217 of the Constitution and Part 1 of Chapter 11 of the Municipal Finance Management Act (56 of 2003) and other applicable provisions of the Act; is fair, equitable, transparent, competitive and cost-effective; complies with the Regulations and any norms and standards that may be prescribed in terms of section 168 of the MFMA; is consistent with other applicable legislation; does not undermine the objective for uniformity in supply chain management systems between organs of state in all spheres; and is consistent with national economic policy concerning the promotion of investments and doing business with the public sector.

Paragraph 6(1) of the Supply Chain Management Policy of Council determines that the Council of Stellenbosch municipality reserves the right to maintain oversight over the implementation of the SCM Policy as approved and amended from time to time. Paragraph 6(3) of the above stated Policy determines that the Accounting Officer must within 10 days of the end of each quarter; submit a report on the implementation of the Supply Chain Management Policy to the Executive Mayor.

6.3 Environmental implications

None.

6.4 Financial Implications

The financial implications are the transactions for the procurement of goods and services that were processed during the 01 January 2022 - 31 March 2022 and the payments that will derive from these commitments.

6.5 Legal Implications

The Municipal Finance Management Act (section 112) stipulates that the SCM Policy should comply with a prescribed framework as set out in section 112(1) and section 112(2) that stipulates that the regulatory framework for the municipal supply chain management must be fair, equitable, transparent, competitive and cost-effective. Reporting back in terms of paragraph 6(3) of the SCM Policy 2021/2022 to the Executive Mayor and Council on the implementation of the supply chain management system and processes enables the Executive Mayor and Council to maintain the oversight role over the implementation of the SCM Policy as approved by Council.

6.6 Staff Implications

None.

6.7 Previous / Relevant Council Resolutions

None.

APPENDICES

APPENDIX 1: Report for the period 01 January 2022 - 31 March 2022 on the Implementation of Council's Supply Chain Management Policy

APPENDIX 1

STELLENBOSCH MUNICIPALITY
IMPLEMENTATION OF SYSTEM – SUPPLY CHAIN MANAGEMENT
SECTION 6 OF SCM POLICY:
OVERSIGHT ROLE OF COUNCIL OVER THE IMPLEMENTATION OF SCM POLICY

PERIOD: 01 JANUARY 2022 – 31 MARCH 2022

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLE- MENTED	COMMENTS
3(1)(a)	Prepare and submit a draft supply chain management policy complying with regulation 2 to the council of the municipality for adoption.	Accounting Officer	Chief Financial Officer	YES	Done
3(1)(b)	Review at least annually the implementation of the policy.	Accounting Officer	Chief Financial Officer	YES	Done
3(1)(c)	Submit when considered necessary, proposals for amendment of the policy by the Council.	Accounting Officer	Chief Financial Officer	YES	The SCM Policy are part of the budget related policies that are annually reviewed.
3(2)(a)	Make use of any Treasury guidelines determining standards for municipal supply chain management policies, and submit to the council that guidelines standard or modified version therefore, as a draft policy.	Accounting Officer	Chief Financial Officer	YES	All NT guidelines are included in standard documents and the municipalities SCM policy is aligned with the Model SCM policy of NT.
3(2)(b)	Ensure that a draft policy submitted to council that differs from the guideline standard complies with Regulation 2.	Accounting Officer	Chief Financial Officer	YES	Not Applicable
3(1)(c)	Report any deviation from the guideline standard to the National Treasury and relevant provincial treasury	Accounting Officer	Chief Financial Officer	YES	Not Applicable
3(4)	Must, in terms of section 62(1)(f)(iv) take all reasonable steps to ensure that the municipality has and implements a supply chain management policy as set out in Regulation 2	Accounting Officer	Chief Financial Officer	YES	Done

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
5(2)(a)	Make a final award above R10 million (VAT included).	Accounting Officer (after considering recommendation of Bid Adjudication Committee)		YES	In the third quarter, there were two (2) final awards above R10 million.
5(2)(b)	Make a final award above R200 000(VAT included), but not exceeding R10 million (VAT included).	Accounting Officer	Bid Adjudication Committee	YES	In the third quarter, there were eleven (11) final awards above R200 000 but not exceeding R10 million.
5(2)(c)	Make a final award not exceeding R200 000(VAT included) including the appointment of consultants	Accounting Officer	CFO and Senior Manager - SCM and Senior Accountants	YES	Operational Delegations are in place with clear segregation of duties as stipulated in MFMA section 115 (b)
5(3)	Submit to the officials referred to in regulation 5(4) within five days of the end of each month a written report containing particulars of each final award, except procurements made out of petty cash, made during that month, including – (a) the amount of the award; (b) the name of the person to whom the award was made; (c) the reason why the award was made to that person; and (d) the BEE/HDI status of that entity/person.	Bid Adjudication Committee (refer regulation 5(4)(a) Chief Financial Officer – 5(4)(b)	Chief Financial Officer Senior Manager SCM	YES	The awards made were submitted on the following dates within this quarter: 03 February 2022 03 March 2022 03 April 2022
6(1)	Maintain oversight over the implementation of the supply chain management policy	Municipal Council		YES	The Supply Chain Management policy has been submitted to council in the last quarter of the previous financial year as part of the Budget Related policies.

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
6(2)(a)(i)	Submit a report to council within 30 days of the end of each financial year on the implementation of the supply chain management policy of the municipality.	Accounting Officer		YES	Done
6(2)(a)	Immediately submit a report to council whenever there are serious and material; problems in the implementation of the supply chain management policy, including such a report from any municipal entity as envisaged by this Regulation 6(2)(a)(iii)	Accounting Officer		N/A	To date no serious or material problems occurred in implementing the SCM policy.
6(3)	Submit a report to the mayor of the municipality within ten days of each quarter on the implementation of the supply chain management policy.	Accounting Officer	Chief Financial Officer	YES	Done.
7(1)	Establish a supply chain management unit.	Accounting Officer	Chief Financial Officer	YES	Unit operates under direct supervision of CFO
12(1)	<p><u>Direct that:</u></p> <p>a) cash purchases up to transaction value as defined I Council's Petty Cash policy</p> <p>b) one verbal quotation be obtained for any specified procurement of a transaction value lower than R2,000 (VAT included);</p> <p>c) written or verbal quotations for procurement of goods and/or services of a transaction value between R 2, 000.00 and R 10 000.00 (VAT included)</p> <p>d) formal written price quotations for procurement of goods and/or services of a transaction value between R 10,000.00 and R 200,000.00</p> <p>e) a competitive bidding process be followed for any specific procurement of a transaction value higher than R200 000.</p>	Accounting Officer	Operational delegations in place	YES	The SCM unit is responsible for procurement within these thresholds. Delegations approved and signed by the relevant officials.

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
12(2)(a)	Allow the Accounting Officer to lower, but not to increase, the different threshold values specified in sub regulation(1).	Accounting Officer	Chief Financial Officer	YES	Delegated officials act within delegated thresholds.
14(1)(a)(ii)	Invite prospective providers of goods and services at least once a year through newspaper commonly circulating locally, the website of the municipality	Accounting Officer	Senior : Manager SCM	YES	Done
14(1)(b)	Specify the listing criteria for accredited prospective providers.	Accounting Officer	Chief Financial Officer	YES	Listing criteria is contained within the registration form.
14(1)(c)	Disallow the listing of any prospective provider whose name appears on the National Treasury's database as a person prohibited from doing business with the public sector.	Accounting Officer		YES	SCM consult National Treasury's database of defaulters before awarding of tenders and quotations
14(2)	Update the list of prospective providers at least quarterly to include any additional prospective providers and any new commodities or types of services.	Municipal Council	Chief Financial Officer	YES	Done
15	Requesting reconciliation's on petty cash purchases on a monthly basis.	Chief Financial Officer	Manager: Expenditure section		N/A

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
16(c)	If it is not possible to obtain at least three written quotations, record and report quarterly to the accounting officer, or another official designated by the accounting officer, the reasons for this.	Accounting Officer	Chief Financial Officer	YES	Reports were submitted on the following dates within this quarter: 03 February 2022 03 March 2022 03 April 2022
16(e)	Record the name of potential providers requested to provide written quotation with their quoted prices.	Accounting Officer	Chief Financial Officer		Reports were submitted on the following dates within this quarter: 03 February 2022 03 March 2022 03 April 2022
17(1)(c)	Approve the recorded reasons for not obtaining at least three written price quotations.	Chief Financial Officer	Senior Manager SCM & CFO: below R200,000 Accountants: Acquisitions, Contracts and SCM: Accountant Demand and Chief Buyer : below R200,000		
17(1)(d)	Record the names of the potential formal written price quotation providers and their written quotations.	Accounting Officer	Senior Manager : Supply Chain Management		
17(2)	Report to the CFO within three days at the end of the month on any approvals given during that month by that the designed official referred to in sub-regulation (1) (c).	Chief Financial Officer	Senior Manager: Supply Chain Management		
18 (a)	All requirements in excess of R30,000 (VAT included) by means of formal written price quotations should be advertised for at least 7 days on the website and municipal official website.	Chief Financial Officer	Senior Manager: Supply Chain Management	YES	Done

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
18 (b)	When using the list of accredited prospective providers, it should promote ongoing competition amongst providers by inviting providers to submit quotations on a rotational basis.	Chief Financial Officer	Senior Manager: Supply Chain Management	YES	Done
18(c)	Must take all reasonable steps to ensure that the procurement of goods and services through written quotations or formal written price quotations is not abused.	Accounting Officer	Chief Financial Officer	YES	Quotations and Formal written quotations are placed on the website and only opened on the closing date and time and mitigate the risks during the calling for quotations.
18(d)	Notify the Accounting Officer or CFO in writing on a monthly basis of all written quotations and formal written price quotations accepted by the official acting in terms of a sub-delegation	Chief Financial Officer	Senior Manager : Supply Chain Management	YES	Reports were submitted on the following dates within this quarter: 03 February 2022 03 March 2022 03 April 2022
22 (b) (i)	The publication notice must contain the closure date for the submission of bids, which may not be less than 3 weeks in case of transactions over R10m (VAT included), or which are of long term nature, or 14 days in any other case, from date on which the advertisement is placed in a newspaper.	Accounting Officer	Bid Specifications Committee		For quarter three, thirty-three (33) tender specifications served before the Bid Specifications committee.
22(2)	The Accounting Officer may determine the closure date for the submission of bids which is less than the 30 days or 14 days requirement, but only if such shorter period can be justified on the grounds of urgency or emergency or any exceptional case where it is impractical or impossible to follow the official procurement process	Accounting Officer			None

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
23(a) (i)(ii)	The handling, opening and recording of bids should be (i) be opened in public (ii) must be opened at the same time and as soon as possible after the period for the submission of bids has expired;	Accounting Officer	Senior Manager: Supply Chain Management	YES	Done
23 (c)	(ii) make the register available for public inspection (iii) publish the entries in the register and the bid results on the website of the municipality	Accounting Officer	Senior Manager: Supply Chain Management	YES	Done
24(1)	Negotiate the final terms of a contract with bidders identified through a competitive bidding process as preferred bidders, provided that such negotiation – (a) does not allow any preferred bidder a second or unfair opportunity; (b) is not to the detriment of any other bidder; and (c) does not lead to a higher price than the bid submitted. Minutes of such negotiations must be kept.	Accounting Officer	Relevant user department Head of Department or Director	YES	Provision for the signing of a Form of Tender/Service Level Agreement with successful vendors is being made in the tender documents
26(1)(b)	Appoint the members of the bid specification, evaluation and adjudication committees, taking into account Section 117 of the MFMA.	Accounting Officer		YES	Done
26(1)(c)	Appoint a neutral or independent observer to a bid specification, evaluation or adjudication committee for an attendance and oversight process when this is appropriate for ensuring fairness and promoting transparency.	Accounting Officer		N/A	Not Applicable
26(3)	Apply the committee system to formal written price quotations.	Accounting Officer		N/A	Committee system is applied for goods/services above R200 000

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
27(1)	Compile specifications for the procurement of goods and services by the municipality.	Accounting Officer	Bid Specifications Committee, upon advice of the relevant user department	YES	The Director signs for items to serve on Specification committee.
27(2)(g)	Approve specifications compiled by the bid specification committee prior to publication of the invitation for bids.	Accounting Officer	Bid Specifications Committee, upon advice of the relevant user department	YES	The specifications are accompanied with a questionnaire that the relevant department has to complete. Meetings are held according to pre-determined schedule.
28(1)(a)	Evaluate bids in accordance with – (i) the specifications for a specific procurement; and (ii) the points system as must be set out in the supply chain management policy of the municipality in terms of Regulation 27(2)(f) and a prescribed in terms of the Preferential Procurement Policy Framework Act.	Accounting Officer	Bid Evaluation Committee upon advice of the relevant user department.	YES	Have regular BEC scheduled meetings.
28(1)(b)	Evaluate each bidder's ability to execute the contract.	Accounting Officer	Bid Evaluation Committee, upon advice from SCM	YES	Currently part of the Standard Evaluation Report
28(1)(c)	Check in respect of the recommended bidder whether municipal rates and taxes and municipal service charges are not in arrears.	Accounting Officer	Bid Evaluation Committee	YES	Bid Evaluation checklist is in place
28(1)(d)	Submit to the adjudication committee a report and recommendations regarding the award of the bid or any other related matter.	Bid Evaluation Committee		YES	Currently part of the Standard Evaluation Report
29(1)(a)	Consider the report and recommendations of the bid evaluation committee where the award value exceeds R200 000 (VAT incl.) and make the award up to value of R10m (as per delegated authority)	Accounting Officer	Bid Adjudication Committee	YES	In the third quarter there were nine (9) BAC meetings
29(1)(b)(i)	For bids above R10 million, the SCM BAC will make recommendation to the Municipal Manager to make the final award.	Accounting Officer		YES	In the third quarter there were two (2) final awards above R10 million.
29(1)(b)(ii)	Make another recommendation to the accounting officer on how to proceed with the relevant procurement.	Accounting Officer		YES	None.

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
29(3)	Appoint the chairperson of the bid adjudication committee.	Accounting Officer		YES	Delegations given is kept for record purposes
29(5)(a)	If a bid adjudication committee decides to award a bid other than the one recommended by the bid evaluation committee, the bid adjudication committee must prior to awarding the bid – (i) check in respect of the preferred bidder whether that bidder's municipal rates and taxes and municipal service charges are not in arrears; and (ii) notify the accounting officer.	Bid Adjudication Committee		YES	None
29(5)(b)	(i) After due consideration of the reasons for the deviation, ratify or reject the decision of the bid adjudication committee referred to in Regulation 29(5)(a); and (ii) If the decision of the bid adjudication committee is rejected, refer the decision of the adjudication committee back to that committee for reconsideration.	Accounting Officer		YES	None
29(6)	Refer any recommendation made by the evaluation committee or adjudication committee back to that committee for reconsideration of the recommendation.	Accounting Officer		YES	One (1) tender was referred back to the BEC in the third quarter
29(7)	Comply with Section 114 of the MFMA within ten working days.	Accounting Officer		YES	Not applicable
31(1)	Request the State Information Technology Agency (SITA) to assist the municipality with the acquisition of IT related goods or services through a competitive bidding process.	Accounting Officer	Bid Adjudication Committee	YES	Not Applicable

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
31(2)	Enter into a written agreement to regulate the services rendered by, and the payments made to, SITA.	Accounting Officer		YES	Not Applicable
31(3)	Notify SITA together with a motivation of the IT needs of the municipality if – (a) the transaction value of IT related goods or services required by the municipality in any financial year will exceed R50 million (VAT incl); or (b) the transaction value of a contract to be procured by the municipality whether for one or more years exceeds R50 million.	Accounting Officer		YES	Not Applicable
31(4)	Submit to the Council, the National Treasury, the relevant provincial treasury and the Auditor General the SITA comments and the reasons for rejecting or not following such comments if the municipality disagrees with SITA's comments.	Accounting Officer	Senior Manager: Supply Chain Management	YES	Not Applicable
32(1)	To procure goods or services for the municipality under a contract secured by another organ of state, but only if – (a) the contract has been secured by that organ of state by means of a competitive bidding process applicable to that organ of state; (b) the municipality has no reason to believe that such contract was not validly procured; (c) there are demonstrable discounts or benefits for the municipality; and that other organ of state and the provider have consented to such procurement in writing.	Accounting Officer	Bid Adjudication Committee	YES	None

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
35(1)	Procure consulting services above the value of R200 000 (VAT incl.) provided that any Treasury guidelines in respect of consulting services or CIDB guidelines in respect of services related to the build environment and construction works are taken into account when such procurements are made.	Accounting Officer	Bid Adjudication Committee	YES	New tender has been advertised
35(4)	Ensure that copyright in any document produced, and the patent rights or ownership in any plant, machinery, thing, system or process designed or devised, by a consultant in the course of the consultancy service is vested in the municipality.	Municipal Council	Relevant user Department	YES	Not Applicable

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLE- MENTED	COMMENTS
36(1)(a)	<p>Dispense with the official procurement processes established by the policy and to procure any required goods or services through any convenient process, which may include direct negotiations, but only –</p> <ul style="list-style-type: none"> (i) in an emergency; (ii) if such goods or services are produced or available from a single provider only; (iii) for the acquisition of special worker of art or historical objects where specifications are difficult to compile; (iv) acquisition of animals or zoos; or (v) in any other exceptional case where it is impractical or impossible to follow the official procurement processes (vi) any contract relating to the publication of notices and advertisements by or on behalf of the municipality (vii) any purchase on behalf of the municipality at a public auction (viii) any contract with an organ of state, local authority or a public utility corporation or company (ix) any contract in respect of which compliance therein would not be in the public interest or interest of Council (x) ad-hoc repairs to plant and equipment where it is not possible to ascertain the nature or extent of the work required in order to call for bids (xi) workshop strip & quote 	Accounting Officer	BAC considers deviations and recommend to the Accounting Officer.	YES	Delegations are in place for BAC to recommend deviations to the Accounting Officer. Records and recordings are kept of all meetings. Departments draft memorandums and table items at BEC for consideration and recommendation to the BAC. The BAC upon approval will recommend deviation to the Accounting –Officer.
36(1)(b)	Ratify any minor breaches of the procurement processes by an official or committee acting in terms of delegated powers or duties which are purely of a technical nature.	Accounting Officer		YES	Done

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
36(2)	Record the reasons for any deviations in terms of Regulations 36(1)(a) and (b); and Report them to the next meeting of the Council and include as a note to the annual financial statements.	Municipal Council	Accounting Officer	YES	Done
37(2)	Decide to consider an unsolicited bid but only if – (a) the product or service offered is a demonstrably or proven unique innovative concept; (b) the product or service will be exceptionally beneficially to, or have exceptional cost advantages for, the municipality; (c) the person who made the bid is the sole provider of the product or service; and (d) the reasons for not going through the normal bidding processes are found to be sound by the accounting officer.	Accounting Officer		NO	None
37(4)	Submit written comments received pursuant to Regulation 37(3), including any responses from the unsolicited bidder, to the National Treasury and the relevant provincial treasury for comment.	Accounting Officer		NO	None
37(5)	Consider and may award the bid or make recommendations to the accounting officer depending on the delegations to the adjudication committee.	Accounting Officer	Bid Adjudication Committee	YES	None
37(7)	When considering an unsolicited bid, take into account where considering an unsolicited bid – (i) any comments submitted by the public; and	Accounting Officer		NO	None

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
	any written comments and recommendations of the National Treasury or the relevant provincial treasury.				
37(8)	Submit to the Auditor General, the relevant provincial treasury and the National Treasury the reasons for rejecting or not following any recommendations of the National Treasury or provincial treasury in regard to the unsolicited bid.	Accounting Officer	Senior Manager: Supply Chain Management	NO	None
38(1)(a)	Take all reasonable steps to prevent abuse of the supply chain management system.	Accounting Officer	Chief Financial Officer	YES	The National Treasury Code of Conduct has been circulated and communicated to municipal staff at various formal and informal meetings.
38(1)(b)	Investigate any allegations against an official or other role player of fraud, corruption, favoritism, unfair or irregular practices or failure to comply with the supply chain management policy, and when justified – (i) take appropriate steps against such official or other role player; or (ii) report any alleged criminal conduct to the South African Police Service.	Accounting Officer	Internal Audit	YES	None
38(1)(c)	Check the National Treasury's database prior to awarding any contract to ensure that no recommended bidder, or any of its directors, is listed as a person prohibited from doing business with the public sector.	Accounting Officer	Senior Manager: Supply Chain Management	YES	The National Treasury website information of the List of Defaulters is currently used to verify.
38(1)(d)	Reject any bid from a bidder – (i) if any municipal rates and taxes or municipal service charges owed by that bidder or any directors to the municipality are in arrears for more than three months;	Accounting Officer	Bid Adjudication Committee Senior Manager: Supply Chain Management	YES	Bid Evaluation checklist is in place

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
	(ii) who during the last five years has failed to perform satisfactorily on a previous contract with the municipality or any other organ of state after written notice was given to that bidder that performance was unsatisfactory.				
38(1)(e)	Reject a recommendation for the award of a contract if the recommended bidder, or any of its directors, has committed a corrupt or fraudulent act in competing for the particular contract.	Accounting Officer	Bid Adjudication Committee Senior Manager: Supply Chain Management	YES	Bid Evaluation checklist is in place
38(1)(f)	Cancel a contract awarded to a person if – the person committed any corrupt or fraudulent act during the bidding process or the execution of the contract; or (i) an official or other role player committed any corrupt or fraudulent act during the bidding process or the execution of the contract that benefited that person.	Accounting Officer	Bid Adjudication Committee Senior Manager: Supply Chain Management	YES	Bid Evaluation checklist is in place
38(1)(g)	Reject the bid of any bidder if that bidder or any of its directors – (i) has abused the supply chain management system of the municipality or has committed any improper conduct in relation to such system; (ii) has been convicted for fraud or corruption during the last five years; (iii) has willfully neglected or reneged on or failed to comply with any government, municipal or other public sector contract during the past five years; or	Accounting Officer	Bid Adjudication Committee Senior Manager: Supply Chain Management	YES	Bid Evaluation checklist is in place

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
	(iv) has been listed in the Register for Tender Defaulters in terms of Section 29 of the Prevention and Combating of Corrupt Activities Act (No 12 of 2004).				
38(2)	Inform the National Treasury and relevant provincial treasury in writing of any actions taken in terms of Regulation 38(1)(b)(ii), (e)	Accounting Officer	Bid Adjudication Committee Senior Manager: Supply Chain Management	YES	Bid Evaluation checklist is in place
40(1)	The Supply chain policy must provide for an effective system of disposal management for the disposal or letting of assets, including unserviceable, redundant or obsolete assets, subject to sections 14&90 of MFMA	Municipal Council	Chief Financial Officer	YES	Delegations are in place
40(2) a	A Supply Chain management policy must specify the ways in which assets may be disposed of, including by – (i) Transferring the asset to another organ of state in terms of a provision of the MFMA enabling the transfer of assets (ii) Transferring the asset to another organ of state at market related value or, when appropriate, free of charge (iii) Selling the asset (iv) Destroying the asset	Municipal Council	Chief Financial Officer	YES	. As per delegations
40(2) (b)	Stipulate that – Immoveable property may be sold only at market	Municipal Council		YES	Not Applicable

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
	related prices except when public interest or the plight of the poor demands otherwise				
40(2)(b)(ii)	Movable assets may be sold either by way of written price quotations, a competitive bidding process, auction or at market related prices, whichever is the most advantageous to the municipality	Accounting Officer	Chief Financial Officer		As per delegations
40(2)(b)(iii)	In the case of the free disposal of computer equipment, the Provincial Department of Education must first be approached to indicate within 30 days whether any of the local schools are interested in the equipment.	Accounting Officer	Chief Financial Officer		Not Applicable
40(2)(b)(iv)	In the case of the disposal of firearms, the National Conventional Arms Control Committee has approved any sale or donation of firearms to any person or institution within or outside the Republic	Accounting Officer			Not Applicable
40(2)(c)(ii)	All fees, charges, rates, tariffs, scales of fees or other charges relating to the letting of immovable property are annually reviewed	Municipal Council		YES	Not Applicable
40(2)(d)	Ensure that where assets are traded in for other assets, the highest possible trade-in is negotiated	Municipal Council			None
40(2)(b)(iii)	In the case of the free disposal of computer equipment, the provincial department of education is first approached to indicate within 30 days whether any of the local schools are interested in the equipment.				Not Applicable
41(1)	A Supply chain management policy must provide for an effective system of risk management for the identification, consideration and avoidance of	Accounting Officer	Internal Audit		Busy implementing a system for risk management

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
	potential risks in the supply chain management system				
42	Establish and implement an internal monitoring system in order to determine, on a retrospective analysis, whether the authorized supply chain management processes were followed and whether the objectives of this policy were achieved.	Accounting Officer	Chief Financial Officer		Busy implementing a system for performance management in SCM
43(2)	Check with SARS whether a person's tax matters are in order before making an award to such person.	Municipal Council	Senior Manager: Supply Chain Management	YES	The Tax Clearance of vendors registered on the Central Supplier Database are checked regularly and before awards are made.
45	Disclose in the notes to the annual financial statements of the municipality particulars of any award of more than R2,000 to a person who is a spouse, child or parent of a person in the service of the state, or has been in the service of the state in the previous twelve months, including – (a) the name of that person; (b) the capacity in which that person is in the service of the state; and (c) the amount of the award.	Municipal Council	Chief Financial Officer	YES	This information was disclosed within the 19/20 financial statements of the municipality.
46(3)(a)	Keep a register of all declarations in terms of Regulation 46(2)(d) and (e).	Accounting Officer	Senior Manager: Supply Chain Management	YES	SCM keep record of it.
46(3)(b)	Declarations must be made to the mayor of the municipality who must ensure that such declarations are recorded in the register.	Accounting Officer	Chief Financial Officer	YES	Declarations are kept at SCM section and hard copy on file.
46(4)	Adopt the National Treasury's code of conduct and Schedule 2 of the Systems Act for supply chain	Accounting Officer	Senior Manager: Supply Chain Management	YES	Code of conduct are circulated annually to all officials

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
	management practitioners and other role players involved in supply chain management.		Council's Speaker		
47(2)	Report any alleged contravention of Regulation 47(1) to the National Treasury for considering whether the offending person, and any representative or intermediate through which such person is alleged to have acted, should be listed in the National Treasury's database of persons prohibited from doing business with the public sector.	Accounting Officer	Chief Financial Officer	YES	Not Applicable
48	Disclose to the National Treasury and the relevant provincial treasury any sponsorship promised, offered or granted to the municipality whether directly or through a representative or intermediate, by any person who is – (a) a provider or prospective provider of goods or services to the municipality; or (b) a recipient or prospective recipient of goods disposed or to be disposed, of by the municipality.	Accounting Officer	Senior Manager: Supply Chain Management	YES	None.
49	Persons aggrieved by decisions or actions taken in the implementation of this supply chain management system, may lodge within 14 days of the decision or action, a written objection or complaint against the decision or action.	Accounting Officer		YES	Have an administrative process in place.
50(1)	Appoint an independent and impartial person to assist in the resolution of disputes between the municipality and other persons and to deal with objections, complaints or queries as described more fully in Regulation 49.	Accounting Officer		YES	Done.
50(1)(a)	Responsible to assist the person appointed in terms of Regulation 50(1) to perform his or her functions effectively.	Accounting Officer		YES	Done

REG. NO.	CRYPTIC DESCRIPTION OF POWER OR DUTY	POWER CURRENTLY RESIDING	DELEGATED	IMPLEMENTED	COMMENTS
50(4)(b)	Appointed must submit monthly reports to the Accounting Officer on all disputes, objections, complaints or queries received, attended to or resolved.	Accounting Officer		YES	The appointed official is responsible for the submission of the monthly report to the Municipal Manager.
51	Service provider that acts on behalf of municipality to provide any service or act as a collector of fees, service charges or taxes and the compensation payable to service provider, contract must stipulate a cap on compensation payable to the service provider; that such compensation must be performance based.	Accounting Officer		YES	Done

6.4	MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR MARCH 2022
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Collaborator No: 728331
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 19 April 2022

1. SUBJECT: MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR MARCH 2022

2. PURPOSE

To comply with Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy 2021/2022 to report the deviations to Council.

3. DELEGATED AUTHORITY

Council

FOR NOTING.

4. EXECUTIVE SUMMARY

Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy (2021/2022) stipulate that SCM deviations be reported to Council. In compliance thereto, this report presents to Council the SCM deviations that occurred during March 2022.

5. RECOMMENDATION

that Council notes the deviations as listed for the month of March 2022.

6. DISCUSSION / CONTENTS

6.1 Background/Legislative Framework

The regulation applicable is as follows:

GNR.868 of 30 May 2005: Municipal Supply Chain Management Regulations

Deviation from and ratification of minor breaches of, procurement processes

36. (1) A supply chain management policy may **allow the accounting officer—**
 (a) To **dispense with the official procurement processes** established by the policy and to procure any required goods or services through any convenient process, which may include direct negotiations, but only—
 (i) in an emergency;
 (ii) if such goods or services are produced or available from a single provider only;
 (iii) for the acquisition of special works of art or historical objects where specifications are difficult to compile;
 (iv) acquisition of animals for zoos; or
 (v) in any other exceptional case where it is impractical or impossible to follow the official procurement processes; and
 (b) to ratify any minor breaches of the procurement processes by an official or committee acting in terms of delegated powers or duties which are purely of a technical nature.

(2) The accounting officer must record the reasons for any deviations in terms of sub regulation (1) (a) and (b) and **report them to the next meeting of the council**, or board of directors in the case of a municipal entity and include as a note to the annual financial statements.

6.2 Discussion

Reporting the deviations as approved by the Accounting Officer for March 2022:

The following deviations were approved with the reasons as indicated below:

DEVIATION NUMBER	CONTRACT DATE	NAME OF CONTRACTOR	CONTRACT DESCRIPTION	REASON	SUBSTANTIATION WHY SCM PROCESS COULD NOT BE FOLLOWED	TOTAL CONTRACT PRICE R
D/SM 08/22	03 March 2022	PTV Africa (Pty) Ltd	Traffic signal synchronisation	Exceptional case and it is impractical or impossible to follow the official procurement processes	<p>The Municipality in collaboration with the Stellenbosch University (SU) had developed a Traffic Engineering system that has the ability to adapt in real time to changing traffic patterns. Currently there are no service providers that have developed software (and related licensing) that meets the following requirements:</p> <ul style="list-style-type: none"> • Ability to integrate transportation data with traffic engineering. • Ability to link with traffic signals and detectors on the roadways. • Ability to support operational traffic management by adapting in real time to changing traffic patterns. <p>Traffic Synchronization systems by current market providers are not able to integrate transport data with traffic engineering seamlessly (and in real time) and are not able to adapt traffic signals in real time to changing traffic patterns. The current market is therefore not able to meet the Municipality's needs.</p>	R 1 899 473,40 (VAT Incl)
D/SM 09/22	10 March 2022	Van Vuuren Transformers (Pty) Ltd	Repairs to primary transformer 10MVA (66/11kV) no	Emergency	Transferring all the Jan Marais load to other substations, should both transformers be out of service for some reason,	R 234 346,85 (VAT Incl)

			1 at Jan Marais Substation		<p>the stability of the electricity network in the area will be severely compromised. This is due to other substations will be loaded to the maximum and might cause overloading problems on the cables supplying the Jan Marais areas.</p> <p>Due to the urgency of the matter an inspection was requested, and a quotation was requested from Van Vuuren Transformers PTY (LTD).</p> <p>Van Vuuren Transformers PTY (LTD) has been a service provider for transformer work in Stellenbosch areas and well known to the Department. It is considered that he would be able to speedily repair the transformer.</p>	
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6.3 Legal Implications

The regulation applicable is:

GNR.868 of 30 May 2005: Municipal Supply Chain Management Regulations: Deviations from and ratification of minor breaches of, procurement processes.

6.4 Staff Implications:

No staff implications

6.5 Previous / Relevant Council Resolutions:

None

6.6 Risk Implications

That the market may not be tested.

The measures in place to deal with deviations mitigate the risk to an acceptable level. The auditor general also audit the deviations during the yearly audit.

6.8 Comments from Senior Management:

The item was not circulated for comment except to Municipal Manager

6.8.1 Municipal Manager

Supports the recommendations.

7.	CONSIDERATION OF ITEMS BY THE EXECUTIVE MAYOR: [ALD G VAN DEVENTER (MS)]
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7.1	COMMUNITY AND PROTECTION SERVICES: (PC: CLLR R BADENHORST)
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NONE

7.2	CORPORATE SERVICES: (PC: CLLR L NKAMISA)
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7.2.1	ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN: APPLICATION TO ENFORCE FALL-BACK CLAUSE: WAY FORWARD
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Collaborator No:
IDP KPA Ref No: **Good Governance**
Meeting Date: **19 April 2022**

**1. SUBJECT: ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN:
APPLICATION TO ENFORCE FALL-BACK CLAUSE: WAY FORWARD**

2. PURPOSE

Is to inform Council of the outcome of negotiations, following Council's decision on 24 February 2021, *inter alia*, to mandate the Municipal Manager "to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch from the Dutch Reform church: Welgelegen"

3. DELEGATED AUTHORITY

Council must consider the matter.

4. EXECUTIVE SUMMARY

Stellenbosch Municipality and the Dutch Reform Church: Welgelegen concluded an Exchange of Land Agreement in 1995 in terms whereof erf 13246, Stellenbosch (municipal land) was exchanged for two residential erven in Die Boord, being erven 12758 and 12759 (church land) on an equal in value basis. The Agreement, however, has a fall-back clause, indicating that the land must be transferred back to the Municipality should it no longer needed for church purposes. Seeing that the Dutch Reform Church: Welgelegen does not want to use the property for church purposes they have requested that the fall-back clause be enforced, as per the Agreement. Council must agree to the value at which the property is bought back, as per the Agreement.

On 24 February 2021 Council considered the matter and, *inter alia*, decided to mandate the Municipal Manager "to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch from the Dutch Reform Church, Welgelegen" The council resolution *inter alia* mandated the Municipal Manager to negotiate an agreed price with the church.

Following the above decision, a formal offer was made to the Dutch Reform church, based on the current municipal valuation. Following the above offer, the Dutch Reform Church as submitted a counteroffer, based on a valuation obtained by them. In terms of the council resolution the Municipal Manager is now reporting back on the negotiations.

The item served again before Council in May 2021 and was referred back to the administration for further discussion. The Municipal Manager met with the Council of the church on 15 February 2022 where the fall-back clause was discussed and the necessary history pertaining the transaction was obtained. Options, as well as an updated counter-offer, approved by the Church's Council, was submitted after the meeting (**APPENDIX 1**). An agreement that Council should consider the way forward was reached.

At the Mayco meeting on 23 March 2022 the item a was again referred back for further discussion.

We have not been able to reach any consensus with the church. Council should make the church a final offer for the erf, if they do not want to accept it the erf will remain in their possession and the municipality will have to institute legal action should they want to sell it otherwise as the parties were not able to reach an agreement on the re-purchase of the erf.

5. RECOMMENDATION

For consideration

6. DISCUSSION / CONTENT

6.1 Background

During 1995 Stellenbosch Municipality and the Dutch Reform Church: Welgelegen concluded an Exchange of Land Agreement, in terms whereof erf 13246, Stellenbosch (municipal owned land at the time) was exchanged for two residential erven (church land) in Die Boord on an equal in value basis.

6.2 Application to enforce buy-back clause

During 2019 the Dutch Reform Church: Welgelegen requested the enforcement of the buy-back clause, as provider for in the Exchange of Land Agreement.

6.3 Council Resolution

On 24 February Council considered the matter, and resolved as follows:

- "a) *that Council invokes the buy-back clause;*
- b) ***that the Municipal Manager be mandated to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch, from Dutch Reform Church: Welgelegen; and***
- c) ***that the Municipal Manager reports back to Council on the price before a final decision is made and the sale agreement is signed***".

A copy of the agenda item is attached as **APPENDIX 2**.

6.4 Offer to Dutch Reform Church

Following the above Council-resolution, the Municipal Manager formally submitted a written offer to the Dutch Reform Church, based on the current municipal valuation of R2 700 000.00. A copy of the Municipal Manager's offer dated 21 March 2021 is attached as **APPENDIX 3**.

6.5 Counter-offer received from the Dutch Reform Church: Welgelegen

Please find hereto attached as **APPENDIX 4** a counter-offer dated 22 April 2021 received from the Dutch Reform Church, based on a valuation obtained by them.

Following the above, the Municipal Manager has requested that the offer be put to Council for their consideration.

6.6 Discussion

6.6.1 Location and context

Erven 12758 and 12759 is situated in Rhodes-North Road, Die Boord, as indicated on Fig 1 and 2, below.



Fig 1: Location and context: Erven 12758 and 12759



Fig 2: Extent: Erven 12758 and 12759

Erf 13246 is located off Wildebosch Road, Paradyskloof, as indicated on Fig 3 and 4, below.



Fig 3: Location and context: erf 13246



Fig 4: Extent Erf 13246

6.6.2 Property description and Ownership

Erf 13246, measuring 9000m² in extent, is registered in the name of the Dutch Reform Church: Welgelegen, by virtue of Title Deed T4376/2001. Although erf 13246 was rezoned to Religious Purposes, this rezoning has lapsed. The zoning has therefor reverted back to Agricultural Use.

Erven 12758 and 12759 measuring 767m² and 720m² in extent respectively, are registered in the name of Stellenbosch Municipality by virtue of Title Deeds T4375/2001. The properties are zone single residential but is used for an early childhood development centre in term of a Lease Agreement (undetermined period).

6.6.3 Contractual situation

In terms of clause 1 of the Exchange of Land Agreement (Ruilooreenkoms) the parties agreed that the properties which were the subject of the exchange, are equal in value.

In terms of clause 13, should erf 13246 not be used for religious purposes by the church, it will be transported back to the Municipality at an amount to be agreed upon by the parties.

6.6.4 Valuation

In terms of valuations obtained from Pendo Property Valuers and DDP, they valued the property at R5 100 000.00 and R4 500 000, respectively. The weighted average is R4 800 000.00.

6.7 Financial Implications

The financial implications are directly linked to the agreed price. In terms of valuations obtained from Pendo Property Valuers and DDP, they valued the property at R5 100 000.00 and R4 500 000, respectively. The weighted average is R4 800 000.00. The valuation report also formed part of the item that served before council on 24 February 2021. The municipal valuation is R2 700 000.00.

6.8 Staff Implications

No additional staff implications

6.9 Previous / Relevant Council Resolutions

On 24 February Council considered the matter, and resolved as follows:

- a) *that Council invokes the buy-back clause;*
- b) ***that the Municipal Manager be mandated to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch, from Dutch Reform Church: Welgelegen; and***
- c) ***that the Municipal Manager reports back to Council on the price before a final decision is made and the sale agreement is signed***".

EXECUTIVE MAYORAL COMMITTEE: 2021-05-19: ITEM 9.1

RESOLVED

that this item be referred back to administration for further discussions.

23 March 2021 – Mayoral Committee Resolution

Item referred back for further discussion

6.10 Risk Implications

The risks are addressed in the item and previous items that served before Council.

6.11 Comments from Senior Management

Seeing that this is a report back from the Municipal Manager no comment was requested from Senior Management.

ANNEXURES:**Appendix 1: Letter from Church****Appendix 2: Copy of Agenda item****Appendix 3: Copy of Council Minutes****Appendix 4: A copy of the Municipal Manager's offer****Appendix 5: A counter-offer received from the Dutch Reform Church****FOR FURTHER DETAILS CONTACT:**

<i>NAME</i>	Annalene de Beer
<i>POSITION</i>	<i>Director: Corporate Services</i>
<i>DIRECTORATE</i>	<i>Corporate Services</i>
<i>CONTACT NUMBERS</i>	<i>021-8088750</i>
<i>E-MAIL ADDRESS</i>	<i>Annlene.deBeer@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	<i>13 April 2022</i>

APPENDIX 1



Buitekringweg 6
Dalsig, 7600
021 886 5975
skriba@stelwel.co.za
www.stelwel.co.za

25 Februarie 2022

Die Munisipale Bestuurder
Stellenbosch Munisipaliteit
Posbus 17
STELLENBOSCH
7599

Geagte Me Metler

NGK GROND: ERF 13246, PARADYSKLOOF

Ons verwys na Raadsbesluite in die verlede asook na samesprekings met uself op 15 Februarie 2022.

Soos bespreek, gee ons hiermee verdere toeligting t.o.v die agtergrond asook die Kerk se voorstel oor die finalisering van die aangeleentheid.

1. AGTERGROND T.O.V GRONDTRANSAKSIES

Daar het in die verlede moontlike mispersepsies bestaan oor die voorafgaande transaksies en veral t.o.v of dit op 'n kommersiële basis geskied het al dan nie. Soos hieronder uiteengesit, het alle vorige transaksies streng volgens kommersiële en markwaarde beginsels geskied en het geen skenkings van die munisipaliteit se kant af plaasgevind nie.

- 1.1. Gedurende 1981 koop die Kerk teen markwaarde Erwe 5908 - 5914 in die Boord (sien Liggingsplan aangeheg) vanaf die ontwikkelaar, Libertas Ontwikkelings Edms Beperk (sien Bylaag 1_Aankoop van Erwe). Die doel was om 1 of 2 pastorie wonings asook 'n kerk/saal daar op te rig. Die ligging het later bewys as ongeskik a.g.v. die besware van eienaars van omliggende residensiële eiendomme.
- 1.2. Gedurende 1985, na onderhandelinge met die Munisipaliteit, word die 7 erwe van die Kerk geruil (met beginsel van gelykop waarde) vir 1ha grond (erf 5339) ook in Die Boord geleë (sien Liggingsplan aangeheg asook Bylaag 2_Ruiloooreenkoms 1985).

Die Kerk het hierna erf 5339 in 1994/1995 ontwikkel vir 'n pastorie asook enkelwou erwe wat verkoop is om die pastorie te bou.

- 1.3. Gedurende 1995 en op inisiatief van die Munisipaliteit, het onderhandelinge plaasgevind dat erwe 12758 en 12759 wat binne die gedeelte van die grond van die Kerk geleë was, en waarop 'n bestaande kleuterskool gebou was en wat die Munisipaliteit wou behou, geruil word vir 0,9ha grond (nou erf 13246) in Paradyskloof - ook op 'n gelyke markwaarde grondslag.

Daar was egter 'n terugkoop klousule in die ruilkontrakte opgeneem sou die Kerk die grond nie vir bededoeleindes gebruik nie.

Die ruilkontrak bepaling was dat die Munisipaliteit dan die grond teen 'n prys soos deur beide partye ooreengekom, sou koop. Gegewe die transaksie basis en beginsel soos per par. 1 hierbo uiteengesit, moet dit na die Kerk se opinie op 'n markwaarde beginsel plaasvind.

2. MARKWAARDE EN TERUGKOOP PRYS

Nadat die Stadsraad besluit het dat die kontrakbepaling van die terugkoop, uitgevoer moet word, is die verskeie waardasies gedoen.

2.1. TWEE WAARDASIES WAT MUNISIPALITEIT AANGEVRA HET.

- | | |
|--------------|---------------|
| 2.1.1. Pendo | : R 5 100 000 |
| 2.1.2. DDP | : R 4 500 000 |

2.2. TWEE EVALUERINGS WAARDASIES DEUR KERK AANGEVRA

- | | |
|--|---------------|
| 2.3. Real Direct (Bylaag 3_Waardasies aangeheg) | : R 10 - 12m |
| 2.4. Anna Basson Eiendomme (Bylaag 3_Waardasies aangeheg) | : R 7 - 8m |
| 2.5. Aanbod vanaf Munisipaliteit
(Munisipale waardasie) | : R 2 700 000 |

2.6. SONERINGSREGTE AS BASIS VIR WAARDASIE

Na die Kerk se mening het die twee Munisipale waardasies 'n belangrike tekortkoming deurdat die huidige soneringsregte en parameters van erf 13246 nie in berekening geneem is nie.

Erf 13246 is gesoneer vir Landboudoeleindes waarop twee residensiële wonings van 600m² elk gebou kan word. Dit het 'n wesentlike invloed op die markwaardasie soos in die Kerk se twee waardasies uitgespel word.

Verder is dit belangrik om in ag te neem dat as deel van die Raadsbesluit van 1995, die voorwaarde van die beskikbaarheid van diensteaansluitings vir erf 13246 opgelê is, maar op koste van die Kerk.

2.7. GEWEEGDE GEMIDDELD VAN WAARDASIES (BTW UITGESLUIT)

- Twee Munisipale waardasies : R4,8m
- Twee Kerk Waardasies : R9,0m
- Al vier Waardasies : R8,1m

3. OPSIES VIR OORWEGING DEUR DIE STADSRAAD

3.1 Opsie 1

Gegrand op die kommersiële basis waarop alle transaksies vanaf 1981 geskied het, is ons van mening dat die beginsel van 'n terugval/koop transaksie nie van toepassing behoort te wees nie.

Die Kerk is derhalwe ook bereid om die opsie te aanvaar dat dié klousule deur die Munisipaliteit opgehef word en dat die Kerk dan vry is om na goeddunke met die eiendom te handel, op voorwaarde dat Munisipale dienste aansluitings en toegang vanuit Wildeboschstraat deur die Stadsraad beskikbaar gestel word op koste van die Kerk.

3.2 Opsie 2

Gegrand op al die bostaande inligting, is die Kerk van mening dat 'n terugkoop prys van R8,0m (BTW uitgesluit) 'n billike terugkoop prys sou wees. Hierdie bedrag is die geweegde gemiddelde van die ontvangde waardasies.

Die opsies vir die Stadsraad hierbo uiteengesit, word in die goeie gees van die onderhandelinge gedoen en dank ons u vir die Stadsraad se oorweging.



Ds Monty Sahd

Namens Kerkraad, NG Gemeente Stellenbosch-Welgelegen

GEROEP GEWILLIG GESTUUR

1981: AANKOOP VAN ERWE 5908 - 5914

JDEW/ma
1981.09.16

Die Saakgelastigde
Nederduitse Gereformeerde Kerk
Posbus 144
KAAPSTAD
8000

Meneer

TRANSPORT LIBERTAS ONTWIKKELINGS EDMS BEPERK : N G GEMEENTE
WELGELEGEN
VERBAND N G GEMEENTE WELGELEGEN : SAAKGELASTIGDE VAN DIE
NEDERDUITSE GEREFORMEERDE KERK IN KAAPLAND

Ons verwys graag na die brief van 2 deser aan u gerig deur dr D J Hattingh in sy hoedanigheid as Voorsitter van die Kerkraad van die Nederduitse Gereformeerde Gemeente Welgelegen te Stellenbosch, waarin hy u namens die Kerkraad in kennis gestel het dat hulle die lening van R90 000,00 aanvaar vir die aankoop van die ondergemelde erwe geleë in die Boord, Stellenbosch, naamlik: Nos 5908, 5909, 5910, 5911, 5912, 5913 en 5914.

*
Ons ageer in hierdie aangeleentheid namens ons kliënte, die Kerkraad van die N G Gemeente Welgelegen en aangesien kliënte aanspreeklik sal wees vir betaling van rente teen 11,75% p j op die totale koopprys van R100 000,00 vanaf 1 November 1981 indien registrasie van transport tot na daardie datum deur hulle toedoen verdraag sal word, sal ons dit waardeer as u as 'n saak van dringendheid opdrag sal geenaan u prokureurs, wat ons aanvaar mnre D P de Klerk en van Gend sal wees, vir registrasie van gemelde verbandlening.

Ons verkry graag u bevestiging hieromtrent.

Die uwe
CLUVER & MARKOTTER

PER

J A L DE WAAL

1985 RUILOORENKOMS:
TRANSPORTAKTE

117

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5 ET SEQ.

20/6/00
Oukongs aken
[Signature]

CLUVER MARKOTTER INC/ING.
Prokuréurs / Attorney's
Posbus / P.O. Box 12 Tel: 808 5600
Stellenbosch

20/6/00

T 20474/85

TRANSPORTAKTE

JDEW:MA

CLUVER EN MARKOTTER
PROKUREURS
STELLENBOSCH

Opgesê deur my

J A L DE WAAL,

Aktebesorger.

HIERBY WORD BEKEND GEMAAK

DAT JACOBUS ADRIAAN LOUW DE WAAL

Aktebesorger, voor my, Registrateur van Aktes in Kaapstad, verskyn het, behoorlik daartoe gemagtig deur 'n volmag geteken te STELLENBOSCH

van MAART 19 85 en aan hom verteen deur GERHARDUS MATTHYS STRYDOM in sy hoedanigheid as Stadsklerk van op die 27ste dag

DIE MUNISIPALITEIT STELLENBOSCH

EN /

A

-2-

NADEMAAL die grond beskrywe as

ERF 5339 (n gedeelte van Erf 5652) STELLENBOSCH in die
Munisipaliteit en Afdeling Stellenbosch

GROOT 1,0000 (EEN) hektaar

op naam van die MUNISIPALITEIT STELLENBOSCH geregistreer is uit
hoofde van Transportakte No T 20472/85

EN NADEMAAL die grond beskrywe as

1. ERF 5908 STELLENBOSCH in die Munisipaliteit en Afdeling
Stellenbosch
GROOT 910 (NEGEHONDERD EN TIEN) vierkante meter
2. ERF 5909 STELLENBOSCH in die Munisipaliteit en Afdeling
Stellenbosch
GROOT 1116 (EENDUISEND EENHONDERD EN SESTIEN) vierkante
meter
3. ERF 5910 STELLENBOSCH in die Munisipaliteit en Afdeling
Stellenbosch
GROOT 1072 (EENDUISEND TWEE EN SEWENTIG) vierkante meter
4. ERF 5911 STELLENBOSCH in die Munisipaliteit en Afdeling
Stellenbosch
GROOT 1123 (EENDUISEND EENHONDERD DRIE EN TWINTIG) vier-
kante meter
5. ERF /

-3-

5. ERF 5912 STELLENBOSCH in die Munisipaliteit en Afdeling Stellenbosch
GROOT 804 (AGTHONDERD EN VIER) vierkante meter
6. ERF 5913 STELLENBOSCH in die Munisipaliteit en Afdeling Stellenbosch
GROOT 966 (NEGEHONDERD SES EN SESTIG) vierkante meter
7. ERF 5914 STELLENBOSCH in die Munisipaliteit en Afdeling Stellenbosch
GROOT 878 (AGTHONDERD AGT EN SEWENTIG) vierkante meter

op naam van die NEDERDUITSE GEREFORMEERDE GEMEENTE WELGELEGEN TE STELLENBOSCH geregistreer is uit hoofde van Transportakte No T47597/1981;

EN NADEMAAL DIE MUNISIPALITEIT STELLENBOSCH en die NEDERDUITSE GEREFORMEERDE GEMEENTE WELGELEGEN TE STELLENBOSCH op 27 Maart 1985 met mekaar ooreengekom het om voormelde stukke grond uit te ruil;

NOU DERHALWE sedeer en transporteer ek in my voormelde hoedanigheid aan en ten gunste van

NEDERDUITSE GEREFORMEERDE GEMEENTE WELGELEGEN TE STELLENBOSCH
of Regverkrygendes
Blanke Groep

*Regimeel No 116 met vierkante
metre (2500m²) tot 1000m²
begrensd deur die oewerwaaier (na
naaf Meer.*

*Erk. No 2057 in blanke... + 1000
deur die oewerwaaier.*

-4-

ERF 5339 (n gedeelte van Erf 5652) STELLENBOSCH in die
Munisipaliteit en Afdeling Stellenbosch

GROOT 1,0000 (EEN) hektaar

SOOS aangedui op die aangehegte Kaart L.G. No 6106/84 en gehou
kragtens Transportakte No 20472/85

I. Wat betref die figuur a f g e:

A. ONDERHEWIG aan die voorwaardes waarna verwys word in Trans-
portakte No 11199/1970.

B. GEREGTIG op die voordeel van die Serwituut waarna verwys word
in die volgende aantekening gedateer 7 Februarie 1905 op
Transportakte No 2582 gedateer 21 Maart 1902, naamlik:

"Registration of Servitude.

By Deed of 30th Novr 1904 the owner of the land hereby conveyed
has been granted a right of way and the right to lay certain
water pipes over the land conveyed by Trfr. 5455 d/d 27 July
1901. As will more fully appear on reference to the copy
annexed hereto."

II. Wat betref die figuur f b c d g:

ONDERHEWIG aan die voorwaardes waarna verwys word in
Transportakte No 11199 gedateer 30 April 1970.

WESHALWE / ...

WESHALWE die Komparant, q.q., afstand doen van al die regte en titel wat die bogenoemde
DIE MUNISIPALITEIT STELLENBOSCH

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat **DIE MUNISIPALITEIT
STELLENBOSCH**
geheel en al van die besit daarvan onthef is en nie meer daarop geregtig is nie, en dat,
kragtens hierdie Akte bogenoemde

NEDERDUITSE GEREFORMEERDE GEMEENTE WELGELEGEN TE STELLENBOSCH
of Regverkrygendes

tans en voortaan daarop geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte
van die Staat; en ten slotte verklaar hy dat die billike markwaarde van die eiendom
vasgestel is op R210 000,00 (TWEEHONDERD EN TIEN DUISEND RAND).

TEN BEWYSE waarvan ek, die genoemde Registrateur van Aktes, tesame met die
Komparant, q.q., hierdie Akte onderteken en met die Ampseël bekragtig het.

ALDUS GEDOEN en geteken op die Kantoor van die Registrateur
van Aktes in Kaapstad, Provinsie van die Kaap die Goeie Hoop,

op die 10de

dag van die maand Junie

in die jaar van onse Heer Eenduisend
Nogehonderd VYF EN TAGTIG (1985)

In my teenwoordigheid,

Registrateur van Aktes.

Geregistreer in die Register van

Folio

v.d.Stel

Klerk.

ENDORSEMENT IN TERMS OF SECTION 46 OF ACT 47/37 (AS AMENDED)
EN DOSSEMENT KRAGTENS ARTIKEL 46 WET 47/37 (SOOS GEWYSIG)

The land herein described has been subdivided.
Die grond hierin beskryf is onderverdeel.

in accordance with General Plan No.
in ooreenstemming met Algemene Plan Nr. 709/1994

approved by the Surveyor General on
goedgekeur deur die Landmeter-Generaal op 15/3/94

into erven numbers .. 12753 — 12764
in erwe genommer

Public place numbers
Openbare Plekke genommer

and Thoroughfares.
en Strate.

Application filed as BC 66174 94
Aansoek geliasseer by BC

In terms of Ordinance: 15/85
In terme van Ordonnansie:

REGISTRAR OF DEEDS
REGISTRATEUR VAN AKTES

DEEDS OFFICE
AKTEKANTOOR
CAPE TOWN
KAAPSTAD

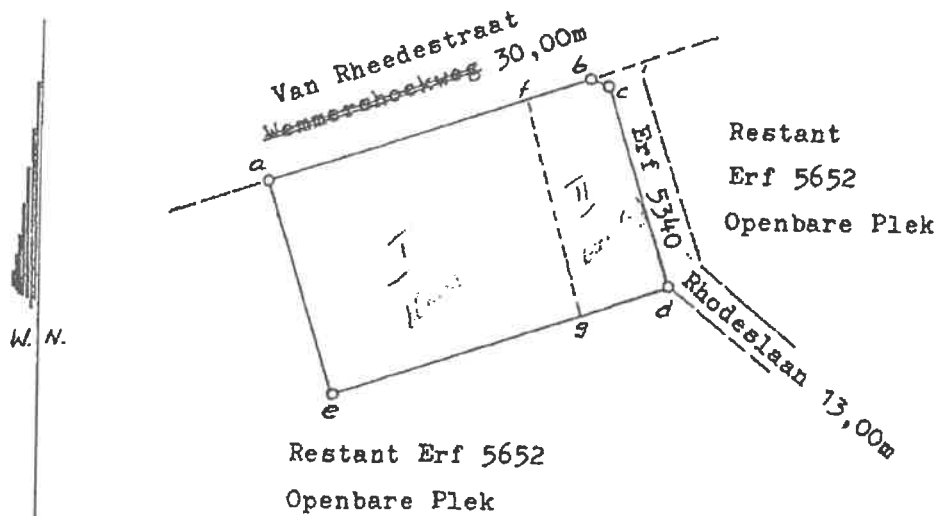
.....19.....

11/11/85

	SYE METER	RIGTINGS- HOEKE	KOÖRDINATE		L.G. No.	
			Y	Stelsel Lo. 19° X		
				0,00	+3700000,00	6106-84 Goedgekeur <i>[Signature]</i> m. Landmeter-generaal 1984-08-24
ab	120,16	251 44 10	a	+ 13 684,88	+ 57 757,17	
bc	7,07	296 44 10	b	+ 13 570,78	+ 57 719,52	
cd	75,00	341 44 10	c	+ 13 564,46	+ 57 722,70	
de	125,16	71 44 10	d	+ 13 540,96	+ 57 793,92	
ea	80,00	161 44 10	e	+ 13 659,81	+ 57 833,14	
		39 Libertas	Δ	+ 14 057,59	+ 58 372,93	
		40 Paradys	Δ	+ 10 120,28	+ 59 264,21	

Bakenbeskrywing:

a, b, c, d, e : 12mm ysterpen



Skaal 1 : 2500

Die figuur a b c d e stel voor 1,0000 hektaar grond, synde

ERF 5339 (m gedeelte van Erf 5652) STELLENBOSCH

geleë in Stellenbosch Dorp Uitbreiding 18 in die Munisipaliteit en

Administratiewe Distrik Stellenbosch

Provinsie Kaap die Goeie Hoop.

Opgemeet in Mei, Junie 1984

deur my,

[Signature]
Landmeter

Hierdie kaart is geheg aan
TRANSPORTAKTE
No. T

gedateer 20474/85
l.g.v. N G GEMEENTE WELGE-
LEGEN TE STELLENBOSCH

Registrateur van Aktes

Die oorspronklike kaart is.

No. 6108/84 geheg aan
Transport/Grondbrief

No. T 20474/85

Lêer No. Stel. 294.

M.S. No. E 1724/84

Komp. BHSZ-1473(M2765)

~~BH-8DC/153 (1502)~~

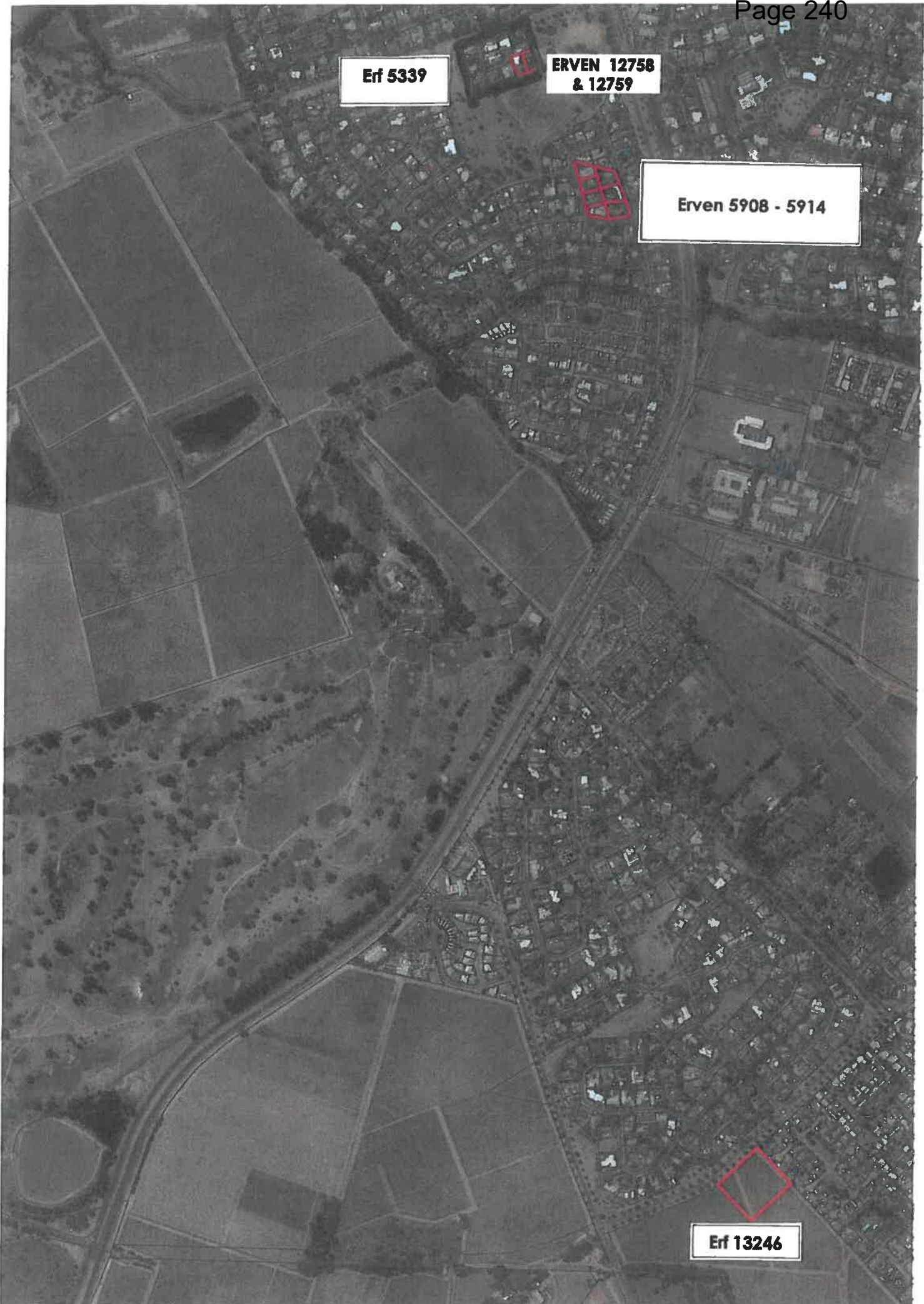
LIGGINGSPLAN

Erf 5339

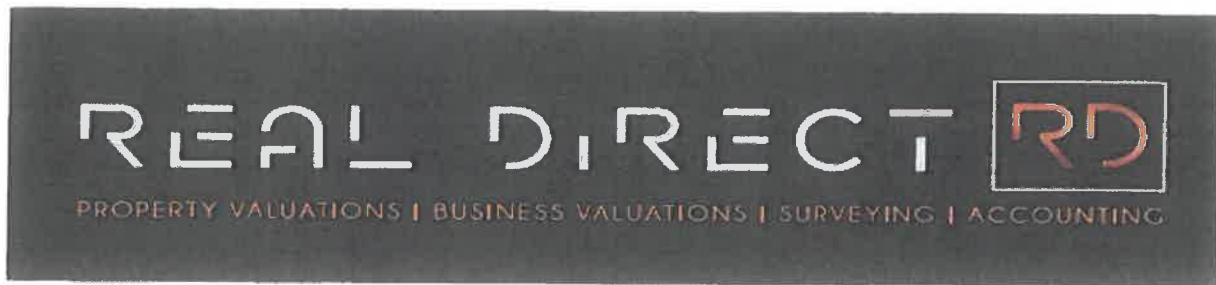
**ERVEN 12758
& 12759**

Erven 5908 - 5914

Erf 13246



KERK EVALUERINGS WAARDASIES



15 April 2021

CLUVER MARKOTTER PROKUREURS
1ste vloer
Cluver Markotter gebou
Meulstraat
STELLENBOSCH
7600

Ons verwysing:
RD20210407
Aandag
Arend de Waal

AANGAANDE: KRITIESE EVALUERING VAN WAARDASIES VAN ERF 13246, STELLENBOSCH

U opdrag gedateer 29 Maart 2021, verwys

Aangeheg vind die nodige dokumentasie en let asb daarop dat die verslag nie n opemark waardasie van die eiendom is nie en slegs n evaluering van die twee verslae soos aan ons voorsien.

Laat weet gerus indien jul 'n ten volle gemotiveerde verslag verlang om ons bevindinge meer breedvoerig te vervat,

Enige navrae kan gerig word aan my,

Baie dankie en groete

Jean Marais

PROFESSIONELE GEASSOSIEERDE WAARDEERDER

Nasionale Diploma in Eiendomswaardasies
MBA

Geregistreerd met die Suid-Afrikaanse Raad vir die Eiendomswaardasie Professie (SACPVP)

A handwritten signature in blue ink, appearing to read 'Erik Marais', is written over a faint, light blue circular stamp.

Erik Marais

PROFESSIONELE WAARDEERDER

Nasionale Diploma in Eiendomswaardasies

Geregistreerd met die Suid-Afrikaanse Raad vir die Eiendomswaardasie Professie (SACPVP)
Geregistreerd met die Suid-Afrikaanse Raad van Waardeerders (SA)



- 1.1 **Opdrag is ontvang van *Arend de Waal van Cluver Markotter Prokureurs*, namens die *Nederduitse Gereformeerde Kerk, Stellenbosch Welgelegen* om 'n evaluering te doen op vorige opemark waardasies wat op Erf 13246, Stellenbosch gedoen is.**
- 1.2 **Die inligting vervat in hierdie verslag na my wete korrek en is baseer op inligting ontvang van die opdraggewer en/of sy verteenwoordiger asook eksterne bronne.**
- 1.3 **Die menings uitgespreek en gevolgtrekkings gemaak, is gedoen na deeglike verifiëring en oorweging van die inligting.**

REAL DIRECT



PROPERTY VALUATIONS | BUSINESS VALUATIONS | SURVEYING | ACCOUNTING

EVALUERING VAN WAARDASIE VERSLAG



1. Aannames deur waardeerder

Die waardasies is gebaseer op die aanname dat die eiendom is geleë buite die huidige stedelike raamwerk val. Dit is deur ons ondersoek bevestig. Derhalwe word enige moontlike ontwikkelingspotensiaal buite rekening gelaat. Dit is redelik en korrek volgens ons.

2. Metodiek

Die voorgestelde *Vergelykbare Transaksie-metode* is die aanvaarde en mees geskikte metode.

3. Markondersoek

Die 10x transaksies wat gebruik is het die volgende gevolgtrekkings gehad, volgens die verslag, en word soos volg deur ons bespreek:

Transaksies #1, #8, #9 en #10.

Sales 1, 8 and 9 represent small holdings located in the Welgevonden and Jamestown nodes respectively. These sales are considered indicative of similar sized small holdings, but the location of the subject property is deemed superior which suggests an upward adjustment would be justified for the subject property. Sale 10 represents a similar sized tract of agricultural land located in a comparable node. This sale serves as a good indication of the rate to be applied to the subject property, with an upward adjustment justified for the efflux of time.

- Die waardeerder se gevolgtrekking is aanvaarbaar en ons stem saam met die vergelyking dat die onderwerpe eiendom se ligging hom onderskei van hierdie eiendomme. *Transaksie #10*, alhoewel die mees vergelykbare eiendom, is n enkele transaksie in Franschoek en kan nie verteenwoordigend wees van n marknorm mbt die onderwerp perseel nie.

Transaksies #2, #4, #5 en #6.

Sales 2, 4 and 5 represent smaller tracts of residential land located in prime residential estates. These properties are not considered directly comparable, but were included to illustrate the premium paid for prime residential land with concomitant lifestyle appeal. These sales ranged between R 5 460 000 and R 12 000 000 which is considered indicative of the opportunity value of a prime lifestyle opportunity in this node. It must however be borne in mind that these properties as located in secured villages. Sale 6 a vacant residential stand located in the immediate vicinity of the subject property, was included to illustrate the higher prices paid for small holdings (Sales 8 and 9) vis a vis vacant residential land in the same area.

- Ons stem saam dat hierdie persele uit die oogpunt van ligging uitstekend is maar dat weens die grootte die vergelyking volgens n per-vierkante-meter basis nie redelik en vergelykbaar is nie. In hierdie opsig moet dit genoem word dat die onderskeie kooppryse van R 5,460,000 en R5,990,000 vir twee persele van onderskeidelik 901m² en 1,099m² in die aanliggende residuesiële node beslis n aanwyser van die basiswaarde te wees.

Transaksies #3 en #7

"Sales 3 and 7 represent development sites, with development rights in place at the date of sale. The location of these properties is considered inferior, but the sales were included for comparison with larger tracts of land in demand due to the lifestyle appeal".

- Daar word saamgestem met die waardeerder se aanname aangesien hierdie potensiaal reeds in die vroeë stadium van die verslag buite rekening gelaat is.

Addisionele markinligting

Aangesien die onderwerp perseel oor n landbou sonering beskik, behoort dit, uit n potensiele benuttings oogpunt, addisionele waarde te skep. Die onderwerp eiendom kan in terme van die sonering benut word vir twee wooneenhede (daarteenoor laat die sonering van n enkel residuesiële gesoneerde perseel slegs een woonhuis toe).

Hierdie voordeel sal beslis die bemerkbaarheid van die onderwerp eiendom aansienlik verhoog in die opemark, na ons mening.

Die volgende transaksies is goeie markaanwysings van die geleentheidswaarde wat landbou sonering bied:

Gedeelte 1 van Plaas 1480, Stellenbosch

Koopprys: R26,000,000 (18 September 2009) – 4x geleenthede teen R 6,500,000 elk op datum van transaksie (en ongeveer R13,000,000/ geleentheid in 2021)



4. Gevolgtrekking

Alhoewel die waardasie verslag voldoen aan al die vereistes, is ons tog van mening dat in die toepassing van die finale waarde, die geleentheidswaarde wat die landbou sonering van die onderwerpperseel bied, nie beklemtoon word nie.

Gegewe hierdie voordeel tesame die uitstekende en unieke ligging, sal die onderwerpperseel heelwaarskynlik in die **R10,000,000 tot R12,000,000** prysklas tans verhandel, in ons opinie.

REAL DIRECT



PROPERTY VALUATIONS | BUSINESS VALUATIONS | SURVEYING | ACCOUNTING

EVALUERING VAN WAARDASIE VERSLAG



1. Aannames deur waardeerder

Die waardasies is gebasseer op die volgende aannames:

- Die eiendom is geleë buite die huidige stedelike raamwerk val. Dit is deur ons ondersoek en bevestig.
- Derhalwe word enige moontlike ontwikkelingspotensiaal buite rekening gelaat. Dit is redelik en korrek volgens ons.

2. Metodiek

- Die voorgestelde *Vergelykbare Transaksie-metode* is die aanvaarde en mees geskikte metode.

3. Markondersoek

Die 8x transaksies wat gebruik is het die volgende gevolgtrekkings gehad, volgens die verslag, en word soos volg deur ons bespreek:

“By analysing all the comparable transactions, we have concluded that Comparable sale 1 is not necessarily considered as the best comparable due to the larger extent of the property and the agricultural nature of the immediate surroundings. Comparables sales 2 and 3 are smaller in extent compared to the subject property, however considered more comparable to the subject property in terms of the highest and best use of the subject property i.e. a lifestyle opportunity. Comparable sales 4 to 8 comprise of upmarket residential zoned stands that are fully serviced and that fall within the urban edge of Stellenbosch. These comparable sales are far smaller compared to the subject property and range between 975m² and 4 124 m² in extent.

Furthermore, portion 9 of the farm Edgbaston no.104 (1.16ha) was listed earlier this year for R3 250 000 (R2 801 724/ha) as vacant agricultural land. This property forms part of the same small estate where Comparable 3 is situated. However, this property has since been rezoned to offer 45 development opportunities. This listing is currently at R10 950 000, which equates to a rate of R243 333 / opportunity”.

Transaksies #1 en #2.

Hierdie eiendomme verteenwoordig 'n perseel as deel van 'n groter produktiewe landbou entiteit. Eiendomme landelik geleë en nie vergelykbaar nie.

Transaksies #4, #2 en #6

Enkel residuesiële eenhede (met slegs een toelaatbare eenheid), baie kleiner erwe en geleë binne gevestigde buurte met beboude persele reg rondom. Nie vergelykbaar nie.

Transaksies #7 en #8.

Transaksie #7 is "outlier" en waarde heeltemal buitensporig en nie in-lyn met marknorme nie. Klein erf binne gevestigde node.

Koopsom van *R23,510,000* vir *Transaksie #8* verteenwoordig vakante grond binne die hartjie van *Stellenbosch* en die koper sal (as gekyk word na die omliggende eiendomme) heelwaarskynlik waarde toevoeg tot die eiendom deur te onderverdeel/ ontwikkel - gegewe die premie wat betaal is vir daardie potensiaal. Nie vergelykbaar nie na ons mening.

Transaksies #3

Hoogs vergelykbare eiendom. Soos die onderwerpeïendom beskik die perseel oor n Landbou-sonering (2x eenhede)en alhoewel ietwat kleiner, is die eiendom, soos die onderwerp perseel, ook op die rand van die stedelike raamwerk.

Die afskaling van die onderwerpeïendom se waarde met betrekking tot dat die transaksie se ligging binne n sekuriteits ontwikkeling, kan afgespeel word teen die meer eksklusiewe ligging van die onderwerpeïendom (in vergelyking met *Transaksie #3*).

Die aangepaste kwantum van ongeveer *R11,000,000/* hektaar op die datum van waardasie is realisties en direk vergelykbaar met die norm van die onderwerpeïendom.

Vir Aandag: Gys de Klerk

21 Mei 2021

Goeddag Gys,

KRITIESE EVALUERING VAN ERF 13246, STELLENBOSCH

Ek het die waardeerder (Real Direct) se opinie deurgelees en ondersteun die beginsels en besprekings wat hy opper – Ek is egter van mening dat 'n prys van R11m/ha nie tans behaal sal word nie.

Erf 13246 (Die eiendom) is volgens munisipale rekords gesoneer as Landbou. Die munisipale waardasies is dus gebaseer op landbou waarde. Aanpassing sou gemaak word vir ligging ens. Die munisipale waardasie sal dus veel laer wees as potensiële markwaarde in die ope mark. Na my mening is die eiendom 'n "baie" groot erf met Lanbousonering en moet daar na die geleentheidskoste gekyk word.

1. Die eiendom is geleë net langs die stedelike grens, wat beteken hoofdienste is reeds beskikbaar en slegs interne aansluitings hoef gedoen te word.
2. Die huidige sonering (Landbou) laat 2 woonhuise van 600m² toe. Hierdie is dus 'n unieke geleentheid vir 2 families om eiendom op aandeelblokskema te bekom. Daar is ook 'n mark vir eienaars wat leefstyl eiendomme soek maar nie die bedryf van landbou wil doen nie. Die wingerd kan maklik deur 'n wynmaker bestuur word en 'n eie etiket is altyd 'n trekpleister.
3. Die eiendom lê nie in die middel van nêrens en kan maklik aansluit by reeds beskikbare veiligheidsdienste – dit is dus 'n voordeel om langs die ontwikkelde eiendomme geleë te wees (maar tog ook deel van die landelike gebied).

Gegewe die beskikbare markinligting en tendense is my mening dat daar wel vraag sal wees vir die unieke eiendom en die eiendom behoort in die opemark tussen R7,0 en R8m te haal.

Met vriendelike groete



Deon Carstens
072 906 2717

APPENDIX 2



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Collaborator No:
IDP KPA Ref No:
Meeting Date:

(To be filled in by administration)
Good Governance
17 and 24 February 2021

1. SUBJECT

ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN: APPLICATION TO ENFORCE FALL-BACK CLAUSE

2. PURPOSE

The purpose of this item is to consider the enforcement of the fall-back clause in the Exchange of Land Agreement of 12 May 1995 and to determine the value at which such buy back should take place if approved.

3. DELEGATED AUTHORITY

For decision by Council.

4. EXECUTIVE SUMMARY

Stellenbosch Municipality and the Dutch Reform Church: Welgelegen concluded an Exchange of Land Agreement in 1995 in terms whereof erf 13246, Stellenbosch (municipal land) was exchanged for two residential erven in Die Boord, being erven 12758 and 12759 (church land) on an equal in value basis. The Agreement, however, has a fall-back clause, indicating that the land must be transferred back to the Municipality should it no longer needed for church purposes. Seeing that the Dutch Reform Church: Welgelegen does not want to use the property for church purposes they have requested that the fall-back clause be enforced, as per the Agreement. Council must agree to the value at which the property is bought back, as per the Agreement.

The item served before Mayco in November 2019 and was referred back. We received a update on the Municipal Value for the property on which the rates are based. That information is attached as **Appendix 8**.

It was resubmitted in February 2020, but did not serve on the agenda. It is now resubmitted for consideration. The item served before the Mayco meeting In November 2020, but no decision was taken. It is resubmitted for consideration in January and during the discussions the issue of clause 14.2 of the agreement (Appendix 1) was raised. Clause 14. 2 indicates a special condition requiring rezoning. It was argued that clause 14.2 is a suspensive condition. The Deeds Office did not regard this as a suspensive condition and the erf was transferred to the Municipality. If it was regarded as a suspensive condition it would not have been transferred. The condition in in our view requires that the erf in question must be rezoned before it can be used and build on as a church. There was a rezoning application (see paragraph 2 of appendix 2) which was approved. The rezoning will only vest when building is started within the prescribed 2 years from the date of the approval of the application. The rezoning lapsed as there was never a building built on the land. The special clause cannot now be used to claim that the swapping agreement is invalid especially as it was implemented.

5. RECOMMENDATIONS

5.1 For Council Consideration

6. DISCUSSION / CONTENT

6.1 Background

During 1995 Stellenbosch Municipality and the Dutch Reform Church: Welgelegen concluded an Exchange of Land Agreement, in terms whereof erf 13246, Stellenbosch (municipal owned land at the time) was exchanged for two residential erven (church land) in Die Boord on an equal in value basis. A copy of the Agreement is attached as **APPENDIX 1**.

6.2 Application to enforce buy-back clause

Hereto attached as **APPENDIX 2** a self-explanatory request from the Dutch Reform Church: Welgelegen, requesting Council to buy back erf 13246.

6.3 Discussion

6.3.1 Location and context

Erven 12758 and 12759 is situated in Rhodes- North Road, Die Boord, as indicated on Fig 1 and 2, below.



Fig 1: Location and context: Erven 12758 and 12759



Fig 2: Extent: Erven 12758 and 12759

Erf 13246 is located off Wildebosch Road, Paradyskloof, as indicated on Fig 3 and 4, below.

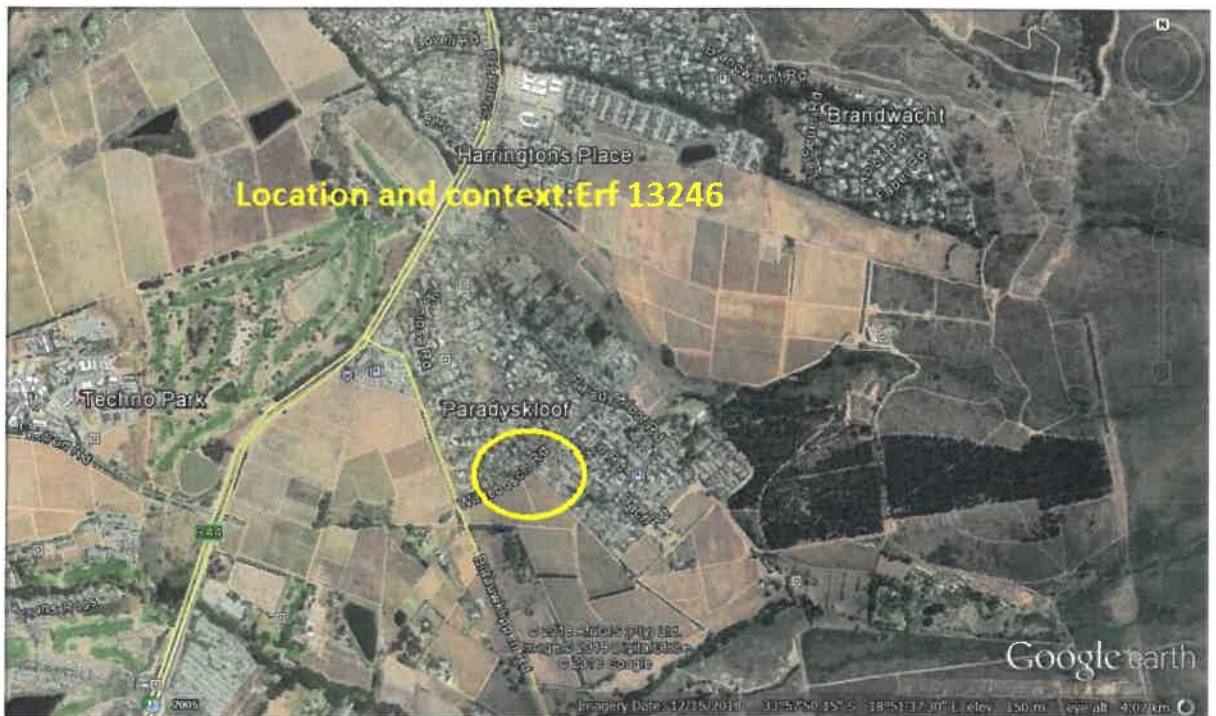


Fig 3: Location and context: erf 13246



Fig 4: Extent Erf 13246

6.3.2 Property description and Ownership

Erf 13246, measuring 9000m² in extent, is registered in the name of the Dutch Reform Church: Welgelegen, by virtue of Title Deed T4376/2001. Although erf 13246 was rezoned to Religious Purposes, this rezoning has lapsed. The zoning has therefor reverted back to Agricultural Use. See Windeed record attached as **APPENDIX 3**.

Erven 12758 and 12759 measuring 767m² and 720m² in extent respectively, are registered in the name of Stellenbosch Municipality by virtue of Title Deeds T4375/2001. See Windeed records attached as **APPENDIX 4** and **5** respectively. The properties are zone single residential but is used for an early childhood development centre in term of a Lease Agreement (undetermined period).

When Council acquire land no need exists in Law to follow a public participation process.

6.3.3 Contractual situation

In terms of clause 1 of the Exchange of Land Agreement (Ruilooreenkoms) the parties agreed that the properties which were the subject of the exchange, are equal in value.

In terms of clause 13, should erf 13246 not be used for religious purposes by the church, it will be transported back to the Municipality at an amount to be agreed upon by the parties.

6.3.4 Valuation

Hereto attached as **APPENDIX 6** and **7** respectively, valuations obtained from Pendo Property Valuers and DDP, valuing the property at R5 100 000.00 and R4 500 000, respectively. The weighted average is R4 800 000.00.

6.3.5 Options available to Council

In terms of clause 13 of the Exchange of Land Agreement, should erf 13246 not be used for religious purposes by the church, it must be transferred back to the Municipality at an amount to be agreed upon between the parties.

6.4 Financial Implications

Should Council resolve to buy-back erf 13246, the initial financial cost will be determined by the amount that Council resolve to pay for the property plus transfer costs, should the parties reach agreement.

6.5 Staff Implications

No additional staff implications.

6.6 Previous / Relevant Council Resolutions

Council has approved the initial Exchange of Land, during 1995, but no detail could be found. The item also served as a Mayoral Committee meeting held on 2019-05-21, where

it was decided to refer the matter back to allow the Administration to obtain additional information.

6.7 Risk Implications

Risks are addressed in the item.

6.8 Comments from Senior Management

6.8.1 Director: Infrastructure Services

No comments received

6.8.2 Director: Planning and Economic Development

Non received

6.8.3 Chief Financial Officer

See Appendix 8.

6.8.4 Director: Community and Protection Services

Non received

6.8.5 Municipal Manager

Notes the recommendations

ANNEXURES:

Appendix 1: Copy of Agreement

Appendix 2: Request from Dutch Reform Church

Appendix 3: Windeed report

Appendix 4 and 5: Windeed records

Appendix 6: Valuation report Pendo

Appendix 7: Valuation report DDP

Appendix 8: Input from the CFO

FOR FURTHER DETAILS CONTACT:

NAME	PIET SMIT
POSITION	Manager: Property Management
DIRECTORATE	Corporate Services
CONTACT NUMBERS	021-8088750
E-MAIL ADDRESS	Piet.smit@stellenbosch.gov.za
REPORT DATE	2020 – 11- 09

APPENDIX 3

8.1.1	ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN: APPLICATION TO ENFORCE FALL-BACK CLAUSE
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

17 February 2021

1. SUBJECT: ERF 13246, STELLENBOSCH: DUTCH REFORM CHURCH: WELGELEGEN: APPLICATION TO ENFORCE FALL-BACK CLAUSE

1. PURPOSE

To consider the enforcement of the fall-back clause in the Exchange of Land Agreement of 12 May 1995 and to determine the value at which such buy back should take place if approved.

2. DELEGATED AUTHORITY

For decision by Council.

3. EXECUTIVE SUMMARY

Stellenbosch Municipality and the Dutch Reform Church: Welgelegen concluded an Exchange of Land Agreement in 1995 in terms whereof erf 13246, Stellenbosch (municipal land) was exchanged for two residential erven in Die Boord, being erven 12758 and 12759 (church land) on an equal in value basis. The Agreement, however, has a fall-back clause, indicating that the land must be transferred back to the Municipality should it no longer needed for church purposes. Seeing that the Dutch Reform Church: Welgelegen does not want to use the property for church purposes they have requested that the fall-back clause be enforced, as per the Agreement. Council must agree to the value at which the property is bought back, as per the Agreement.

The item served before Mayco in November 2019 and was referred back. We received an update on the Municipal Value for the property on which the rates are base. That information is attached as **APPENDIX 8**.

It was resubmitted in February 2020, but did not serve on the agenda. It is now resubmitted for consideration. The item served before the Mayco meeting in November 2020, but no decision was taken. It is resubmitted for consideration in January and during the discussions the issue of clause 14.2 of the agreement (**APPENDIX 1**) was raised. Clause 14. 2 indicates a special condition requiring rezoning. It was argued that clause 14.2 is a suspensive condition. The Deeds Office did not regard this as a suspensive condition and the erf was transferred to the Municipality. If it was regarded as a suspensive condition it would not have been transferred. The condition in our view requires that the erf in question must be rezoned before it can be used and build on as a church.

There was a rezoning application (see paragraph 2 of **APPENDIX 2**) which was approved. The rezoning will only vest when building is started within the prescribed 2 years from the date of the approval of the application. The rezoning lapsed as there

was never a building built on the land. The special clause cannot now be used to claim that the swapping agreement is invalid especially as it was implemented.

SPECIAL COUNCIL MEETING: 2021-02-24: ITEM 8.1

RESOLVED (majority vote)

- (a) that Council invokes the buy-back clause;
- (b) that the Municipal Manager be mandated to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch, from the Dutch Reform Church: Welgelegen; and
- (c) that the Municipal Manager reports back to Council on the price before a final decision is made and the sale agreement is signed.

The following Councillors requested that their votes of dissent be minuted:

Cllr G Cele (Ms); FT Bangani-Menziwe (Ms); N Mananga-Gugushe (Ms); C Moses (Ms); RS Nalumango (Ms); N Sinkinya (Ms); P Sitshoti (Ms) and LL Stander.

FOR FURTHER DETAILS CONTACT:

NAME	PIET SMIT
POSITION	Manager: Property Management
DIRECTORATE	Corporate Services
CONTACT NUMBERS	021-8088750
E-MAIL ADDRESS	<u>Piet.smit@stellenbosch.gov.za</u>
REPORT DATE	2020 – 11- 09

APPENDIX 4



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

KANTOOR VAN DIE MUNISIPALE BESTUURDER

Ons verw.: Erf 13246 St/Bosch

Navrae: Piet Smith

Epos: piet.smith@stellenbosch.gov.za

Datum: 30 Maart 2021

Die Voorsitter: NG Gemeente Stellenbosch-Welgelegen

Buitekringweg 6

Dalsig

7600

Geagte Ds Monty Sahn

TERUGKOOP KLOUSULE: ERF 13246, STELLENBOSCH

U skrywe gedateer 04 Oktober 2018, verwys.

Neem asseblief kennis dat die Raad op 27 Februarie 2021, hierdie aangeleenthied oorweeg het. Na oorweging, is die volgende besluit geneem:

"RESOLVED (majority vote)

- a) *that Council invokes the buy-back clause;*
- b) *that the Municipal Manager be mandated to negotiate a mutually agreed price to buy back erf 13246, Stellenbosch, from the Dutch Reform Church: Welgelegen; and*
- c) *that the Municipal Manager report back to Council on the price before a final decision is made and the sale agreement is signed".*

Ek het intussen die agtergrond inligting bestudeer, insluitende die twee kwotasies wat in hierdie verband verkry is.

Na oorweging van al die relevante inligting tot my beskikking, insluitende die huidige munisipale waardasie, is ek van mening dat 'n billike koopsom vir die betrokke eiendom R2 700 000.00 is.

Gemelde prys is gebaseer op die jongste munisipale waardasie (2021).

Om my in staat te stel om terugvoering aan die Raad te gee, verneem ek graag of u genoemde aanbod aanvaar, onderhewig daaraan dat die Munisipale Raad dit so aanvaar.

Ek verneem graag van u.

Die uwe,

Geraldine Mettler
Munisipale Bestuurder

APPENDIX 5

U verw: Erf 13246 Stellenbosch
Datum: 22 April 2021

Die Kantoor van die Munisipale Bestuurder
Stellenbosch Munisipaliteit
Pleinstraat 3
Stellenbosch
7600

Geagte me Mettler

TERUGKOOP KLOUSULE: ERF 13246 STELLENBOSCH

Ons verwys na u skrywe van 30 Maart 2021, waarop ons ontvangs erken het in ons skrywe van 19 April 2021.

Die Kerkraad het hierdie aangeleentheid nou behoorlik oorweeg aan die hand van 'n verslag wat ons laat opstel het deur 'n onafhanklike waardeerder, mnr Jean Marais van Real Direct.

Ons is van mening dat die koopprys van hierdie eiendom slegs bepaal kan word aan die hand van die huidige billike markwaarde daarvan. Ons het dus 'n kundige waardeerder geraadpleeg hieroor, wie van mening is dat die huidige billike markwaarde van hierdie eiendom tussen R10 000 000,00 en R12 000 000,00 is. Sy motivering hiervoor word volledig uiteengesit in die aangehegte verslag.

Ons verskil dus met respek van u mening dat die bedrag van R2 700 000,00 'n billike koopprys vir hierdie eiendom is. Hierdie bedrag is in ieder geval wesenlik minder as die onafhanklike waardasies wat u ten opsigte van die eiendom laat doen het.

U is in terme van u Raad se besluit gemagtig om met ons te onderhandel in 'n poging om ooreen te kom op 'n koopprys wat vir beide partye aanvaarbaar is.

Ons glo dat dit bewerkstellig kan word en sal graag met u wil vergader hieroor.

Ons verneem vriendelik wanneer dit vir u geleë sal wees om ons te woord te staan hieroor.

Vriendelik die uwe



Ds Monty Sahd namens NGK Stellenbosch-Welgelegen

REAL DIRECT



PROPERTY VALUATIONS | BUSINESS VALUATIONS | SURVEYING | ACCOUNTING

15 April 2021

CLUVER MARKOTTER PROKUREURS
1ste vloer
Cluver Markotter gebou
Meulstraat
STELLENBOSCH
7600

Ons verwysing:
RD20210407
Aandag
Arend de Waal

AANGAANDE: KRITIESE EVALUERING VAN WAARDASIES VAN ERF 13246, STELLENBOSCH

U opdrag gedateer 29 Maart 2021, verwys

Aangeheg vind die nodige dokumentasie en let asb daarop dat die verslag nie n opemark waardasie van die eiendom is nie en slegs n evaluering van die twee verslae soos aan ons voorsien.

Laat weet gerus indien jul 'n ten volle gemotiveerde verslag verlang om ons bevindinge meer breedvoerig te vervat,

Enige navrae kan gerig word aan my,

Baie dankie en groete

Jean Marais

PROFESSIONELE GEASSOSIEERDE WAARDEERDER

Nasionale Diploma in Eiendomswaardasies

MBA

Geregistreerd met die Suid-Afrikaanse Raad vir die Eiendomswaardasie Professie (SACPVP)

Erik Marais

PROFESSIONELE WAARDEERDER

Nasionale Diploma in Eiendomswaardasies

Geregistreerd met die Suid-Afrikaanse Raad vir die Eiendomswaardasie Professie (SACPVP)

Geregistreerd met die Suid-Afrikaanse Raad van Waardeerders (SA)

REAL DIRECT



PROPERTY VALUATIONS | BUSINESS VALUATIONS | SURVEYING | ACCOUNTING

- 1.1 Opdrag is ontvang van *Arend de Waal van Cluver Markotter Prokureurs*, namens die *Nederduitse Gereformeerde Kerk, Stellenbosch Welgelegen* om 'n evaluering te doen op vorige opemark waardasies wat op Erf 13246, Stellenbosch gedoen is.
- 1.2 Die inligting vervat in hierdie verslag na my wete korrek en is baseer op inligting ontvang van die opdraggewer en/of sy verteenwoordiger asook eksterne bronne.
- 1.3 Die menings uitgespreek en gevolgtrekkings gemaak, is gedoen na deeglike verifiëring en oorweging van die inligting.

EVALUERING VAN WAARDASIE VERSLAG



1. Aannames deur waardeerder

Die waardasies is gebaseer op die aanname dat die eiendom is geleë buite die huidige stedelike raamwerk val. Dit is deur ons ondersoek bevestig. Derhalwe word enige moontlike ontwikkelingspotensiaal buite rekening gelaat. Dit is redelik en korrek volgens ons.

2. Metodiek

Die voorgestelde *Vergelykbare Transaksie-metode* is die aanvaarde en mees geskikte metode.

3. Markondersoek

Die 10x transaksies wat gebruik is het die volgende gevolgtrekkings gehad, volgens die verslag, en word soos volg deur ons bespreek:

Transaksies #1, #8, #9 en #10.

Sales 1, 8 and 9 represent small holdings located in the Welgevonden and Jamestown nodes respectively. These sales are considered indicative of similar sized small holdings, but the location of the subject property is deemed superior which suggests an upward adjustment would be justified for the subject property. Sale 10 represents a similar sized tract of agricultural land located in a comparable node. This sale serves as a good indication of the rate to be applied to the subject property, with an upward adjustment justified for the efflux of time.

- Die waardeerder se gevolgtrekking is aanvaarbaar en ons stem saam met die vergelyking dat die onderwerpeiendom se ligging hom onderskei van hierdie eiendomme. *Transaksie #10*, alhoewel die mees vergelykbare eiendom, is n enkele transaksie in Franschoek en kan nie verteenwoordigend wees van n marknorm mbt die onderwerp perseel nie.

Transaksies #2, #4, #5 en #6.

Sales 2, 4 and 5 represent smaller tracts of residential land located in prime residential estates. These properties are not considered directly comparable, but were included to illustrate the premium paid for prime residential land with concomitant lifestyle appeal. These sales ranged between R 5 460 000 and R 12 000 000 which is considered indicative of the opportunity value of a prime lifestyle opportunity in this node. It must however be borne in mind that these properties as located in secured villages. Sale 6, a vacant residential stand located in the immediate vicinity of the subject property, was included to illustrate the higher prices paid for small holdings (Sales 8 and 9) vis a vis vacant residential land in the same area.

- Ons stem saam dat hierdie persele uit die oogpunt van ligging uitstekend is maar dat weens die grootte die vergelyking volgens n per-vierkante-meter basis nie redelik en vergelykbaar is nie. In hierdie opsig moet dit genoem word dat die onderskeie kooppryse van R 5,460,000 en R5,990,000 vir twee persele van onderskeidelik 901m² en 1,099m² in die aanliggende residiële node beslis n aanwyser van die basiswaarde te wees.

Transaksies #3 en #7

“Sales 3 and 7 represent development sites, with development rights in place at the date of sale. The location of these properties is considered inferior, but the sales were included for comparison with larger tracts of land in demand due to the lifestyle appeal”.

- Daar word saamgestem met die waardeerder se aanname aangesien hierdie potensiaal reeds in die vroeë stadium van die verslag buite rekening gelaat is.

Addisionele markinligting

Aangesien die onderwerp perseel oor n landbou sonering beskik, behoort dit, uit n potensiele benuttings oogpunt, addisionele waarde te skep. Die onderwerp eiendom kan in terme van die sonering benut word vir twee wooneenhede (daarteenoor laat die sonering van n enkel residiële gesoneerde perseel slegs een woonhuis toe).

Hierdie voordeel sal beslis die bemarkbaarheid van die onderwerp eiendom aansienlik verhoog in die opemark, na ons mening.

Die volgende transaksies is goeie markaanwysings van die geleentheidswaarde wat landbou sonering bied:

Gedeelte 1 van Plaas 1480, Stellenbosch

Koopprys: R26,000,000 (18 September 2009) – 4x geleentheid teen R 6,500,000 elk op datum van transaksie (en ongeveer R13,000,000/ geleentheid in 2021)



4. Gevolgtrekking

Alhoewel die waardasie verslag voldoen aan al die vereistes, is ons tog van mening dat in die toepassing van die finale waarde, die geleentheidswaarde wat die landbou sonering van die onderwerperseel bied, nie beklemtoon word nie.

Gegewe hierdie voordeel tesame die uitstekende en unieke ligging, sal die onderwerperseel heelwaarskynlik in die **R10,000,000 tot R12,000,000** prysklas tans verhandel, in ons opinie.

REAL DIRECT



PROPERTY VALUATIONS | BUSINESS VALUATIONS | SURVEYING | ACCOUNTING

EVALUERING VAN WAARDASIE VERSLAG



1. Aannames deur waardeerder

Die waardasies is gebaseer op die volgende aannames:

- Die eiendom is geleë buite die huidige stedelike raamwerk val. Dit is deur ons ondersoek en bevestig.
- Derhalwe word enige moontlike ontwikkelingspotensiaal buite rekening gelaat. Dit is redelik en korrek volgens ons.

2. Metodiek

- Die voorgestelde *Vergelykbare Transaksie-metode* is die aanvaarde en mees geskikte metode.

3. Markondersoek

Die 8x transaksies wat gebruik is het die volgende gevolgtrekkings gehad, volgens die verslag, en word soos volg deur ons bespreek:

“By analysing all the comparable transactions, we have concluded that Comparable sale 1 is not necessarily considered as the best comparable due to the larger extent of the property and the agricultural nature of the immediate surroundings. Comparables sales 2 and 3 are smaller in extent compared to the subject property, however considered more comparable to the subject property in terms of the highest and best use of the subject property i.e. a lifestyle opportunity. Comparable sales 4 to 8 comprise of upmarket residential zoned stands that are fully serviced and that fall within the urban edge of Stellenbosch. These comparable sales are far smaller compared to the subject property and range between 975m² and 4 124 m² in extent.

Furthermore, portion 9 of the farm Edgbaston no.104 (1.16ha) was listed earlier this year for R3 250 000 (R2 801 724/ha) as vacant agricultural land. This property forms part of the same small estate where Comparable 3 is situated. However, this property has since been rezoned to offer 45 development opportunities. This listing is currently at R10 950 000, which equates to a rate of R243 333 / opportunity”.

Transaksies #1 en #2.

Hierdie eiendomme verteenwoordig 'n perseel as deel van 'n groter produktiewe landbou entiteit. Eiendomme landelik geleë en nie vergelykbaar nie.

Transaksies #4, #2 en #6

Enkel residuesiële eenhede (met slegs een toelaatbare eenheid), baie kleiner erwe en geleë binne gevestigde buurte met beboude persele reg rondom. Nie vergelykbaar nie.

Transaksies #7 en #8.

Transaksie #7 is "outlier" en waarde heeltemal buitensporig en nie in-lyn met marknorme nie. Klein erf binne gevestigde node.

Koopsom van *R23,510,000* vir *Transaksie #8* verteenwoordig vakante grond binne die hartjie van *Stellenbosch* en die koper sal (as gekyk word na die omliggende eiendomme) heelwaarskynlik waarde toevoeg tot die eiendom deur te onderverdeel/ ontwikkel – gegewe die premie wat betaal is vir daardie potensiaal. Nie vergelykbaar nie na ons mening.

Transaksies #3

Hoogs vergelykbare eiendom. Soos die onderwerpeïendom beskik die perseel oor n Landbou-sonering (2x eenhede) en alhoewel ietwat kleiner, is die eiendom, soos die onderwerp perseel, ook op die rand van die stedelike raamwerk.

Die afskaling van die onderwerpeïendom se waarde met betrekking tot dat die transaksie se ligging binne n sekuriteits ontwikkeling, kan afgespeel word teen die meer eksklusiewe ligging van die onderwerpeïendom (in vergelyking met *Transaksie #3*).

Die aangepaste kwantum van ongeveer *R11,000,000/* hektaar op die datum van waardasie is realisties en direk vergelykbaar met die norm van die onderwerpeïendom.

7.2.2	REPORT BACK ON THE REMOVAL OF RESTRICTIVE CONDITIONS AND FALL-BACK CLAUSE: ERF 6128, STELLENBOSCH
--------------	--

Collaborator No:
IDP KPA Ref No: Good Governance
Meeting Date: 19 April 2022

1. SUBJECT: REPORT BACK ON THE REMOVAL OF RESTRICTIVE CONDITIONS AND FALL-BACK CLAUSE: ERF 6128, STELLENBOSCH

2. PURPOSE

Is to report back on the mandate given by Council to enter into discussions with the Owners of Erf 6128 as well to request Council to consider a request for the removal of restrictive conditions from the Title Deed of erf 6128, Stellenbosch, to allow the owner to apply for the rezoning of the erf from Light Industrial to General Business Zone, in order to accommodate the planned retail shops and offices, as per their application.

3. DELEGATED AUTHORITY

The Municipal Council must consider the matter.

4. EXECUTIVE SUMMARY

The current owners of erf 6128, Stellenbosch bought the property in 2013 for an amount of R12 000 000. The property was registered in their name on 3 March 2014.

They have subsequently demolished the existing buildings, with the view of redeveloping the site for retail shops and offices which will service the community and upgrade the visual impact of the entrance to Stellenbosch.

With the submission of their building plans, they were, however informed that the property must first be rezoned from Light Industrial to General Business Zone to accommodate the proposed development. They have subsequently submitted a rezoning application to this effect, together with an application for the relaxation of the restrictive title deed conditions B.1 and 2, i.e. that the property may only be used for industrial purposes, failing which the property shall revert to the Municipality, subject to certain conditions. It should also be noted that the restriction on the title deed condition in terms of the fall-back clause is only applicable on a portion of the property. The proposed development also is in line with the Municipalities SDF.

The Planning and Development Department has requested that Council consider the matter, i.e. whether they are going to enforce the title deed conditions (buy back the property) or whether the conditions can be removed from the title deed of the erf.

Council at a Special in-committee meeting of 2021-09-29 item 12.4.2 mandated the Municipal Manager to enter into discussions with landowners to facilitate an amicable solution given by the buy-back clause. The Municipal Manager subsequently met with the owner on 10 March 2022. An agreement, subject to council approval, was reached that an item will be re-submitted to Council to request Council to approve that the restrictive conditions contained in paragraph 2.B.1 and 2.B.2 of the title Deed T10083/2014, as set out in paragraph 6.2.1, be removed, subject thereto that the necessary processes set out in Section 33(4) of the Stellenbosch Land-use Planning By-law be followed.

The re-development of the property is in line with Council's approved SDF as well as the broader objectives of the IDP. It will service the Community of Stellenbosch, upgrade the visual impact of the entrance to Stellenbosch and help with the prevention of crime and security in the area. It should also be noted that the property is currently on the market to be sold.

5. RECOMMENDATION

- (a) that council notes the feedback from the municipal manager;
- (b) that council agrees not to invoke the fall back condition provided that a written agreement is reached that: the development applied for (**APPENDIX 2**) is completed within a period of 24 months and in accordance with the prevailing planning provisions; and
- (c) that should the property be sold prior to the development as per (b) above the fall back clause will be invoked and the property will fall back to the municipality as per the existing restrictive condition in the title deed.

6. DISCUSSION / CONTENT

6.1 Background

6.1.1 Acquisition of erf 6128

During 2013 Lorax Property Investment (Pty) Ltd acquired erf 6128 at a purchase price of R12 000 000. The property was registered in their name on 2014.03.03. See Windeed record attached as **APPENDIX 1**.

6.1.2 Demolition of buildings

During 2018 the owner demolished the buildings on the site, due to vandalism, security as well as with the view of re-developing the site for retail shops and offices.

6.1.3 Building plan

Following the demolition of the buildings, building plans were submitted, with the view of redeveloping the site which will service the community and upgrade the visual impact of the entrance to Stellenbosch. The owner, however, was informed that they must first submit a rezoning application, allowing for retail shops and offices.

6.1.4 Rezoning application

During January 2019 the owner submitted a rezoning application to enable them to do the redevelopment. A copy of their application is attached as **APPENDIX 2**.

6.1.5 Restrictive conditions

Following the submission of the rezoning application, it became evident that there are specific restrictive title deed conditions prohibiting the rezoning of the property.

There are 2 title conditions:

1. Servitudes registered for access in favour of properties that does not belong to the municipality and does not exist anymore;
2. Land use restriction that indicates that the property may only be used for light industrial purposes. The planning department confirms that this restriction is a land use matter and will and can be dealt with through the normal rezoning application
3. A fall back clause that if the zoning is changed then council may exercise its rights to reclaim the land.

For this reason, the Planning Department has decided not to consider the Land-use application until such time as the restrictive conditions have been removed.

On legal advise it is recommended not to remove the fall back clause as that protect' s Council's right. If Council is however happy with the proposed development, Council can, by agreement, allow the process to continue and not invoke the fall back provision. Should the owners not proceed as agreed Council can then invoke the clause as it is contained in the title deed.

See correspondence in this regard, attached as **APPENDIX 3**.

6.2 Discussion

6.2.1 Locality and context

Erf 6128 is situated off Bird Street, as indicated on Fig 1 and 2 below.

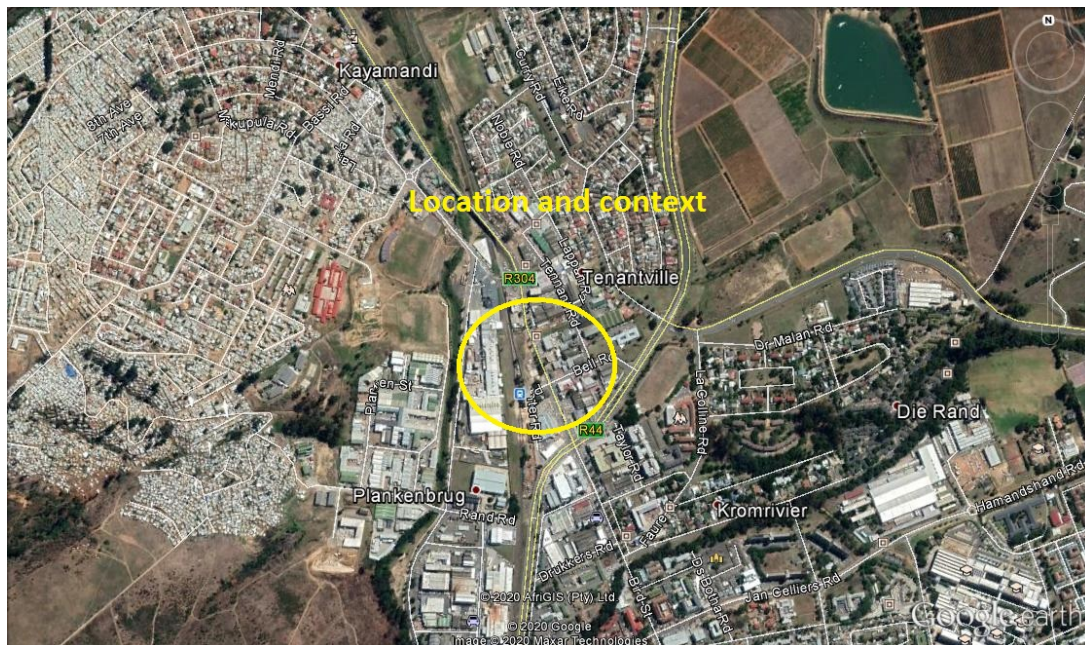


Fig 1: Location and regional context



Fig 2: Erf 6128

6.2.2 Restrictive title deed conditions

As indicated above, there are restrictive conditions registered against the title deed of the property, prohibiting it from being utilised/ developed as a General Business site, allowing for retail shops and offices, as set out in more detail below:

*2.B.1 "That the said land shall be solely used for **industrial purposes**, provided that the Transferee and his successors in title shall have the right to erect on dwelling house on a portion thereof as a residence for the present and future owner, his manager or representative"*

*2.B.2 "**In the event of the land being no longer used by the Transferee or his successors in title for industrial purpose and such transferee fails to dispose of land to some Company, person or persons for industrial purposes within six months thereafter, then the said land shall revert to the said Municipality, who shall have the right to dispose of same against payment to the then registered owner of the value of the buildings erected thereon, such value to be fixed by two independent Sworn Appraisers, who shall have due regard to the state of the market at the same time of making the appraisal, the purpose for which the intending purchaser requires such buildings, also any other circumstances which may detrimentally affect the value thereof"***

It should also be noted that the conditions as contained in the Deed of Transfer Number T5999 dated 5 June 1942 is only applicable on a portion of the property. A copy of the Title Deed is attached as **APPENDIX 4**.

6.3 Financial implications

To determine the value of the fall back provision is challenging as the buildings that was on the property has been demolished and the value of the fall back provision was dependant on that.

6.4 Legal implications

In terms of Section 33 of the Stellenbosch Municipal Land-use By-law:

“33. (1) The Municipality may, on its own initiative or on application in terms of section 15(2), remove, suspend or amend a restrictive condition.

(2) The Municipality may remove, suspend or amend a restrictive condition—

(a) permanently;

(b) for a period specified in the approval; or

(c) subject to conditions of approval.

(3) In addition to the procedures set out in Chapter IV, the owner must

(a) submit a copy of the relevant title deed to the Municipality; and

(b) where applicable, submit the bondholder’s consent to the application.

(4) The Municipality must cause a notice of an application in terms of subsection (1) to be served on

(a) all organs of state that may have an interest in the restrictive condition;

(b) a person whose rights or legitimate expectations will be affected by the approval of the application; and

(c) all persons mentioned in the title deed for whose benefit the restrictive condition applies.

(5) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:

(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;

(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;

(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;

(d) the social benefit of the restrictive condition remaining in place in its existing form;

(e) the social benefit of the removal, suspension or amendment of the restrictive condition; and

(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

(6) An approval to remove, suspend or amend a restrictive condition comes into operation—

(a) if no appeal has been lodged, after the expiry of the period contemplated in section 79(2) within which an appeal must be lodged; or

(b) if an appeal has been lodged, when the Appeal Authority has decided on the appeal.

(7) The Municipality must cause a notice of the decision to remove, suspend or amend a restrictive condition to be published in the Provincial Gazette after the decision comes into operation as contemplated in subsection (6) and notify the Registrar of the decision.”

6.5 Staff Implications

This report has no additional staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions

In-Committee meeting of Special meeting of Council: 2021-09-29 item 12.4.2.

6.7 Risk Implications

The risks has been addressed in the item.

6.8 Comments from Senior Management

The comments from Planning and the Municipal Manager is incorporated in the item.

ANNEXURES:

Appendix 1: Windeed record

Appendix 2: Rezoning application

Appendix 3: Correspondence between Departments

Appendix 4: Copy of Title Deed

FOR FURTHER DETAILS CONTACT:

<i>NAME</i>	Geraldine Mettler
<i>POSITION</i>	<i>Municipal Manager</i>
<i>DIRECTORATE</i>	
<i>CONTACT NUMBERS</i>	021 808 8025
<i>E-MAIL ADDRESS</i>	<i>municipal.manager@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	2020-03-16

APPENDIX 1

Printed: 2020/07/20 09:35

windeed
A LexisNexis® Product

WinDeed Database Deeds Office Property

STELLENBOSCH, 6128, 0 (CAPE TOWN)

GENERAL INFORMATION

Date Requested 2020/07/20 09:31
Deeds Office CAPE TOWN
Information Source WINDEED DATABASE
Reference -

**PROPERTY INFORMATION**

Property Type ERF
Erf Number 6128
Portion Number 0
Township STELLENBOSCH
Local Authority STELLENBOSCH MUN
Registration Division STELLENBOSCH RD
Province WESTERN CAPE
Diagram Deed T27537/977
Extent 4144.0000SQM
Previous Description -
LPI Code C0670022000061280000

OWNER INFORMATION**Owner 1 of 1**

Type COMPANY
Name LORAX PROP INV PTY LTD
ID / Reg. Number 201204008007
Title Deed T10083/2014
Registration Date 2014/03/03
Purchase Price (R) 12,000,000
Purchase Date 2013/10/31
Share 0.00
Microfilm -
Multiple Properties NO
Multiple Owners NO

ENDORSEMENTS (1)

#	Document	Institution	Amount (R)	Microfilm
1	ERF-6126,R/E-14	-	UNKNOWN	-

HISTORIC DOCUMENTS (3)

#	Document	Owner	Amount (R)	Microfilm
1	T27537/1977	GELB NEIL	UNKNOWN	-
2	T27537/1977	GELB RICHARD ALAN	UNKNOWN	-
3	B21768/2014	-	10,125,000	-

DISCLAIMER

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APPENDIX 2

Postnet Sulte 231
 Private Bag X5061
 Stellenbosch, 7599
 Ph: 021-885 2013
 Fax: 021:885 2852
 Email:
 rose@bartinney.co.za

Lorax

Property Investments Pty Ltd

8 February 2019

Rezoning Application Erf 6128, Stellenbosch

To Whom it may Concern

Dear Sir/Madam

Our rezoning application refers. Please find below the motivation for changing the current of Light Industrial to Commercial 1.

MOTIVATION

Stellenbosch is under pressure as the population has increased dramatically without the needed retail outlets to support this increase.

The site is highly visible and very strategically located at the "Gateway" to Stellenbosch, adjacent Bird Street, the main arterial providing access to the town from the north. Additionally, the site is located directly adjacent the Du Toit Street Railway Station, where large numbers of pedestrians and commuters access the railway network.

This strategic location makes it ideal for commercial and retail development, to serve the growing urban population of Stellenbosch. The character of the area is changing – from light industrial, which historically acted as a buffer between the historically white and coloured and black townships of Stellenbosch, to land uses which includes commercial and residential which in future can act as integrators of the previously disadvantaged areas, with the historic centre of town.

To this end, the current light industrial zoning is considered inappropriate to accommodate this changing character. It is therefore argued that a Commercial 1 zoning, and the development of a small convenience retail centre on this site, would not only be in line with the broader objectives of the Stellenbosch IDP, but would serve the broader population of Stellenbosch and be a more appropriate development response along one of the main entrance points to this historic town.

Commercial zone 1 zoning has the following advantages:

1. **Servicing the Community:** the communities of Kyamandi, Cloetesville and Koelenhof are under serviced by retail facilities.
2. **Upgrade the Visual Impact of Entrance to Stellenbosch:** main ingress from the N1 to Stellenbosch needs improving and changing the zoning from light industrial to people oriented business and attractive buildings is important.
3. **Opportunity for Road Upgrade:** Bird Street is heavily congested and needs to be enlarged and the retail development can accommodate this.
4. **Major movement hub:** the area serves at a major node of human movement including the informal taxi rank (Kyamandi Bridge), the train station (Du Toit Station), road traffic (Bird Street) and walking route industrial zoning does not enhance this
5. **Crime and Security:** the upgrading of the area including lighting, tree planting will fix 'the broken window syndrome' prevalent in the area.

6. **Jobs:** both temporary (construction) and permanent jobs will be created by a retail environment.
7. **Green Energy and sustainable use of resources:** PV solar power is going to produce at least 50% of the energy requirements and rainwater water tanks will be used to ensure most efficient use of water.

We hope that our application will be seen in the positive way it is intended for the overall betterment of Stellenbosch and our communities.

Yours faithfully,

Rosemary Jordaan

CEO Lorax Property Investments Pty Ltd

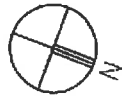
rose@bartinney.co.za Company Reg. No 2012/040080/07

STELLENBOSCH MUNICIPALITY
PLANNING AND ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

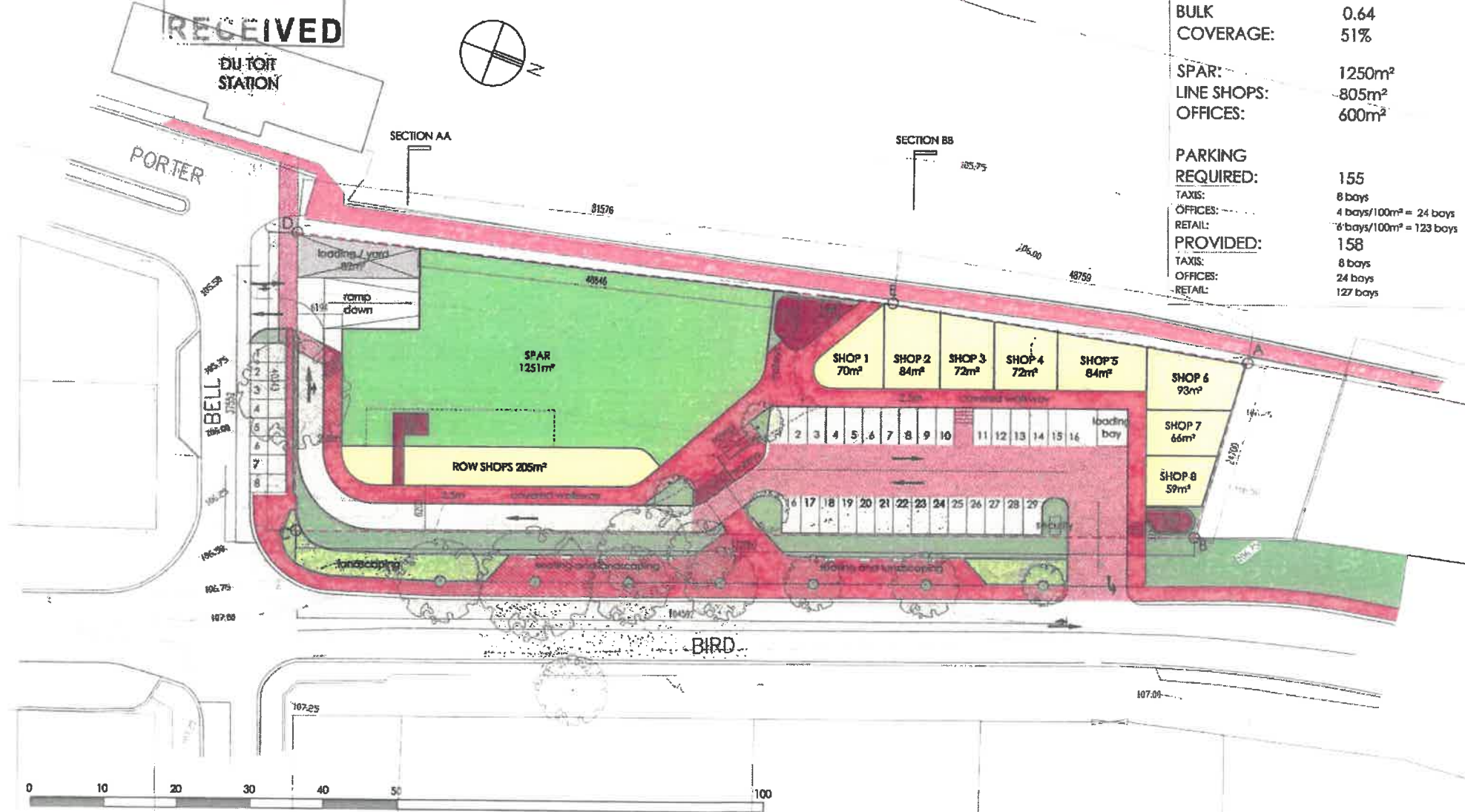
23 JAN 2019

RECEIVED

DU TOIT
STATION



SITE AREA:	4144m ²
GLA:	2655m ²
BULK COVERAGE:	0.64
SPAR:	1250m ²
LINE SHOPS:	805m ²
OFFICES:	600m ²
PARKING REQUIRED:	155
TAXIS:	8 bays
OFFICES:	4 bays/100m ² = 24 bays
RETAIL:	6 bays/100m ² = 123 bays
PROVIDED:	158
TAXIS:	8 bays
OFFICES:	24 bays
RETAIL:	127 bays



Ground Floor Plan | Scale 1:500 @ A3

project
BIRD STREET COMMERCIAL DEVELOPMENT
for Rose Jordaan
Erf 6128,
Bird Street,
Stellenbosch

drawing
SITE DEVELOPMENT PLAN
21 January 2019

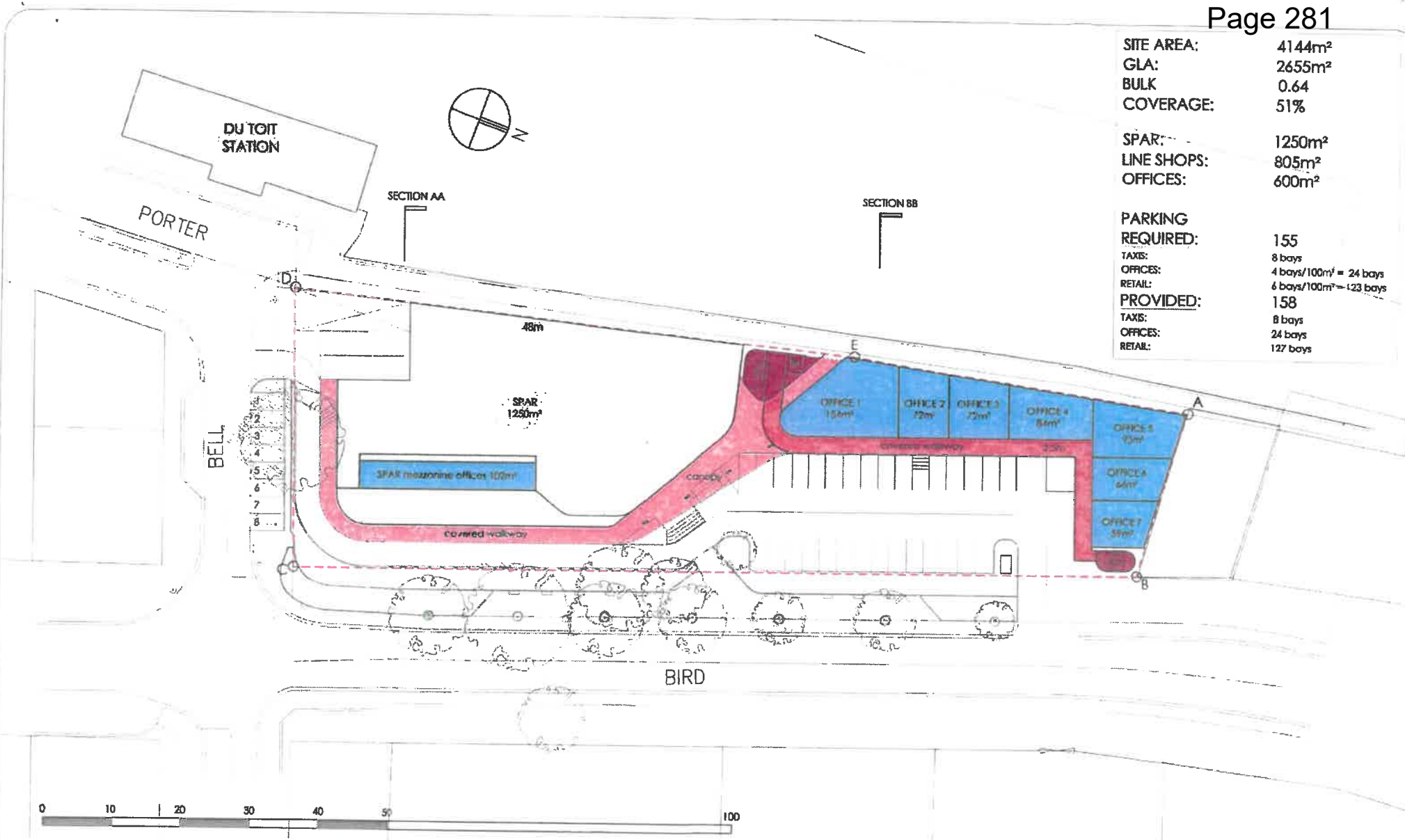

Meyer & Associates
architects, urban designers
11-27 BURG STREET, STELLENBOSCH
6001
tel: 027 785 2200
www.meyerandassociates.co.za

drawn	E. CHIRRE/LERI:500		
client	BS04_S001	drawing number	revision
job number	BS04_S001	drawing number	1

SITE AREA: 4144m²
 GLA: 2655m²
 BULK: 0.64
 COVERAGE: 51%

SPAR: 1250m²
 LINE SHOPS: 805m²
 OFFICES: 600m²

PARKING REQUIRED: 155
 TAXIS: 8 bays
 OFFICES: 4 bays/100m² = 24 bays
 RETAIL: 6 bays/100m² = 123 bays
 PROVIDED: 158
 TAXIS: 8 bays
 OFFICES: 24 bays
 RETAIL: 127 bays



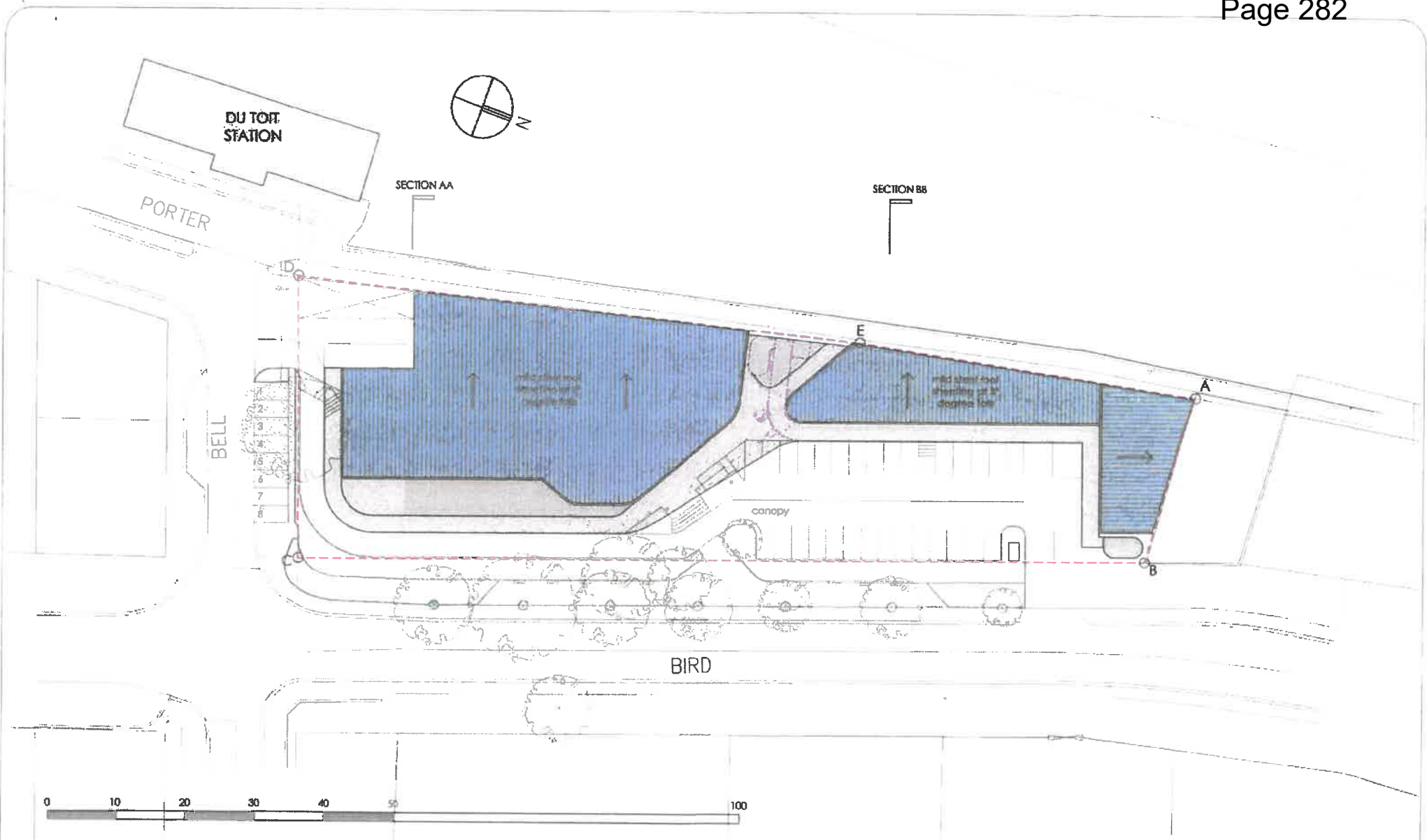
First Floor Plan | Scale 1:500 @ A3

BIRD STREET COMMERCIAL DEVELOPMENT
 for Rose Jordaan
 Erf 6128,
 Bird Street,
 Stellenbosch

SITE DEVELOPMENT PLAN
 21 January 2019

M&A
 Meyer & Associates
 architects, urban designers
 14-17 Janszstraat, Stellenbosch
 7129 Stellenbosch, Western Cape
 T: +27 (0)21 885 4444
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 E: info@meyerandassociates.com

sheet	E_DRAWBLER1:500		
version	BS04_S001	drawing number	revision
sheet number	BS04_S001		1



Roof Plan | Scale 1:500 @ A3

project

BIRD STREET COMMERCIAL DEVELOPMENT
 for Rose Jordaan
 Erf 6128,
 Bird Street,
 Stellenbosch

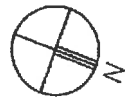
drawing

SITE DEVELOPMENT PLAN
 21 January 2019

M&A
 Meyer & Associates
 architects, urban designers
 111 Breda Street
 7800 Stellenbosch, South Africa
 021 885 0000
 info@meyerandassociates.co.za

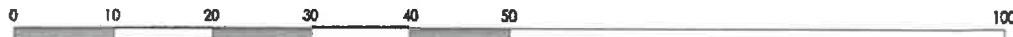
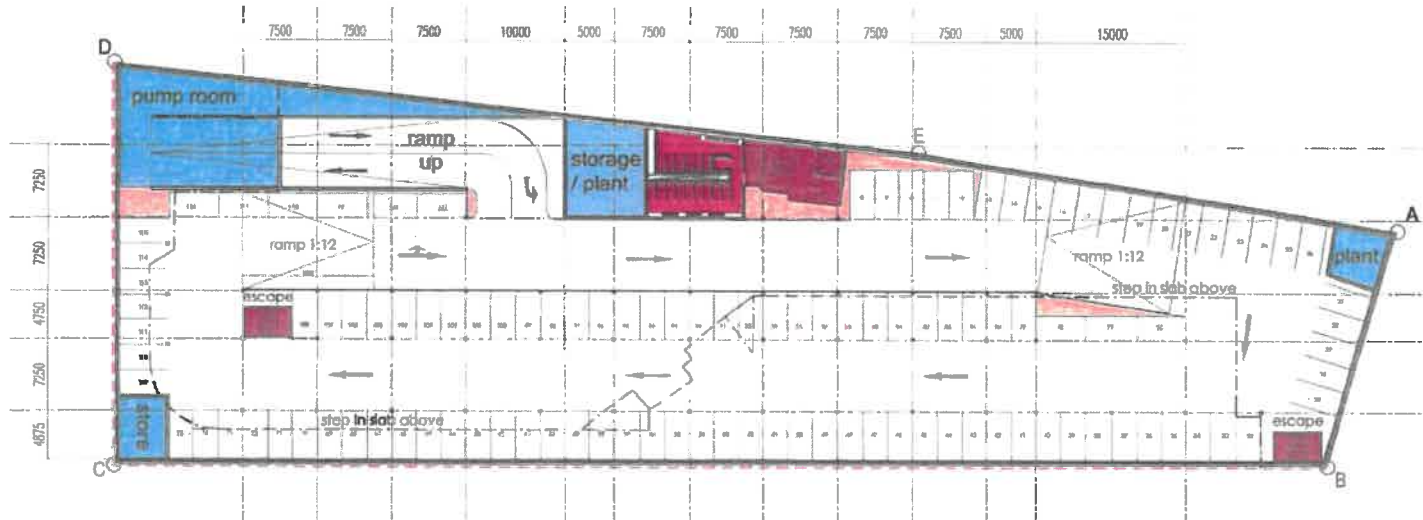
sheet	E_GROBLER1:500		
file name	BS04_S001	drawing number	revision
job number	BS04_S001		1

SECTION AA



SECTION BB

SITE AREA: 4142m²
 BASEMENT AREA: 4120m²
 PARKING BAYS: 121 BAYS



Basement Plan | Scale 1:500 @ A3

project
BIRD STREET COMMERCIAL DEVELOPMENT
 for Rose Jordaan
 Erf 4128,
 Bird Street,
 Stellenbosch

drawing
SITE DEVELOPMENT PLAN
 21 January 2019

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 Fax: +27 (0)21 885 2223
 www.meyerandassociates.co.za

E_DRAWLER1:500	
name BS04_S001	revision
job number BS04_S001	drawing number 1



Bird Street Elevation A | Scale 1:200 @ A3



Bird Street Elevation B | Scale 1:200 @ A3

project

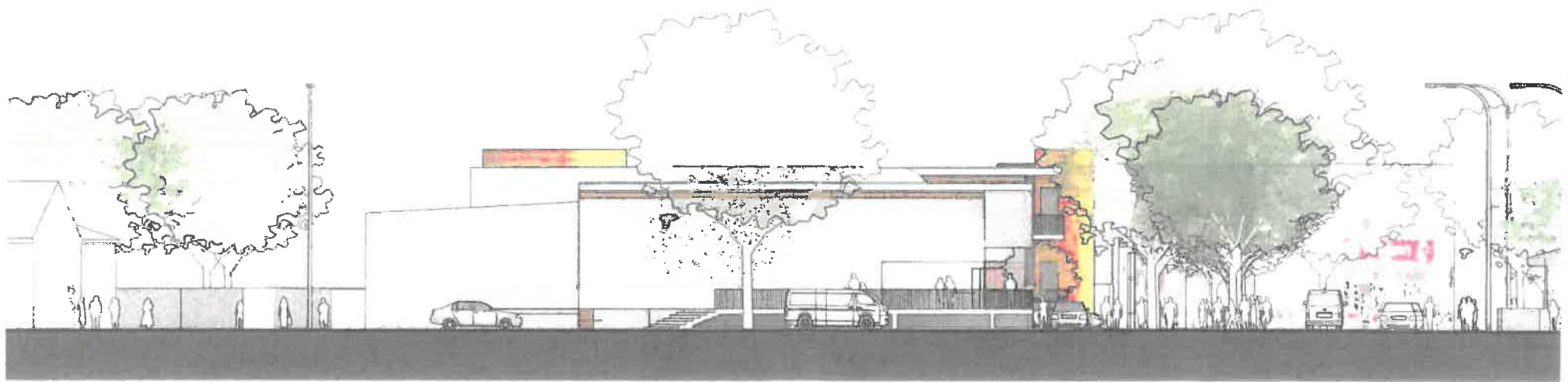
BIRD STREET COMMERCIAL DEVELOPMENT
for Rose Jordan
Erf 6128,
Bird Street,
Stellenbosch

drawing

SITE DEVELOPMENT PLAN
21 January 2019


Meyer & Associates
architects, urban designers
111 201 42121 111 421 4188
111 201 42121 111 421 4188
111 201 42121 111 421 4188
111 201 42121 111 421 4188

name	E_GROBLER	scale	1:200
file name	BS04_S001		
job number	drawing number	revision	
BS04_S201		1	



Bell Street Elevation | Scale 1:200 @ A3

project

**BIRD STREET COMMERCIAL DEVELOPMENT
for Rose Jordaan**

Erf 6128,
Bird Street,
Stellenbosch

drawn

**SITE DEVELOPMENT PLAN
21 January 2019**



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Tel: +27 (0) 21 885 6000 Fax: +27 (0) 21 885 6001
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sheet	E_C01/BLER1:200		
drawing number	BS04_S001	revision	
job number	BS04_S201	revision	1



3D - Bell Street

project

BIRD STREET COMMERCIAL DEVELOPMENT
for Rose Jordaan
Erf 6128,
Bird Street,
Stellenbosch

drawing

SITE DEVELOPMENT PLAN
21 January 2019


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Author	E_GROBLER	scale	1:200
Revised	BS04_SD-3D1		
job number		drawing number	
	BS04_S-3D1		
		revision	1

APPENDIX 3

Piet Smit

From: Nopinki Dafeti
Sent: 02 July 2020 12:13 PM
To: Piet Smit
Cc: Robert Fooy; Stiaan Carstens
Subject: RE: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application
Attachments: SMFD-Eikest20070211570.pdf

Dear Piet,

The application at hand is for:

1. The removal of the following restrictive title deed conditions:

1.C. "Registrasie van serwituut. Restant Para.1 Kragtens Akte Transport No. 9611 gedateer 10 September 1937 is 'n reg van die weg oor die restant van die grond gehou onder Para 1 hiervan langs die 9,45meter pad gemerk e m op die kaart daaraan geheg gegee aan die eienaar en sy opvolgers in titel van die grond daaronder gehou soos meer breedvoerig blyk uit die gesegde Akte"

2.B.1 "That the said land shall be solely used for industrial purposes, provided that the Transferee and his successors in title shall have the right to erect on dwelling house on a portion thereof as a residence for the present and future owner, his manager or representative"

2.B.2 "In the event of the land being no longer used by the Transferee or his successors in title for industrial purpose and such transferee fails to dispose of the land to some Company, person or persons for industrial purposes within six months thereafter, then the said land shall revert to the said Municipality, who shall have the right to dispose of the same against payment to the then registered owner of the value of the buildings erected thereon, such value to be fixed by two independent Sworn Appraisers, who shall have due regard to the state of the market at the same time of making the appraisal, the purpose for which the intending purchaser requires such buildings, as also any other circumstances which may detrimentally affect the value thereof"

2. Rezoning of Erf 6128, Stellenbosch from Light Industrial to General Business Zone in order to accommodate retail shops and offices.



Kind regards,

Nopinki Dafeti

Town Planner

Planning & Economic Development

T: +27 21 808 8640 | Fax: +27 21 886 6899

43 Andringa Street, Eikestad Mall, 3rd floor

www.stellenbosch.gov.za

<https://www.stellenbosch.gov.za/planning>



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From: Robert Fooy
Sent: 02 July 2020 11:46 AM
To: Nopinki Dafeti <Nopinki.Dafeti@stellenbosch.gov.za>
Cc: Piet Smit <Piet.Smit@stellenbosch.gov.za>; Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>
Subject: FW: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

Hi Nopinki

Please provide Piet with a copy of the application submitted for this property.



Kind regards,

Robert Fooy

Senior Town Planner: Land Use Management
Department: Planning & Economic Development

T: +27 21 808 8680

Email: robert.fooy@stellenbosch.gov.za

3rd Floor, Stellenbosch Mall
Aandringa Street, Stellenbosch, 7600
www.stellenbosch.gov.za



www.facebook.com/stellenboschmunicipality
twitter.com/StellMun

From: Piet Smit <Piet.Smit@stellenbosch.gov.za>
Sent: Thursday, 02 July 2020 11:36
To: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>
Cc: Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>; Anthony Barnes <Anthony.Barnes@stellenbosch.gov.za>; Annalene De Beer <Annalene.DeBeer@stellenbosch.gov.za>; Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>; Nopinki Dafeti <Nopinki.Dafeti@stellenbosch.gov.za>
Subject: RE: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

Robert,

Kan jy asb weer vir my al die dokumentasie/aansoek laat kry, sodat ek die item kan voorberei.

Piet

From: Stiaan Carstens [<mailto:Stiaan.Carstens@stellenbosch.gov.za>]
Sent: 02 July 2020 11:22 AM
To: Piet Smit; Nopinki Dafeti
Cc: Robert Fooy; Chrizelle Kriel; Anthony Barnes; Annalene De Beer
Subject: RE: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

Piet,

Thank you for your e-mail.

This matter is within the realm of managing the property portfolio of Council and indeed the responsibility of the Property Management section.

When we receive a draft item we will gladly provide you with input.

Regards



Stiaan Carstens (Pr. Pln.)
Senior Manager: Development
Management
**Planning and Economic
Development**

T: +27 21 8088674 | C: +27 82 415 9344

Email:

Stiaan.Carstens@stellenbosch.gov.za

Third floor Eikestad Mall, 7600

PO Box 17, Stellenbosch, 7599

www.stellenbosch.gov.za



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From: Piet Smit <Piet.Smit@stellenbosch.gov.za>

Sent: Thursday, 02 July 2020 08:22

To: Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>; Nopinki Dafeti <Nopinki.Dafeti@stellenbosch.gov.za>

Cc: Robert Fooy <Robert.Fooy@stellenbosch.gov.za>; Chrizelle Kriel <Chrizelle.Kriel@stellenbosch.gov.za>; Anthony Barnes <Anthony.Barnes@stellenbosch.gov.za>; Annalene De Beer <Annalene.DeBeer@stellenbosch.gov.za>

Subject: RE: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

Stiaan,

I am aware of the application. The discussions with Robert was that ,seeing that this is in essence a planning issue, that your Department refer the matter to Council.

If you do not want to take it up in your item to Council,you must provide me with your departments inputs on the matter,i.e.whether you are in support of the removal of the restrictive condition.I will then prepare an item to Council.

Piet

From: Stiaan Carstens [<mailto:Stiaan.Carstens@stellenbosch.gov.za>]

Sent: 01 July 2020 09:20 AM

To: Piet Smit; Nopinki Dafeti

Cc: Robert Fooy; Chrizelle Kriel; Anthony Barnes; Annalene De Beer

Subject: RE: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

Morning Piet,

There is a restrictive title condition in favour of Council that the property may only be used for Industry, and if not, it must revert in ownership to Council.

To proceed and finalise the application, we will consequently need the consent of Council to remove the Title Condition to proceed with the application.

We therefore enquire if such consent was indeed granted, and if not we kindly request you to proceed with such process to obtain the necessary consent from Council.

I consequently do not think it is necessary to have a meeting on this, but should you want to discuss any of the above you are welcome to contact me.

Kind regards



Stiaan Carstens (Pr. Pln.)
Senior Manager: Development
Management
**Planning and Economic
Development**

T: +27 21 8088674 | C: +27 82 415 9344

Email:

[Stiaan.Carstens@Stellenbosch.gov.za](mailto:Stiaan.Carstens@ Stellenbosch.gov.za)

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From: Piet Smit <[Piet.Smit@Stellenbosch.gov.za](mailto:Piet.Smit@ Stellenbosch.gov.za)>

Sent: Wednesday, 01 July 2020 07:53

To: Nopinki Dafeti <[Nopinki.Dafeti@Stellenbosch.gov.za](mailto:Nopinki.Dafeti@ Stellenbosch.gov.za)>

Cc: Robert Fooy <[Robert.Fooy@Stellenbosch.gov.za](mailto:Robert.Fooy@ Stellenbosch.gov.za)>; Stiaan Carstens <[Stiaan.Carstens@Stellenbosch.gov.za](mailto:Stiaan.Carstens@ Stellenbosch.gov.za)>

Subject: RE: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

I am confused now, I was at the point of setting up a meeting with Robert to discuss this, when he indicated that it is not necessary anymore.

I will again ask my secretary to set up a meeting with Robert Fooy to get clarity on a way forward.

Piet

From: Nopinki Dafeti
Sent: 30 June 2020 11:52 AM
To: Piet Smit
Cc: Robert Fooy; Stiaan Carstens
Subject: Erf 6128, Stellenbosch - Removal of Restrictions & Rezoning application

Dear Piet,

I refer to the above application and an email from Mr. R Fooy that was sent to you on the 26 February 2020.

Please be advised that this Department is still waiting for Council resolution with regards to the restrictive title deed Condition B.2 on page 4 of the Title deed no. T. 10083/2014 as well as Condition no. 2 as contained in the Deed of Transfer no. T. 5999/1942.

This application can only be finalised upon receiving the above resolution.
Your assistance in this regard will be greatly appreciated.



Kind regards,

Nopinki Dafeti

Town Planner

Planning & Economic Development

T: +27 21 808 8640 | Fax: +27 21 886 6899

43 Andringa Street, Eikestad Mall, 3rd floor

www.stellenbosch.gov.za

<https://www.stellenbosch.gov.za/planning>



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http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

APPENDIX 4

CONVEYANCER'S CERTIFICATE

I, **HELENE MEYER**, Conveyancer of Lucille Geldenhuys Attorneys, Stellenbosch

Hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 6128 STELLENBOSCH
IN THE MUNICIPALITY AND DIVISION STELLENBOSCH, WESTERN CAPE PROVINCE
IN EXTENT: 4144 SQUARE METRES
HELD BY DEED OF TRANSFER NO T10083/2014**

(property description(s))

in respect of which it was found that there are restrictive conditions registered against such property(ies) prohibiting it from being utilized / developed for the following purposes (as elaborated on in more detail in the accompanying application):

THE CONSTRUCTION OF A NEW COMMERCIAL HUB SERVING THE LOCAL COMMUNITY

(purposed use / development / zoning of property)

LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

Deed no	Clause no	Description
T10083/2014	1.C	Subject to a right of way
T10083/2014	2.B (1)	The land shall be solely uses for industrial purposes, although the owner will have a right to erect one dwelling house thereon
T10083/2014	2.B (2)	If the property is not used for industrial purposes any longer, and the owner fails to dispose of the land to someone for industrial purposes within 6 months thereafter, the land shall revert to the Municipality.
T5999/1942	1 and 2	Same as 2.B(1) and 2.B(2) above

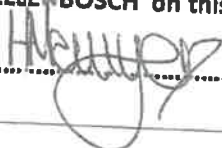
PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Removal / suspension / amendment of restrictions in terms of Act 84/1967 (Submit separate application)	Notarial Deed of Cancellation (submit copy of signed agreement)	Consent (Submit copy of signed consent)	Expungement by means of 'rule nisi' application to High Court (Submit copy of Court order)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signed at **STELLENBOSCH** on this 28th day of January 2020

Signature



LUCILLE GELDENHUYS ATTORNEYS

**HELENE MEYER
COMMISSIONER OF OATHS/NOTARY
1st FLOOR MERLOT HOUSE
BRANDWACHT OFFICE PARK, TRUMALI STREET
STELLENBOSCH, WESTERN CAPE PROVINCE
REPUBLIC OF SOUTH AFRICA
CELL - 082 829 1753**

Kindly endorse certificate by
Affixing firm's official stamp
Here and initialing it.



**rural development
& land reform**

Department:
Rural Development and Land Reform
REPUBLIC OF SOUTH AFRICA

Office of the Registrar of Deeds CAPE TOWN, 90 Plein Street, Private Bag X 9073, Cape Town Tel (021) 464 7600 Fax (021) 464 7725

REQUEST FOR COPIES OF DEEDS AND DOCUMENTS
Please complete the following

1. NAME OF APPLICANT.....
2. NAME OF CONVEYANCING FIRM/INSTITUTION..... *H Geldenhuys*
3. YOUR REFERENCE (7 Characters)..... *SANSY*
4. METHOD OF PAYMENT: Account number CTN.1107.BOX..... *329*
5. PLEASE COMPLETE THE FOLLOWING

DOCUMENT NUMBER (Please indicate Deeds Office serial reference e.g. T1/2015)	Please mark with an X				
	Reg 66 (Information)	Reg 67 (Judicial)	Reg 70 (ANC)	Reg 68 (VA)	Reg 65 (6) (PA'S)
1. <i>T5999/1942</i>	<i>a</i>				
2.					
3.					
4.					
5.					

Application for Reg 68 (VA copy) must be accompanied by a signed copy of affidavit (RC3/2015)

Rencan
Applicant Signature

2011
Date

For office use	Quantity	Amount
Copy Fee (R73)		R
Page Fee (R14)		R
Total		R <i>1200</i>

APPROVED BY..... DATE.....

*Fees reflected above is in terms of GOVERNMENT GAZETTE 41669 DATED 01/06/2018 and subject to change

The Federal Printing Company (Pty.) Ltd. Cape Town.

39A 9997 / - 1a -

5999

Two BOND

with 1a for Cancellation

..... for Release

..... for Waiver

..... for Substitution

OR *A 3* L *93*

1-1a
1

13-2/21

5999

1942

DEED OF TRANSFER

PASSED IN FAVOUR OF

3-7-6

15 DE BOEREN KO-OPERATIEVE MOLEN MAATSCHAPPIJ BEPERKT
Registered under Act No. 18 of 1922

Registered at Deeds Office,

Cape Town, on the _____ day of _____ 194

C.H. Brand,
Attorney Notary & Conveyancer,
117 St. George's Street,
Cape Town.

VERBOND MORTGAGED
 vir for \$ 100
 P.R. Bk. Cape Town
 P.R. Bk. Cape Town
 Asst. Registrar/Aust. Reg. Cape Town

DEKANSSELLEER
 4 FEB 1952

CANCELLED

13/6
19

Handbank W.C.P.
 44 Oct 1949
 80,000
 108

VERBOND MORTGAGED
 vir for \$ 100
 P.R. Bk. Cape Town
 P.R. Bk. Cape Town
 Asst. Registrar/Aust. Reg. Cape Town

25 AUG 1952

F. BRUNT
 Asst. Registrar/Aust. Reg. Cape Town

Deed of Transfer

Drawn by me

BY VIRTUE OF A POWER OF ATTORNEY.

Handwritten Signature
 Conveyancer

Know all Men whom it may concern

That Christoffel Hendrik Brand

appeared before me, Registrar of Deeds,
 He, the said Appearer, being duly authorised thereto by a Power of Attorney executed
 at Stellenbosch

on the 5th day of May 1942, by

HENRY CHARLES AD SHADE, (born on 27th April 1901).

which power, witnessed in accordance with law, was exhibited to me on this day;

And that the said Appearer declared that his said Principal had truly and legally sold on 29th March 1942 and that he, in his capacity as Attorney afore-said did, by these presents, Celes and Transfer in full and free Property to and on behalf of

DE BOEREN KO-OPERATIEVE MOLEN MAATSCHAPPY
 BEPERKT. Registered under Act No. 18 of 1922.

or its Heirs, Executors, Administrators, or Assigns,

Certain.../

C
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X
Y
Z

Certain piece of freehold land situate in the Municipality and Division of Stellenbosch, called "THE MARKET PLACE" - Du Toit's Ville, portion of Kromme Rivier.

Measuring Thirty one thousand six hundred and eighty eight (31,688) square feet.

Extending as the Deed of Transfer with a diagram annexed made in favour of J.J.C. von Wielligh on the 26th January 1933 No. 247, and subsequent Deeds of transfer the last of which made in favour of the Appearer's Principal on the 30th April 1937 No. 4332, will more fully point out and subject to such conditions as are referred to in such lastmentioned Deed of Transfer, the above land is also subject to, and entitled to the benefit of, the following special conditions mentioned in the said Deed of Transfer No. 247 dated 26th January 1933, imposed by, and in favour of, the Council of the Municipality of Stellenbosch, which said conditions shall be binding on the said Transferee and his successors in title:-

1. That the said land shall be solely used for industrial purposes, provided that the Transferee and his successors in title shall have the right to erect one dwelling house on a portion thereof as a residence for the present and future owner, his manager or representative.
2. In the event of the above land being no longer used by the Transferee or his successors in title for industrial purposes, and such transferee fails to dispose of the land to some Company, person or persons for industrial purposes within six months thereafter, then the said land shall revert to the said Municipality, who shall have the right to dispose of the same against payment to the then registered owner of the value of the buildings erected thereon, such value to be fixed by two independent Sworn Appraisers, who shall have due regard to the state of the market at the time of making the appraisal, the purpose for which the intending purchaser requires such buildings, as also any other circumstances which may detrimentally affect the value thereof."

APR 1934

Wherefore the Appearer, q.g., renouncing all the Right and Title which his said Principal heretofore had to the Premises, on behalf as aforesaid, did in consequence, also acknowledge his said Principal to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said

DE BOEREN KO-OPERATIEVE MOLEN MAATSCHAPPY BEPERKT
Registered under Act No. 18 of 1922.

or ~~its~~ ~~Heirs, Executors, Administrators, or Assigns,~~ now is and henceforth shall be, entitled thereto conformably to local Custom;—Government, however, reserving its Right; and finally, acknowledging his said Principal to have been satisfactorily paid the whole of the Purchase Money, amounting to a sum of **One Thousand Three hundred and forty five Pounds (£1345)**.

In Witness whereof I, the said Registrar, together with the Appearer, q.g. have subscribed to these Presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds, in Cape Town, in the Province of the Cape of Good Hope on the day of the Month of June, in the Year of our Lord One Thousand Nine Hundred and Forty two (1942).

[Signature]

q.g. his Principal.

In my presence,

[Signature]
Registrar of Deeds.

Registered in the _____ Register

of _____ Book _____ folio _____

Clerk-in Charge.

(For Mortgages see first page.)

Handwritten notes:
Filed with the Company No. C. 2130
Handwritten Company Register No. 2130
Articles + Memo filed with Company No. 2130

I, the _____ A

do hereby

with Power and stead, and then s

EO-0

sold to _____

for the sum

Five Pounds

and general be requisite do if persons and agree in Agent shall

Given this _____

As Witness

[Signature]

[Handwritten note]

[Handwritten note]

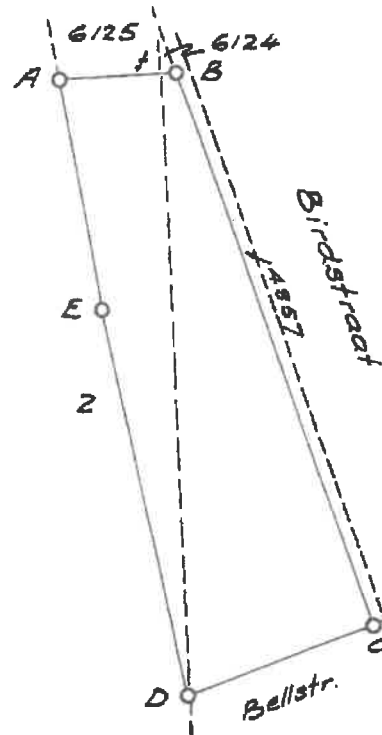
[Handwritten note]
Filed with the Company No. C. 2130

3

SYE METERS	RIGTINGS-HOEKE	KOÖRDINATE		L.G. No.
		Y	X	
	Kon:		+3700000,00	3298/74 Goedgekeur <i>H.B. Latt</i> Landmeter-generaal 6.8.1974.
AB	24,70 266 35 20	A + 13 432,17	+ 54 772,09	
BC	122,06 339 48 00	B + 13 407,51	+ 54 770,62	
CD	40,34 69 46 30	C + 13 365,36	+ 54 885,17	
DE	81,58 166 08 30	D + 13 403,21	+ 54 899,13	
EA	48,76 168 51 20	E + 13 422,75	+ 54 819,93	
	026B	+ 13 357,51	+ 54 884,77	
	026C	+ 13 400,37	+ 54 901,49	

BAKENBESKRYWINGS

- A B : 12 x 45mm ysterpen
- C : 12mm ysterpen
- D : 20mm gat in betonblok
- E : Spoorwegbakke



FIGUUR	ERF Nr.	KAART Nr.	TRANSPORTAKTE Nr.
AfDE	6126	3296/1974	1977- 27533
fBCD	Restant 14	2461/1932	1933- 5- 247

Skaal 1: 1500

Die figuur A B C D E
stel voor 4 144 vierkante meters grond, synde
ERF 6128 STELLENBOSCH

geleë in die Munisipaliteit en Administratiewe Distrik
van Stellenbosch, Provinsie Kaap die Goeie Hoop.

Opgemeet in Feb. 1973 deur *S.V.T.*
Okt. 1971 deur *S.V.T.*
J. Burger Landmeter

Hierdie kaart is geheg aan No. <i>S.V.T.</i> 27537/77 gedateer t.g.v. Registrateur van Aktes	Die oorspronklike kaart is soos hierbo aangetoon. No. -geheg aan- Transport/Grondbrief No.	Lêer No. 570500 Stel.175 M.S. No. 2.937.74 Komp. BH-8DA/Y.53 (1478) BH02-1273 (6741)
--	--	---

17

C&A Friedlander Inc
3rd Floor 42 Keerom Street
Cape Town 8001

Prepared by me



CONVEYANCER
CATHERINE LOUIE VAN SCHALKWYK

Fee endorsement	
	Amount
Purchase price/Value	R 12 000 000,00
	Office fee R. 2 500,00
Mortgage capital Amount	
Reason for exemption	Exempt i.t.o
Cat.....	section.....Act.....

000063551/2017
GEKANSLEER
CANCELLED
(Glok)
REGISTRATEUR/REGISTRAR
17 NOV 2017

VERBIND MORTGAGED
VIR FOR R. 10 125 000,00
000021766/2014
2014-07-30
REGISTRATEUR/REGISTRAR

T 000010083/2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CATHERINE LOUIE VAN SCHALKWYK

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at CAPE TOWN on 9TH December 2013 granted to him by

1. ALBERT WILLEM VAN VLAANDEREN, acting under General Power of Attorney (PA755/2004) executed in his favour at El Cajon, California, United States of America, on 21st April 2004, by

NEIL GELB

Identity number 411212 5011 00 6
Married out of community of property

2. RICHARD ALAN GELB

Identity Number 360828 5066 08 7
Married out of community of property

DATA / VERIFY
12 MAR 2014
2014-03-12



And the appearer declared that his said principal had, on 31 October 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

LORAX PROPERTY INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/040080/07

or its Successors in Title or assigns,

ERF 6128 STELLENBOSCH, in the Municipality and
Division of Stellenbosch, Province Western Cape

IN EXTENT 4144 (FOUR THOUSAND ONE HUNDRED AND FORTY FOUR)
Square Metres;

FIRST TRANSFERRED and STILL HELD by Certificate of Consolidated Title
Number T27537/1977 with Diagram SG Number 3298/74;

1. AS REGARDS the figure AfDE on the attached Diagram Number 3298/74
 - A. SUBJECT to the conditions referred to in Deed of Transfer Number T7558 dated 25 June 1943;
 - B. SUBJECT FURTHER to the following condition mentioned in the aforesaid Deed of Transfer Number T7558/1943, namely:

"Dat bogemelde vaste eiendom nie geregtig sal wees nie tot enige water uit die Kromme Rivier."
 - C. SUBJECT FURTHER to the servitude referred to in the following endorsement dated 10 September 1937 on Deed of Transfer number 7492 dated 10 December 1932, namely:

"Registrasie van Serwituut. Restant Para. 1 Kragtens Akte Transport No. 9611 gedateer 10 September 1937 is 'n reg van weg oor die restant van die grond gehou onder Para 1 hiervan langs die 9,45 meter pad gemerk e m op die kaart daaraan geheg gegee aan die eienaar en sy opgevolgers in titel van die grond daaronder gehou soos meer breedvoerig blyk uit die gesegde Akte."
 - D. ENTITLED to the benefits of the reservation of certain rights that relates to the conducting of certain businesses and the sale of alcohol referred to in the following endorsement dated 2 June 1939 on the aforesaid Deed of Transfer Number 492 dated 10 December 1932 namely:

"Registrasie van Serwituut. Restant van Paras 1,2,3 en 4. Deur die ondergenoemde Aktes van Transport van erwe in die Kromme Rivier C Dorp is deur die eienaar en sy opvolgers in titel van die restant van die eiendomme paras 1,2,3 and 4 van hierdie akte al sy bestaande regte as oewereienaar uitgehou en die grond deur die gesegde Aktes oorgedra is onderhewig ten gunste van die gemelde eiendomme hieronder gehou aan sekere regte wat betref die bedryf van sekere besighede en verkoop van sterk drank: soos meer volledig sal blyk uit Transporte Nos. 5594 ged. 2/6/1939, 9842 ged. 8/9/1939, 536 ged. 25/1/1940, No. 4379 ged. 9/5/1940, No. 9997 ged. 10/10/1940, 10520 ged. 24/10/1940, 11365 ged. 19/11/1940, 1656 dd 1/3/1941, maar sonder die voordele van die voorbehoud van waterregte vanweë die voorbehoud in paragraaf B hierbo."

- E. ENTITLED to be benefits of the reservation of certain rights relating to the conducting of certain businesses referred to in the following endorsement dated 5 June 1939 on the said Deed of Transfer Number 7492/1932, namely:

Registrasie van Serwituut. Restant van Parras. 1,2,3, en 4 Deur die ondergenoemde Aktes van Transport is deur die eienaar en sy opgevolgers in titel van die restant van die eiendomme paras 1,2,3 en 4 van hierdie Akte al sy bestaande regte as oewereienaar uitgehou, en die grond duer die gesegde Aktes oorgedra is onderhewig, ten gunste van die gemelde eiendomme hieronder gehou, aan sekere regte wat betref die bedryf van sekere besighede soos meer volledig sal blyk uit Transporte Nos 5668 ged. 5/6/1939, No. 4379 ged. 9/5/1940.

- F. SUBJECT FURTHER to the following conditions imposed by the Administrator in terms of Section of Ordinance Number 33 of 1934 as contained in Deed of Transfer Number T27533/1977, namely:

- (a) die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels en/of -drade, hoof- en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê te wysig, te verwyder of te inspekteer.
- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

- 2 AS REGARDS the figure fBCD on the attached Diagram Number 3298/74

- A. SUBJECT to such conditions as contained in Deed of Transfer Number T5999 dated 5th June 1942.

- B. SUBJECT and ENTITLED to the benefit of the following special conditions as stated in Deed of Transfer Number 247 dated 26th January 1933, imposed by and in favour of the Council of the Municipality of Stellenbosch, which conditions shall be binding on the transferee and his successors in title:
1. "That the said land shall be solely used for industrial purposes, provided that the Transferee and his successors in title shall have the right to erect one dwelling house on a portion thereof as a residence for the present and future owner, his manager or representative.
 2. In the event of the above land being no longer used by the Transferee or his successors in title for industrial purpose, and such transferee fails to dispose of the land to some Company, person or persons for industrial purposes within six months thereafter, then the said land shall revert to the said Municipality, who shall have the right to dispose of the same against payment to the then registered owner of the value of the buildings erected thereon, such value to be fixed by two independent Sworn Appraisers, who shall have due regard to the state of the market at the time of making the appraisalment, the purpose for which the intending purchaser requires such buildings, as also any other circumstances which may detrimentally affect the value thereof."



WHEREFORE the said Appearer, renouncing all right and title which the said

- 1. **NEIL GELB, Married as aforesaid**
- 2. **RICHARD ALAN GELB, Married as aforesaid**

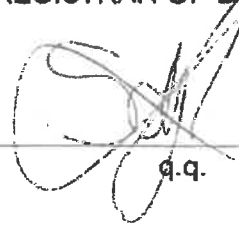
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

LORAX PROPERTY INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/040080/07

or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R12 000 000,00 (TWELVE MILLION RAND).

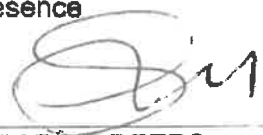
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 3 March 2014.



 q.q.

In my presence



REGISTRAR OF DEEDS



13 February 2018

Registered Post

Lorax Property Investments Pty Ltd
Postnet Suit 231
Private Bag X5061
Stellenbosch
7599

NORTON ROSE FULBRIGHT

Norton Rose Fulbright South Africa Inc
15 Alice Lane
Sandton 2196
South Africa

Tel +27 11 685 8500
Fax +27 11 301 3200

Direct fax +27 11 301 3504
PO Box 784903 Sandton 2146
Docex 215 Johannesburg
nortonrosefulbright.com

Direct line
+27 11 685 8827

Email
cynthia.nene@nortonrosefulbright.com

Your reference **Our reference**
AC/ABS/14359

Dear Sirs

Bond Cancellation Lorax Property Investments Pty Ltd ifo Absa Bank over Erf 6128 Stellenbosch

- 1 We enclose herewith the following documents for your safekeeping:-
 - 1.1 Original Deed of Transfer No. T10083/2014
 - 2 Kindly acknowledge receipt by signing the duplicate copy of this letter and returning same to us.

Yours faithfully



Cynthia Nene
Secretary
Norton Rose Fulbright South Africa Inc

0764266_1.docx

Norton Rose Fulbright South Africa Inc (Reg No 1964/0238521) Directors: SWM Gule (chairman) D Dinné (chief executive officer) K Alnoelle M Alexander S Anthony LA Astfald SH Barnett HI Bisset BE Bolts GG Bouwer PA Brachor DR Braler AJ Chappell M Chavova SL Chensley C Costas KR Cron MD Dana V David BM Denny ADS Dixon L Fine BB Harber MJ Hart MC Hartwell RB Isaacs HJ Jansen van Rensburg J Jones GCS Kahn DS Kaptein ZS Kathrada AP Keller SJ Kennedy-Good SG Khosa I Koo JM Nzon HY Laher JS Laher REF Latta PE Lamb WJ de Roux RDE Lomax LH Louw LL Mngwenya M Mason EJ McCord DL Macdonald JE Mladini RA Moseke AA Moolenaar PH Ndlovu GA Pretorius MJP Oshorn RP Petersen M Phisoqolaka DR Piley CJ Pretorius GM Rademeyer L Raub D Reddy V Reddy AP de Robinson V Rungtasmarny AP Scheffers A Singh S Sibhale AK Strachan DS Tatham CK Theodorakou R Thwessel M van der Westhuizen JG van Dijk C van Vuuren AP Vos M Wagenaar AP Widdowell JJ Whyte LE Williams C Wooley
Consultant: PM Cronje MR Gibson RJ Howell AP Williams

Norton Rose Fulbright South Africa Inc, Norton Rose Fulbright LLP, Norton Rose Fulbright Australia, Norton Rose Fulbright Canada LLP and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verlin, a Swiss entity. Norton Rose Fulbright Verlin helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

13 February 2018

Registered Post

Lorax Property Investments Pty Ltd
Postnet Suit 231
Private Bag X5061
Stellenbosch
7599

NORTON ROSE FULBRIGHT

Norton Rose Fulbright South Africa Inc
15 Alice Lane
Sandton 2196
South Africa

Tel +27 11 685 8500
Fax +27 11 301 3200

Direct fax +27 11 301 3504
PO Box 784903 Sandton 2146
Docex 215 Johannesburg
nortonrosefulbright.com

Direct line
+27 11 685 8827

Email
cynthia.nene@nortonrosefulbright.com

Your reference Our reference
AC/ABS/14359

Dear Sirs

Bond Cancellation Lorax Property Investments Pty Ltd ifo Absa Bank over Erf 6128 Stellenbosch

- 1 We enclose herewith the following documents for your safekeeping:-
 - 1.1 Original Deed of Transfer No. T10083/2014
- 2 Kindly acknowledge receipt by signing the duplicate copy of this letter and returning same to us.

Yours faithfully

Cynthia Nene
Secretary
Norton Rose Fulbright South Africa Inc

Acknowledgement of the documents enclosed

Signed:

Print name:

Date:

9784286_1.docx

Norton Rose Fulbright South Africa Inc (Reg No 1984003385/21) Directors: SHM Gule (chairman) D Dinnis (chief executive officer) K Ainslie MH Alexander J Anthony LA Anzelink S H Barnett M Bland BE Botha GG Bowmer PA Brasher DR Braler AJ Chappell M Charoos SL Cleavelly C Coates KR Cron MO Dale V David BM Denny AGS Dixon L Fine BS Harber MJ Harri MC Harwell RB Isaacs RJ James von Randburg J Jones GCS Kariuki DS Kaptein SS Kataraba AP Keller EJ Kennedy-Good SB Khosa L Klot JM Koon NY Lamb RS Laker REF Lela PE Lamb WP le Roux RDE Lomas LN Louw LL Meggwala HL Moxson EJ McCand DL McCannal JE Mchane RA Moosa AA Moosajee PH Nkomo GA Nott L Oberholzer MJ Osborn RP Paterson M Philippides DR Pillay C J Prinsloo GM Rademeyer L Raeb D Reddy V Reddy APM Robinson Y Rungasanziny AP Scheffese A Singh S Skolek AK Strachan DS Tatham CK Theodoridou R Thirwand M van der Westhuizen JG van Dijk C van Vuren AP Vos M Wegener AP Wolstead JJ Whyte LE Williams C Woodley Consultants: PH Chronis MR Gibson RJ Hollett AP Williams

Norton Rose Fulbright South Africa Inc, Norton Rose Fulbright LLP, Norton Rose Fulbright Australia, Norton Rose Fulbright Canada LLP and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss Verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

17

C&A Friedlander Inc
3rd Floor 42 Keerom Street
Cape Town 8001

Prepared by me

Fee endorsement	
	Amount
Purchase price/Value	R. 12 000 000,00
Mortgage capital Amount	R. _____
Reason for exemption	Exempt i.t.g. _____
	Col. _____ section _____ Act _____

[Signature]
CONVEYANCER
CATHERINE LOUIE VAN SCHALKWYK

VERBOD MORTGAGED

VIR FOR R. 10 125 000,00

000021766 / 2014

REGISTRATEUR/REGISTRAR

000063551 / 2017

GEKANSELLEER
CANCELLED

[Signature]

REGISTRAR

17 NOV 2017

T 000010083 / 2014

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CATHERINE LOUIE VAN SCHALKWYK

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at CAPE TOWN on 9TH December 2013 granted to him by

- ALBERT WILLEM VAN VLAANDEREN, acting under General Power of Attorney (PA755/2004) executed in his favour at El Cajon, California, United States of America, on 21ST April 2004, by

NEIL GELB
Identity number 411212 5011 00 6
Married out of community of property

- RICHARD ALAN GELB**
Identity Number 360828 5066 08 7
Married out of community of property

DATA / VERIFY
12 MAR 2014
[Signature]

GhostConvey 14.10.15

[Signature]

And the appearer declared that his said principal had, on 31 October 2013, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

LORAX PROPERTY INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/040080/07

or its Successors in Title or assigns,

**ERF 6128 STELLENBOSCH, in the Municipality and
Division of Stellenbosch, Province Western Cape**

**IN EXTENT 4144 (FOUR THOUSAND ONE HUNDRED AND FORTY FOUR)
Square Metres;**

**FIRST TRANSFERRED and STILL HELD by Certificate of Consolidated Title
Number T27537/1977 with Diagram SG Number 3298/74;**

1. **AS REGARDS the figure AIDE on the attached Diagram Number 3298/74**
 - A. **SUBJECT to the conditions referred to in Deed of Transfer Number T7558 dated 25 June 1943;**
 - B. **SUBJECT FURTHER to the following condition mentioned in the aforesaid Deed of Transfer Number T7558/1943, namely:**

"Dat bogemelde vaste eiendom nie geregtig sal wees nie tot enige water uit die Kromme Rivier."
 - C. **SUBJECT FURTHER to the servitude referred to in the following endorsement dated 10 September 1937 on Deed of Transfer number 7492 dated 10 December 1932, namely:**

"Registrasie van Servituut. Restant Para. 1 Kragtens Akte Transport No. 9611 gedateer 10 September 1937 is 'n reg van weg oor die restant van die grond gehou onder Para 1 hiervan langs die 9,45 meter pad gemerk e m op die kaart daaraan geheg gegee aan die eienaar en sy opgevolgers in titel van die grond daaronder gehou soos meer breedvoerig blyk uit die gesegde Akte."
 - D. **ENTITLED to the benefits of the reservation of certain rights that relates to the conducting of certain businesses and the sale of alcohol referred to in the following endorsement dated 2 June 1939 on the aforesaid Deed of Transfer Number 492 dated 10 December 1932 namely:**

"Registrasie van Serwituut. Restant van Paras 1,2,3 en 4. Deur die ondergenoemde Aktes van Transport van erwe in die Kromme Rivier C Dorp is deur die eienaar en sy opvolgers in titel van die restant van die eiendomme paras 1,2,3 and 4 van hierdie akte al sy bestaande regte as oewereienaar uitgehou en die grond deur die gesegde Aktes oorgedra is onderhewig ten gunste van die gemelde eiendomme hieronder gehou aan sekere regte wat betref die bedryf van sekere besighede en verkoop van sterk drank: soos meer volledig sal blyk uit Transporte Nos. 5594 ged. 2/6/1939, 9842 ged. 8/9/1939, 536 ged. 25/1/1940, No. 4379 ged. 9/5/1940, No. 9997 ged. 10/10/1940, 10520 ged. 24/10/1940, 11365 ged. 19/11/1940, 1656 dd 1/3/1941, maar sonder die voordele van die voorbehoud van waterregte vanweë die voorbehoud in paragraaf B hierbo."

- E. ENTITLED to be benefits of the reservation of certain rights relating to the conducting of certain businesses referred to in the following endorsement dated 5 June 1939 on the said Deed of Transfer Number 7492/1932, namely:

Registrasie van Serwituut. Restant van Paras. 1,2,3, en 4 Deur die ondergenoemde Aktes van Transport is deur die eienaar en sy opgevolgers in titel van die restant van die eiendomme paras 1,2,3 en 4 van hierdie Akte al sy bestaande regte as oewereienaar uitgehou, en die grond deur die gesegde Aktes oorgedra is onderhewig, ten gunste van die gemelde eiendomme hieronder gehou, aan sekere regte wat betref die bedryf van sekere besighede soos meer volledig sal blyk uit Transporte Nos 5668 ged. 5/6/1939, No. 4379 ged. 9/5/1940.

- F. SUBJECT FURTHER to the following conditions imposed by the Administrator in terms of Section of Ordinance Number 33 of 1934 as contained in Deed of Transfer Number T27533/1977, namely:

(a) die eienaar van hierdie erf is verplig om sonder betaling van vergoeding, toe te laat dat elektrisiteitskabels en/of -drade, hoof- en ander waterpype en die rioolwiel en dreinerings, insluitende stormwater van enige ander erf of erwe, oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word, en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te te wysig, te verwyder of te inspekteer.

(b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word, sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word weens die verskil tussen die hoogte van die straat soos finaal aangelê en die erf tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal.

2 AS REGARDS the figure fBCD on the attached Diagram Number 3298/74

- A. SUBJECT to such conditions as contained in Deed of Transfer Number T5999 dated 5th June 1942.

- B. **SUBJECT and ENTITLED to the benefit of the following special conditions as stated in Deed of Transfer Number 247 dated 26th January 1933, imposed by and in favour of the Council of the Municipality of Stellenbosch, which conditions shall be binding on the transferee and his successors in title:**
1. **"That the said land shall be solely used for industrial purposes, provided that the Transferee and his successors in title shall have the right to erect one dwelling house on a portion thereof as a residence for the present and future owner, his manager or representative.**
 2. **In the event of the above land being no longer used by the Transferee or his successors in title for industrial purpose, and such transferee fails to dispose of the land to some Company, person or persons for industrial purposes within six months thereafter, then the said land shall revert to the said Municipality, who shall have the right to dispose of the same against payment to the then registered owner of the value of the buildings erected thereon, such value to be fixed by two independent Sworn Appraisers, who shall have due regard to the state of the market at the time of making the appraisalment, the purpose for which the intending purchaser requires such buildings, as also any other circumstances which may detrimentally affect the value thereof."**

WHEREFORE the said Appearer, renouncing all right and title which the said

1. NEIL GELB, Married as aforesaid
2. RICHARD ALAN GELB, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

LORAX PROPERTY INVESTMENTS PROPRIETARY LIMITED
Registration Number 2012/040080/07

or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R12 000 000,00 (TWELVE MILLION RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 3 March 2014.



A handwritten signature in black ink, appearing to be 'D. G.', is written over a horizontal line. Below the signature is a small circular stamp containing the letters 'D.G.'.

In my presence



A handwritten signature in black ink, appearing to be 'D. G.', is written over a horizontal line.

REGISTRAR OF DEEDS

7.3	FINANCIAL SERVICES: (PC: CLLR P JOHNSON)
-----	---

NONE

7.4	HUMAN SETTLEMENTS: (PC: CLLR J FASSER)
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7.4.1	B/SM 102/21: APPROVAL OF PROPOSED CONCEPT SITE DEVELOPMENT PLANS FOR THE DEVELOPMENT OF ERVEN 412, 217 AND 284, GROENDAL, FRANSCHHOEK
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Collaborator No:	728217
IDP KPA Ref No:	Good Governance and Compliance
Meeting Date:	19 April 2022

1. **SUBJECT: B/SM 102/21: APPROVAL OF PROPOSED CONCEPT SITE DEVELOPMENT PLANS FOR THE DEVELOPMENT OF ERVEN 412, 217 AND 284, GROENDAL, FRANSCHHOEK**

2. **PURPOSE**

Is for Council to express their preference in terms of the proposed concept site development layouts. The preferred concept site development plan will then be used for the tender Request for Proposals.

3. **DELEGATED AUTHORITY**

Council

4. **EXECUTIVE SUMMARY**

Following Council's approval on 31 March 2020: Item 5.4.1 to follow a Call for Proposal for the development of Erven 412, 217 and 284, Groendal, the Department: Housing Development appointed a service provider to design conceptual site development plan options for Erven 412, 217 and 284, Groendal, Franschhoek.

The preferred concept site development layout will be used in the tender Request for Proposals in the procurement process. In other words, Council's preference will be used by all the bidders as the guiding/ benchmark concept site development layout for the submission of their costing. The costing will form part of the tender Request for Proposals of the procurement process which will contain the specific bid specifications.

Subsequent to awarding the tender the item will come back to council for a final decision on the disposal of the erf. After Council's final decision the processes for obtaining development rights must be completed which will involve further public participation/ further specialist studies around the technical issues on Erven 412, 217 and 284, Groendal, Franschhoek. Council should note that the processes for obtaining development rights and the adherence to development related norms and standards as stipulated by regulations such as the Stellenbosch Municipal Planning By-Law and Zoning Scheme might influence

the final site development layout and yield of housing opportunities for the development of Erven 412, 217 and 284, Groendal, Franschoek.

If Council still has certain concerns with the layout as presented in the different options concept site development layout submitted, Council can express their view of their preference, by commenting on what they would prefer in the final site development layout and yield. These comments can then also be submitted as part of the processes that still have to unfold in terms of obtaining development rights.

The need for bringing the item to Council is therefore two-fold:

- That Council can decide on the preferred Concept Site Development proposal for Erven 412, 217 and 284, Groendal, Franschoek.
- To guide the administration by selecting one of the options of the concept site development layouts for the tender Request for Proposals of the procurement process. Councils' preference in terms of the concept site development layout will be used by the administration as the benchmark layout against which the Bidders would have to cost the proposal. The costing of the proposal along with other prescribed procurement considerations will be used in the final adjudication process for the appointment of a developer to develop Erven 412, 217 and 284, Groendal, Franschoek.

Having said this, Council and the administration and the Developer need to be aware that the concept site development layout used in the tender Request for Proposals of the procurement process is exactly that – a Concept Site Development Layout with yield and not a Final Site Development Layout with yield – as the process for obtaining development rights can still impact on the Final Site Development Layout and yield.

The preferred bidder will be appointed as a Turnkey Developer / Implementing Agent of the property on the basis that, it shall at all times act as an independent contractor and in accordance with the scope of its appointment detailed herein, account for the entire cost of the development and for its own profit and loss.

5. RECOMMENDATIONS

- (a) that Council considers the preferred Concept Site Development options as depicted for Erven 412, 217 and Erf 284, Groendal, Franschoek;
- (b) that Council should note that the regulatory processes for obtaining development rights on Erven 412, 217 and 284, Groendal, Franschoek can impact on the final site development layout and yield of opportunities; and
- (c) that if Council has any further comments pertaining to the Concept Site Development mentioned in (a) above, the input/s will be incorporated to form part of the Call for Proposals.

6. DISCUSSION/ CONTENTS

6.1 Background

Erven 412, 217 and 284 Groendal are located along Santa Rose Street in Groendal, a suburb of Franschoek, next to the R45 (see figure 1 below). The site falls within an area characterised by medium to high-density residential as well as non-residential and light industrial uses.

Various studies have been undertaken over the years regarding the development of Erf 412 and Erf 284. Most of the studies included extensive public participation processes. The outcome of these studies was that the property should be developed for high density residential units but also include business (light industrial) opportunities. Erf 412 has been rezoned to subdivisional area during 2016 allowing for general residential, local authority and general business. The initial plans for Erf 284 were to develop an old age home or retirement village, but due to financial constraints, this however never materialised.

The Department: Property Management and the Department: Housing Development undertook a process to formulate a Call for Proposal in line with the approved Council decision on 2020-03-31: Item 5.4.1. A service provider was appointed during April 2021 to design different site development plan options for Council to consider a preferred option, were after the procurement process will commence.

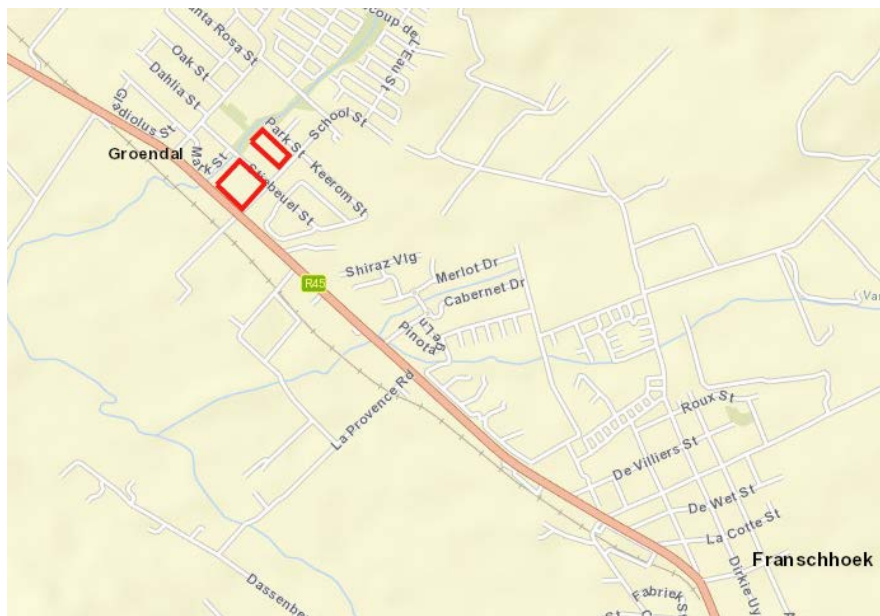


Figure 1: Site location

6.2 DISCUSSION

6.2.1.1 The Development proposal(s)/concept

Council is hereby requested to select the preferred conceptual site development layout option as depicted in Concept Site Development Plan for Erven 412 and 217 (Plan option 1 - 3 attached as **ANNEXURE 1**) and Concept Site Development Plan for Erf 284 (Plan option 1 – 4 as **ANNEXURE 2**).

Tables below illustrates the comparison between the different options for Erven 412, 217 and Erf 284, Groendal, Franschoek.

ERVEN 412 AND 217			
NOTES	OPTION 1	OPTION 2	OPTION 3
Erf 217 area (m ²)	388 m ²	388 m ²	388 m ²
Erf 412 area (m ²)	11 204 m ²	11 204 m ²	11 204 m ²
less Library area (m ²)	1 400 m ²	1 400 m ²	1 400 m ²
Erf 412 development area (m²)	10 192 m²	10 192 m²	10 192 m²
Land Uses	Conventional Residential, Mixed Uses	Conventional Residential, Mixed Uses	Conventional Residential, Mixed Uses
Housing Typologies	Freestanding Units (Single or Double Storey), Semi-detached units (Single or Double Storey) & Flats (above ground floor)	Freestanding Units (Single or Double Storey), Semi-detached units (Single or Double Storey) & Flats (above ground floor)	Freestanding Units (Single or Double Storey), Semi-detached units (Single or Double Storey) & Flats (above ground floor)
Bedrooms			
Number of dwelling units	42	32	40
Freestanding Units	4	0	0
Semi-detached Units	8	12	0
Flats	30	20	22 (40m ² - 1 or 2 bedroom)
3 Unit Duplexes			18 (2 bedroom)
Density:			
Gross density (du/ha)	41	31	39
Net density (du/ha)	55	41	41
Building lines:	Proposed 0m building line for 1 x common boundary (per erf) to allow for Semi-detached Units (2-Unit Duplexes)	Proposed 0m building line for 1 x common boundary (per erf) to allow for Semi-detached Units (2-Unit Duplexes)	Proposed 0m building line for 1 x common boundary (per erf) to allow for Semi-detached Units (2-Unit Duplexes)
Internal road widths	10m and 6m	10m and 6m	10m and 6m
Internal circulation:	Two-way on the 10m road and one-way vehicle circulation on the 6m roads.	Two-way on the 10m road and one-way vehicle circulation on the 6m roads.	Two-way on the 10m road and one-way vehicle circulation on the 6m roads.
Proposed road ownership	Public Roads	Public Roads	Public Roads
Parking	Onsite parking	Onsite parking	Onsite parking
Parking bays required	139	106	126
Parking bays provided:	144	137	170
Nearest road intersection:	Stiebeuel Street (±70m from access road centre line)	Stiebeuel Street (±70m from access road centre line)	Stiebeuel Street (±70m from access road centre line)

ERF 284				
NOTES	OPTION 1	OPTION 2	OPTION 3	OPTION 4
Erf 284 area (size)	5731m ²	5731m ²	5731m ²	5731 m ²
Housing Typologies	Freestanding Units and/or Semi-detached units and/or 2-Unit Duplexes	Freestanding Units and 2-storey flats	Freestanding Units and/or Semi-detached units and/or 2-Unit Duplexes	2-Unit & 4-Unit Duplexes
Bedrooms	2 or more	1- or 2-bedroom flats. 2 or more bedrooms for single dwelling units.	2 or more	2 or more
Number of dwelling units	18	42	22	40
Gross density (du/ha)	31	73	38	69
Net density (du/ha)	46	107	48	88
Building lines:	Proposed 0m building line for 1 x common boundary (per erf) to allow for Semi-detached Units or 2-Unit Duplexes	As proposed in Zoning Scheme By-Law	Proposed 0m building line for 1 x common boundary (per erf) to allow for Semi-detached Units or 2-Unit Duplexes	Proposed 0m building line for 1 x common boundary (per erf) to allow for Semi-detached Units or 2-Unit Duplexes
Internal road widths	10m access, 8m and 6m	10m access, 8m and 6m	10m cul-de-sac. Circle has a 10m radius.	10m cul-de-sac. Circle has a 10m radius.
Internal circulation:	Two-way on the 10m road and one-way vehicle circulation on the 8m and 6m roads.	Two-way on the 10m road and one-way vehicle circulation on the 8m and 6m roads.	Two-way vehicle circulation	Two-way vehicle circulation
Proposed road ownership	Public Roads	Public Roads	Public Roads	Public Roads
Parking	Onsite parking	Onsite parking	Onsite parking	Onsite parking
Parking bays	36	68	44	80
Nearest road intersection:	La Provence / Keerom Street (± 55 m from the access road centre line)	La Provence / Keerom Street (± 55 m from the access road centre line)	La Provence / Keerom Street (± 55 m from the access road centre line)	La Provence / Keerom Street (± 55 m from the access road centre line)

It should be noted that in order to obtain development rights in accordance with the relevant legislation, amendments might occur on the final approved site development layout. This might result into a variance of between 10% to 30%.

6.3 Way forward after Council has determine the preferred concept layout

After Council has selected the preferred Conceptual Site Development layout for the different erven as indicated in **ANNEXURES 1 and 2** attached, all the bidders will have the opportunity to submit their Financial Proposals and Feasibility based on the proposal selected by Council. Bidders will also be required to provide a price breakdown for all professional fees to obtain development rights. The construction cost of a housing unit per square meter and cost of internal civil- and electrical services per site must be included in the submission.

This tender will be evaluated in terms of the Supply Chain Management Policy and the Preferential Procurement Regulations, 2017 that was promulgated by the Minister of Finance on 20 January 2017 in Government Gazette No 40553. Thereafter, Council will then enter into a Land Availability Agreement with the successful bidder who will service the land and build the necessary top structures as indicated in the tender document.

6.4 Financial Implications

There will be publication costs and the income will depend on the proposals received. The final income will only be known after the outcome of the bidding process when that is reported to Council.

6.5 Legal Implications

The recommendations contained in this report comply with Council's policies and all applicable legislation. See paragraph 6.2.1, *supra*.

6.6 Staff Implications

No additional staff implications are required.

6.7 Previous / Relevant Council Resolutions

COUNCIL ITEMS FOR CONSIDERATION BY THE EXECUTIVE MAYOR UNDER DELEGATED AUTHORITY: 2020-03-31: ITEM 5.4.1

RESOLVED

- a) that Council identify erven 412 and 284, Le Roux, as land not needed to provide the minimum level of basic municipal services;
- b) that Council authorise the Administration to follow a public Call-for-Proposal, based on the points system as set out in paragraph. 6.2.9;
- c) that Council approve the discounted sales prices as set out in paragraph 6.2.6 subject to the sales restrictions set out in paragraph 6.2.7;
- d) that Council approve the qualifying criteria set out in paragraph 6.2.8;
- e) that Council approve the discounted bulk infrastructure contribution set out in paragraph 6.2.10; and
- f) that following the conditional awarding of the bid to the bidder(s) scoring the highest points, an item be submitted to Council to make a final decision on the disposal of the land.

6.8 Risk Implications

Risk implications are addressed in the item.

6.9 Comments from Senior Management

Comments from Senior Management is reflected in the executive summary.

6.9.1 Director: Planning & Economic Development

Supports the content of the item.

6.9.2 Director: Infrastructure Services

Supports the content of the item.

6.9.3 Director: Corporate Services

Supports the content of the item.

6.9.4 Chief Financial Officer

Supports the content of the item.

6.9.5 Director: Community Safety

Supports the content of the item.

ANNEXURES:

Annexure 1: Conceptual Site Development layout of Erven 412 and 217, Groendal, Franschhoek

Annexure 2: Conceptual Site Development layout of Erf 284, Groendal, Franschhoek

FOR FURTHER DETAILS, CONTACT:

<i>NAME</i>	Lester van Stavel
<i>POSITION</i>	<i>Manager: Housing Development</i>
<i>DIRECTORATE</i>	<i>Planning and Economic Development</i>
<i>CONTACT NUMBERS</i>	<i>021- 808 8462</i>
<i>E-MAIL ADDRESS</i>	<i>lester.vanstavel@stellenbosch.gov.za</i>
<i>REPORT DATE</i>	<i>06.04.2022</i>

ANNEXURE 1



**OPTION 1
(Buildings & Parking)**

DESCRIPTION	NOTES
Erf 412, Le Roux, FHK	±11,204m ²
Erf 217, Le Roux, FHK	±388m ²
less Library area	±1,400m ²
Erf 412: Total Developable Area	±10,192m²
Number of Dwelling Units (incl Flats)	37
Number of Mixed Use Buildings	2
Gross Density (du/ha)	±36
Net Density (du/ha)	±49
Number of Parking Bays provided	134

BUILDINGS & HOUSING TYPOLOGIES

- Erven 1 to 4 can accommodate Single or Double Storey Freestanding Units (2-or more bedrooms). Floor areas can vary from ±72m² to ±144m² (and more in some cases).
- Erven 5 to 12 can accommodate Freestanding Units (2-or more bedrooms or Semi-detached Units (2-Unit Duplexes; 2-bedrooms). Floor areas can vary from ±36m² to ±72m².
- Erf 13 can accommodate businesses on the ground floor and ±15 x flats (1 or 2-bedroom) on the 1st floor. Total floor area is ±1,877m² (Ground floor businesses - 1078m² and 1st floor flats - 799m²).
- Erf 14 can accommodate businesses on the ground floor and ±10 x flats (1 or 2-bedroom) on the 1st floor. Total floor area is ±1,291m² (Ground floor businesses - 711m² and 1st floor flats - 580m²).
- Floor areas for flats can vary between ±50m² to ±60m².
- Height: Single Storey for flats. Single and/or Double Storey for other units.
- Building Lines (indicated as a RED Dashed line):
 - 0m building line is proposed for 1 x common boundary (for erven 5 to 12) to accommodate Semi-detached Units or 2-Unit Duplexes.
 - 1m building line on other common boundaries (Erven 1 to 12)
 - 2m street building line on erven up to 250m² (Erven 2 to 12)
 - 3m street building line on erven between 250m² and 500m² (Erf 1)
 - 0m (and 4.5m) street & common boundary building lines for the business uses (and other buildings) on Erven 13 and 14 is allowed.
- Parking:
 - Parking bay dimensions are 2.5m x 5m.
 - 2 x Onsite Parking Bays per erf (Erven 1 to 12).
 - 59 x Onsite Parking Bays on Erf 13.
 - 51 x Onsite Parking Bays on Erf 14.

SHEETS

- Sheet 1: Layout, Erf Numbers & Dimensions
- Sheet 2: Proposed Zonings
- Sheet 3: Buildings & Parking
- Sheet 4: Buildings & Building Lines

CLIENT / OWNER INFORMATION
 STELLENBOSCH MUNICIPALITY
 Contact: Mr Lester van Stavel
 Position: Manager: Housing Development
 Office: 021-808-8462
 Cell: 082-442-7709
 Email: lester.vanstavel@stellenbosch.gov.za

DRAWING TITLE
CONCEPT SDPs FOR ERF 412

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
1	Not to scale	A4	3 of 4

PROJECT NAME
 CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK

DRAWING TITLE CODES
 BP: Base Plan
 CP: Consolidation Plan
 LP: Locality Plan
 LUP: Land Use Plan
 SDP: Site Development Plan
 SLP: Site Layout Plan
 SUB: Subdivision Plan
 ZP: Zoning Plan

DRAWING DISCIPLINE CODES
 TRP: Town & Regional Planning
 TP: Transportation Planning

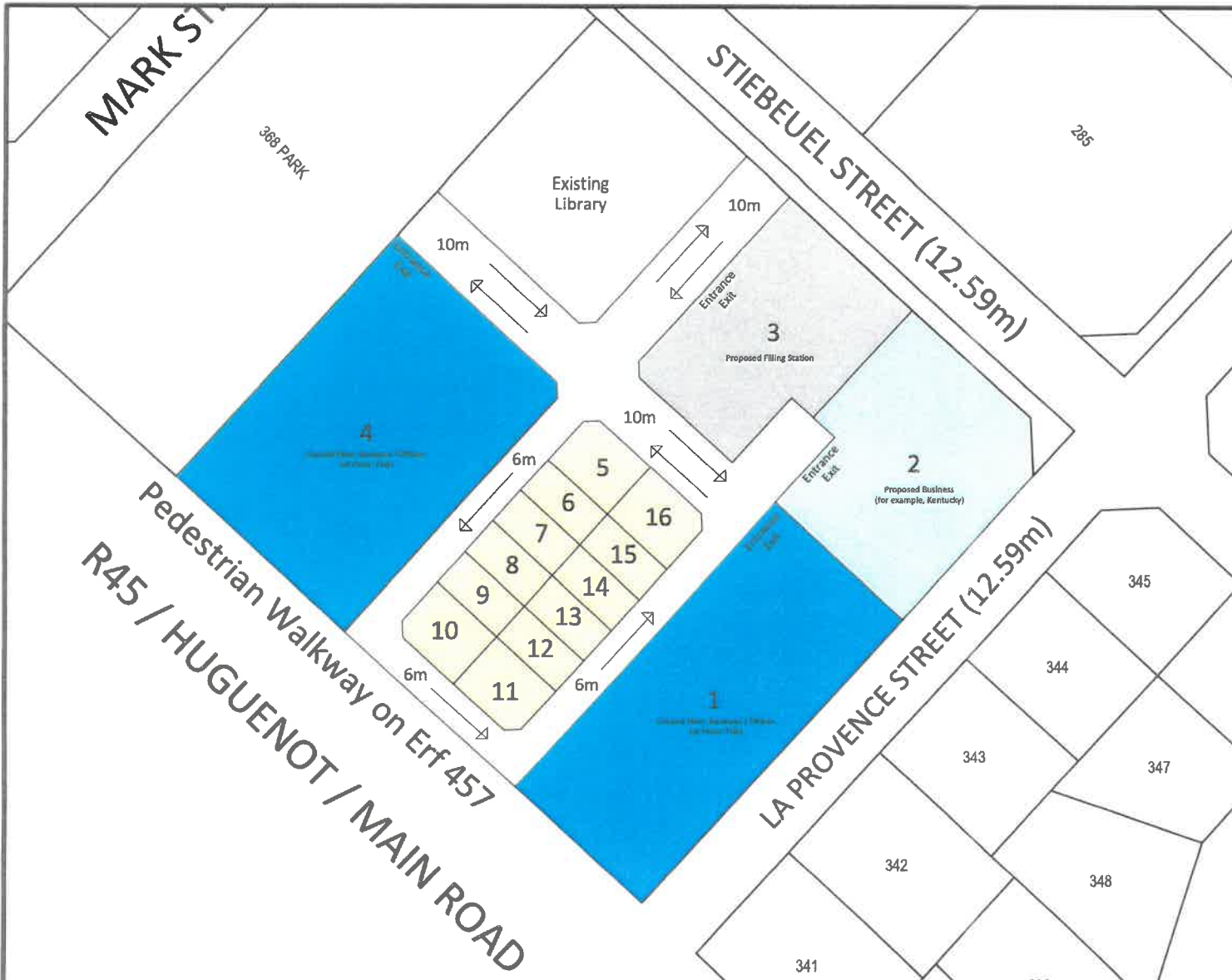
DRAWING STATUS CODES
 D: Draft
 F: Final

DRAWING NUMBER
 21P003-TRP-SDP412(1)-20220405-F

PROFESSIONAL PLANNERS & PROJECT MANAGERS
 MARTIN JONKER
 Tel: 084-410-6132
 Fax: 086-524-8738
 Email: martinj@plan4sa.co.za
 Web: www.plan4sa.co.za

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**OPTION 2
(Proposed Zonings)**

DESCRIPTION	NOTES
Erf 412, Le Roux, FHK	±11,204m ²
Erf 217, Le Roux, FHK	±388m ²
less Library area	±1,400m ²
Erf 412: Total Developable Area	±10,192m²
Number of Erven (excluding Roads)	16
Total Area: All Erven	±7,824m ²
Total Area: Internal Roads	±2,368m ²
Conventional Residential Zone	±1,362m ²
Conventional Residential Zone	12 erven
Mixed Use Zone	±4,115m ²
Mixed Use Zone	2 erven
Local Business Zone	±1,283m ²
Local Business Zone	1 erf
Transport Facilities Zone	±1,064m ²
Transport Facilities Zone	1 erf

LAND USES

- Erven 5 to 16 is proposed to be zoned Conventional Residential (CR) to accommodate semi-detached dwelling units.
- Erven 1 and 4 is proposed to be zoned Mixed Use (MU) to accommodate businesses, offices and flats.
- Erf 2 is proposed to be zoned Local Business (LB) to accommodate a food chain restaurant such as Kentucky.
- Erf 3 is proposed to be zoned Transport Facility (TF) to accommodate a Filling Station (such as Engen).

SHEETS

- Sheet 1: Layout, Erf Numbers & Dimensions
- Sheet 2: Proposed Zonings
- Sheet 3: Buildings & Parking
- Sheet 4: Buildings & Building Lines

CLIENT / OWNER INFORMATION
 STELLENBOSCH MUNICIPALITY
 Contact: Mr Lester van Stavel
 Position: Manager: Housing Development
 Office: 021-908-8462
 Cell: 082-442-7709
 Email: lester.vanstavel@stellenbosch.gov.za

DRAWING TITLE
CONCEPT SDPs FOR ERF 412

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
2	Not to scale	A4	2 of 4

PROJECT NAME
 CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK

DRAWING TITLE CODES
 BP: Base Plan
 CP: Consolidation Plan
 LP: Locality Plan
 LUP: Land Use Plan
 SDP: Site Development Plan
 SLP: Site Layout Plan
 SUB: Subdivision Plan
 ZP: Zoning Plan

DRAWING DISCIPLINE CODES
 TRP: Town & Regional Planning
 TP: Transportation Planning

DRAWING STATUS CODES
 D: Draft
 F: Final




DRAWING NUMBER
 21P003-TRP-SDP412(2)-20210622-D1

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**OPTION 3
(Buildings & Building Lines)**

DESCRIPTION	NOTES
Erf 412, Le Roux, FHK	±11,204m ²
Erf 217, Le Roux, FHK	±388m ²
less Library area	±1,400m ²
Erf 412: Total Developable Area	±10,192m²
 Number of Dwelling Units (incl Flats)	±40
 Number of Mixed Use Buildings	5
Gross Density (du/ha)	±39
Net Density (du/ha)	±94
 Number of Parking Bays provided	170

BUILDINGS & HOUSING TYPOLOGIES

- Erven 6 to 23 can accommodate 3-Unit Duplexes with total floor areas of ±70m² per unit (±35m² per floor).
- Erven 2 and 5 can accommodate businesses and/or offices on the ground floor and ±22 x flats (1 or 2-bedroom) on the 1st floor. Total floor area is ±1,786m² (Ground floor businesses - 893m² and 1st floor flats - 893m²). Floor area for flats was estimated at ±40m².
- Erf 3 can accommodate approximately 2 x buildings of ±225m² each for use by a food chain business such as Kentucky.
- Erf 4 can accommodate a Filling Station such as an Engen. The total floor area of the building is ±90m².
- Height:
 - Single Storey on Erven 3 and 4
 - Double Storey on Erven 2 and 5 (Businesses on groundfloor and flats on 1st floor).
 - Double Storey for dwelling units on Erven 6 to 23.
- Building Lines (indicated as a **RED Dashed line**):
 - 0m building line is proposed for relevant common boundaries (for erven 6 to 23) to accommodate the 3-Unit Duplexes.
 - 1m building line on other common boundaries (Erven 6 to 23)
 - 2m street building line on residential erven up to 250m² (Erven 6 to 23)
 - 5m street building line along the R45.
 - Although a 0m building line is allowed for a business premises in the Mixed Use Zone, a 4.5m building line was used on the Mixed Use erven (Erven 2 to 5) on the street and common boundaries.
- Parking:
 - Parking bay dimensions are 2.5m x 5m.
 - 2 x Onsite Parking Bays per erf (Erven 6 to 23).
 - 48 & 20 x Onsite Parking Bays on Erven 2 and 5 respectively.
 - 52 x Onsite Parking Bays on Erf 3.
 - 14 x Onsite Parking Bays on Erf 4.

SHEETS

- Sheet 1: Layout, Erf Numbers & Dimensions
- Sheet 2: Proposed Zonings
- Sheet 3: Buildings & Parking
- Sheet 4: Buildings & Building Lines



CLIENT / OWNER INFORMATION
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DRAWING TITLE			
CONCEPT SDPs FOR ERF 412			
PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
3	Not to scale	A4	4 of 4
PROJECT NAME			
CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK			

DRAWING TITLE CODES
 BP: Base Plan
 CP: Consolidation Plan
 LP: Locality Plan
 LUP: Land Use Plan
 SDP: Site Development Plan
 SLP: Site Layout Plan
 SUB: Subdivision Plan
 ZP: Zoning Plan

DRAWING DISCIPLINE CODES
 TRP: Town & Regional Planning
 TP: Transportation Planning

DRAWING STATUS CODES
 D: Draft
 F: Final

DRAWING NUMBER
 21P003-TRP-SDP412(3)-20210707-D1

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PLAN 4 SA





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ANNEXURE 2



**OPTION 1
(Dwelling Units & Building Lines)**

DESCRIPTION	NOTES
Erf 284, Le Roux, FHK	5,731m ²
Conventional Residential Zone	±3,838m ²
Public Roads & Parking Zone	±1,893m ²
Number of Erven (excluding Roads)	18
 Number of Dwelling Units	18
Gross Density (du/ha)	31
Net Density (du/ha)	47
 Number of Parking Bays	36

GENERAL NOTES

- Distances are shown in meters. Distances are estimates and need to be confirmed by a Land Surveyor.

ERVEN

- Erven is numbered from 1 to 18
- Erf sizes vary between ±185m² and ±389m².
- Coverage vary between ±130m² and ±233m²

HOUSING TYPOLOGIES

- Erven can accommodate Freestanding Units, Semi-detached Units and/or 2-Unit Duplexes. An example of the location of these units are shown on the plan (**Magenta** colour)
- Dwelling units can include 2 and/or more bedrooms
- Dwelling unit floor areas: Can vary between ±60m² and ±192m²
- Height: Single Storey and/or 2-Storeys
- Building Lines (Indicated as a **RED Dashed** line):
 - 0m building line is proposed for 1 x common boundary (per erf) to accommodate Semi-detached Units or 2-Unit Duplexes.
 - 1m building line on other common boundaries
 - 2m street building line on erven up to 250m²
 - 3m street building line on erven between 250m² and 500m²
- Parking:
 - 2 x Onsite Parking Bays per erf.
 - Parking bay dimensions are 2.5m x 5m

ROADS & ACCESS

- Access to the development is obtained from La Provence Street.
- Internal road widths are 10m, 8m and 6m.
- Internal Circulation: Two-way traffic at 10m access road and one-way traffic on the 6m and 8m road portions.
- Nearest road intersection: La Provence / Keerom Street (±55m from access road centre line)

CLIENT / OWNER INFORMATION
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DRAWING TITLE
CONCEPT SDPs FOR ERF 284

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
1	Not to scale	A4	2 of 2

PROJECT NAME
 CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK

DRAWING TITLE CODES
 BP: Base Plan
 CP: Consolidation Plan
 LP: Locality Plan
 LUP: Land Use Plan
 SDP: Site Development Plan
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 ZP: Zoning Plan

DRAWING DISCIPLINE CODES
 TRP: Town & Regional Planning
 TP: Transportation Planning

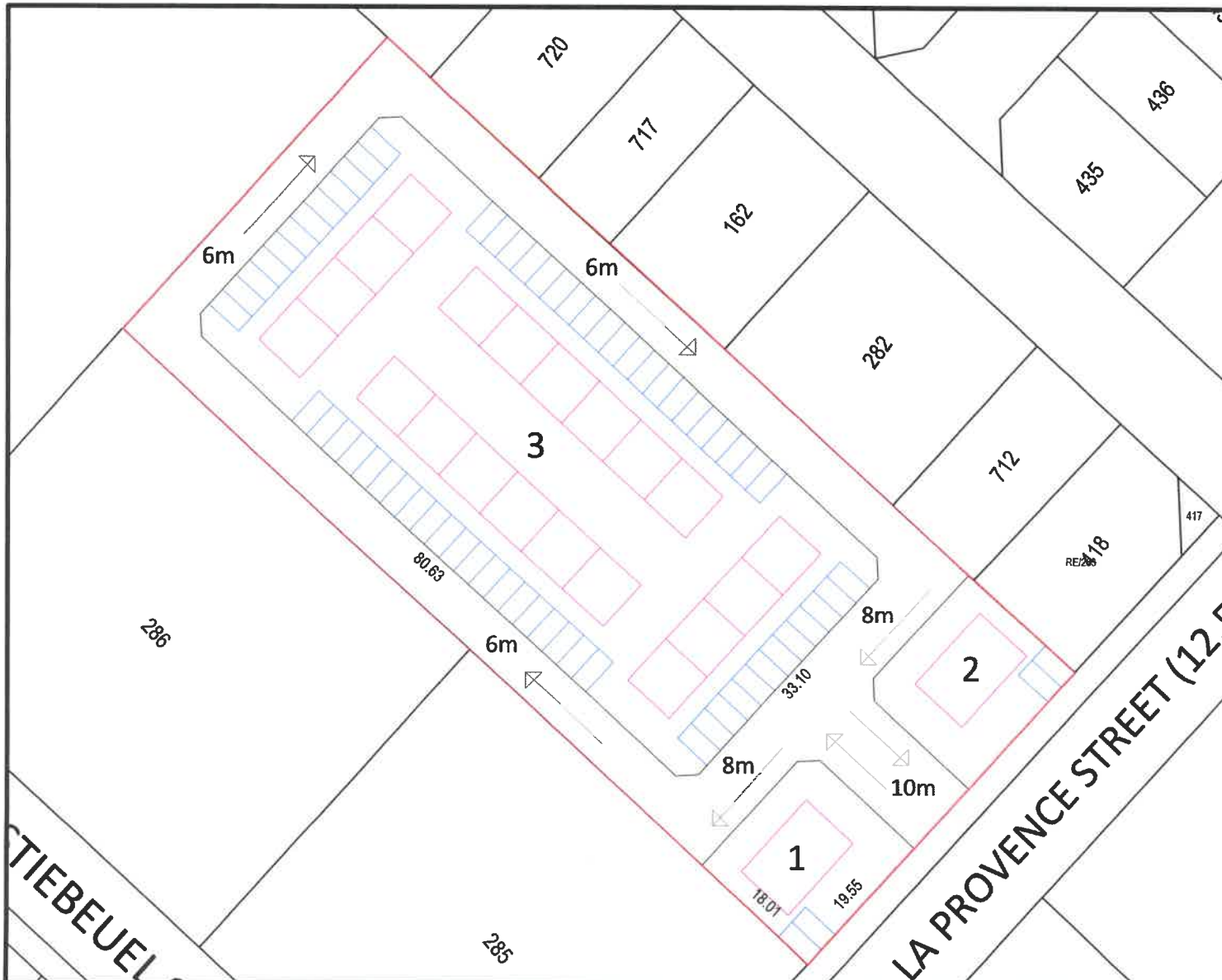
DRAWING STATUS CODES
 D: Draft
 F: Final

DRAWING NUMBER
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OPTION 2 (Layout, Erf Numbers & Parking)

	DESCRIPTION	NOTES
	Erf 284, Le Roux, FHK	5,731m ²
	Multi-Unit Residential Zone	±3,912m ²
	Public Roads & Parking Zone	±1,819m ²
	Number of Erven (excluding Roads)	3
	Number of Dwelling Units	42
	Gross Density (du/ha)	73
	Net Density (du/ha)	107
	Number of Parking Bays	68

GENERAL NOTES

- Distances are shown in meters. Distances are estimates and need to be confirmed by a Land Surveyor.

ERVEN

- Erven is numbered 1 to 3
- Erven 1 and 2 is ± 389m² each and Erf 3 is ±1334m² in size.
- Max Coverage allowed on Erf 1 and 2 is ±233m² each and ±1567m² on Erf 3.

HOUSING TYPOLOGIES

- Erven 1 and 2 can accommodate Single or Double Storey Freestanding Units, whilst 2-Storey Flats of ±49m² per unit is proposed for Erf 3. An example of the location of these units are shown on the plan (Magenta colour)
- Freestanding Dwelling Units can include 2 or more bedrooms. Flats can include 1 or 2 bedrooms.
- Dwelling unit floor areas: Can vary between ±96m² and ±192m² for the Freestanding Dwelling Units. The 40x Flats can have a total floor area of ±1960m² if calculated at 49m² per dwelling unit.
- Height: Single or Double Storey for the Freestanding Units and 2-Storey Flats.
- Building Lines (indicated as a RED Dashed line):
 - As proposed by the Zoning Scheme By-Law
- Parking:
 - 2 x Onsite Parking Bays per erf for Freestanding Dwelling Units.
 - 1.5 x Onsite Parking Bays per Flat (1 or 2 bedroom units)
 - Parking bay dimensions are 2.5m x 5m

ROADS & ACCESS

- Access to the development is obtained from La Provence Street.
- Internal road widths are 10m, 8m and 6m.
- Internal Circulation: Two-way traffic at 10m access road and one-way traffic on the 6m and 8m road portions.
- Nearest road intersection: La Provence / Keerom Street (±55m from access road centre line)

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DRAWING TITLE
CONCEPT SDPs FOR ERF 284

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
2	Not to scale	A4	1 of 2

PROJECT NAME
 CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK

DRAWING TITLE CODES
 BP: Base Plan
 CP: Consolidation Plan
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DRAWING DISCIPLINE CODES
 TRP: Town & Regional Planning
 TP: Transportation Planning

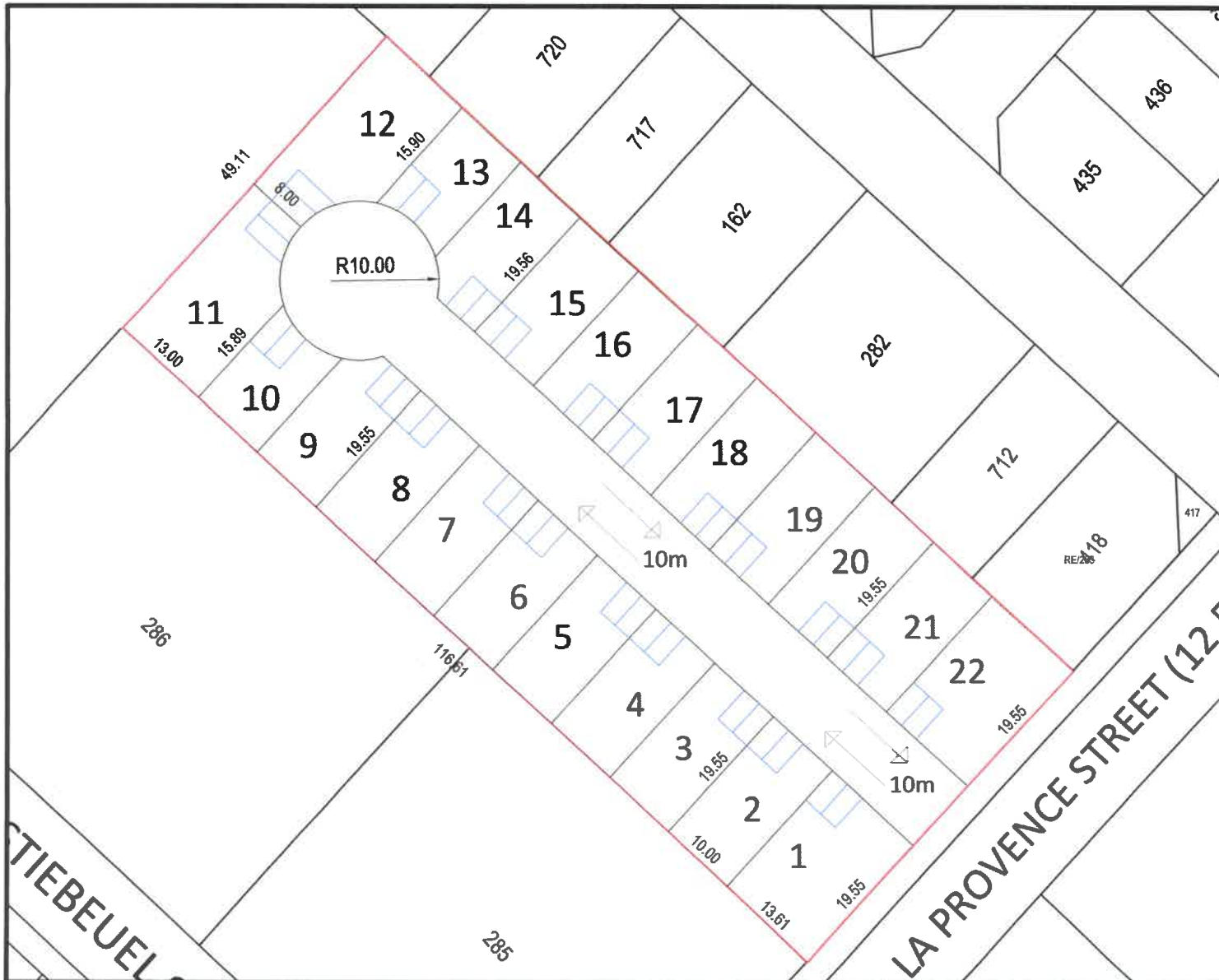
DRAWING STATUS CODES
 D: Draft
 F: Final

DRAWING NUMBER
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**OPTION 3
(Layout, Erf Numbers & Parking)**

	DESCRIPTION	NOTES
	Erf 284, Le Roux, FHK	5,731m ²
	Conventional Residential Zone	±4,524m ²
	Public Roads & Parking Zone	±1,207m ²
	Number of Erven (excluding Roads)	22
	Number of Dwelling Units	22
	Gross Density (du/ha)	38
	Net Density (du/ha)	49
	Number of Parking Bays	44

GENERAL NOTES

- Distances are shown in meters. Distances are estimates and need to be confirmed by a Land Surveyor.

ERVEN

- Erven is numbered from 1 to 22
- Erf sizes vary between ±150m² and ±289m².
- Coverage vary between ±105m² and ±173m²

HOUSING TYPOLOGIES

- Erven can accommodate Freestanding Units, Semi-detached Units and/or 2-Unit Duplexes. An example of the location of these units are shown on the plan (Magenta colour)
- Dwelling units can include 2 and/or more bedrooms
- Dwelling unit floor areas: Can vary between ±56m² and ±340m²
- Height: Single Storey and/or 2-Storesys
- Building Lines (indicated as a RED Dashed line):
 - 0m building line is proposed for 1 x common boundary (per erf) to accommodate Semi-detached Units or 2-Unit Duplexes.
 - 1m building line on other common boundaries
 - 2m street building line on erven up to 250m²
 - 3m street building line on erven between 250m² and 500m²
- Parking:
 - 2 x Onsite Parking Bays per erf.
 - Parking bay dimensions are 2.5m x 5m

ROADS & ACCESS

- Access to the development is obtained from La Provence Street.
- Internal road width is 10m ending in a turning circle with a 10m radius.
- Internal Circulation: Two-way traffic.
- Nearest road intersection: La Provence / Keerom Street (±55m from access road centre line)

CLIENT / OWNER INFORMATION
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DRAWING TITLE
CONCEPT SDPs FOR ERF 284

PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
3	Not to scale	A4	1 of 2

PROJECT NAME
 CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK

DRAWING TITLE CODES
 BP: Base Plan
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DRAWING STATUS CODES
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DRAWING NUMBER
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**OPTION 4
(Layout, Erf Numbers & Parking)**

DESCRIPTION	NOTES
Erf 284, Le Roux, FHK	5,731m ²
Conventional Residential Zone	±4,524m ²
Public Roads & Parking Zone	±1,207m ²
Number of Erven (excluding Roads)	40
Number of Dwelling Units	40
Gross Density (du/ha)	±69
Net Density (du/ha)	±88
Number of Parking Bays	80

GENERAL NOTES

- Distances are shown in meters. Distances are estimates and need to be confirmed by a Land Surveyor.

ERVEN

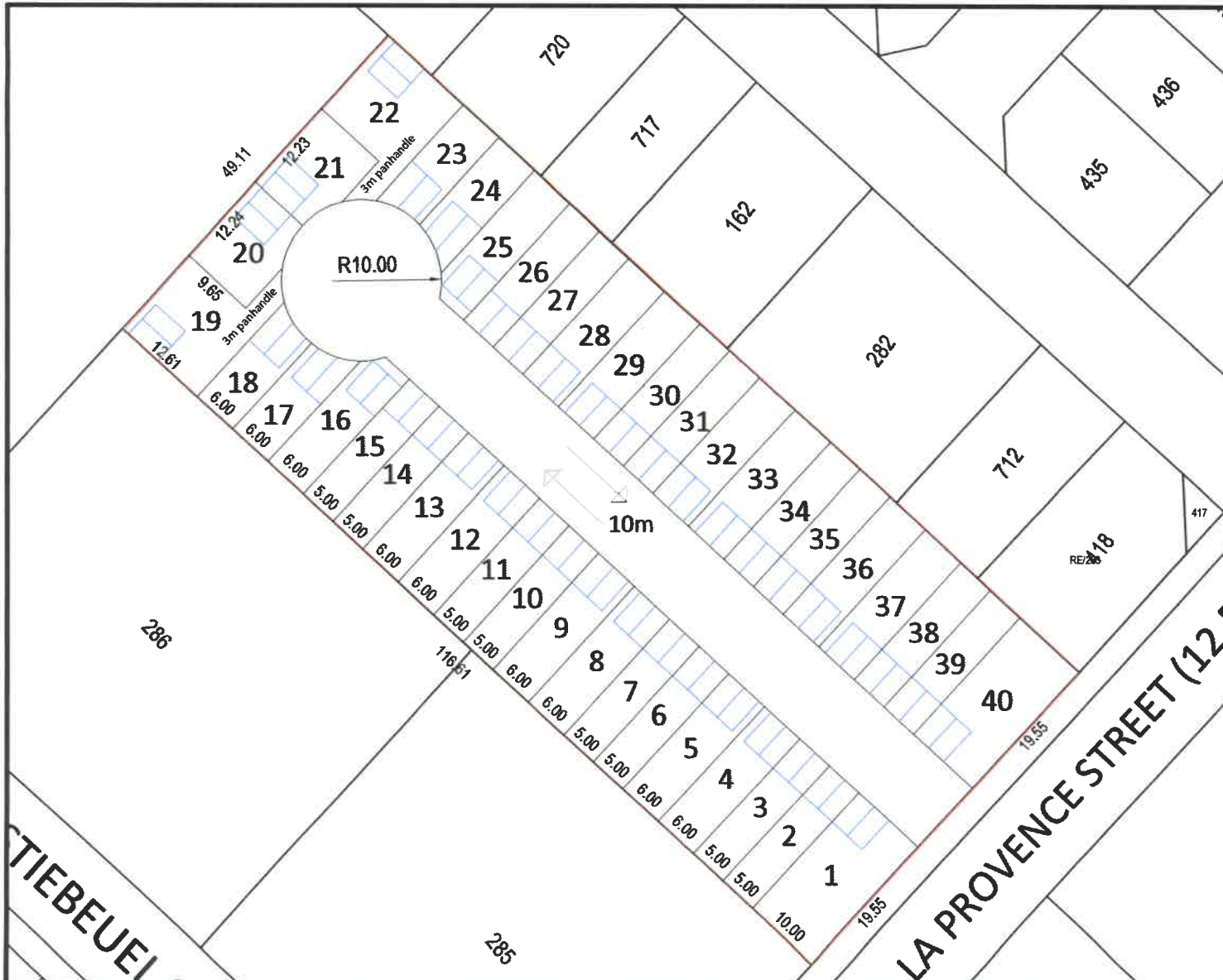
- Erven is numbered from 1 to 40
- Erf sizes vary between ±90m² and ±195m².
- Coverage vary between ±63m² and ±137m²

HOUSING TYPOLOGIES

- Erven 1 to 16 and 25 to 40 accommodate 4-Unit Duplexes. Erven 17 to 24 accommodate 2-Unit Duplexes. An example of the location of these units are shown on the plan (Magenta colour)
- Dwelling units can include 2 and/or more bedrooms
- Dwelling unit floor areas: Vary between ±60m² and ±72m² in total (Ground Floor & First Floor: ±30m² to ±36m² each)
- Height: Single Storey and/or 2-Storeys. 2-Storeys recommended.
- Building Lines (Indicated as a RED Dashed line):
 - Erven 17-24: 0m building line is proposed for 1 x common boundary (per erf) to accommodate 2-Unit Duplexes.
 - Erven 1-16, 25-40: 0m common boundary building lines to accommodate 4-Unit Duplexes
 - 1m building line on other common boundaries.
 - 3m rear building line proposed on Erven 22-40 to accommodate sewerage line of adjacent properties.
 - 2m street building line on all erven up to 250m²
- Parking:
 - 2 x Onsite Parking Bays per erf.
 - Parking bay dimensions are 2.5m x 5m

ROADS & ACCESS

- Access to the development is obtained from La Provence Street.
- Internal road width is 10m ending in a turning circle with a 10m radius.
- Internal Circulation: Two-way traffic.
- Nearest road intersection: La Provence / Keerom Street (±55m from access road centre line)



CLIENT / OWNER INFORMATION
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DRAWING TITLE			
CONCEPT SDPs FOR ERF 284			
PLAN NUMBER	SCALE	SHEET SIZE	SHEET NUMBER
4	Not to scale	A4	1 of 2
PROJECT NAME			
CONCEPT SITE DEVELOPMENT PLANS FOR ERVEN 412, 217 & 284, LE ROUX, FRANSCHHOEK			

DRAWING TITLE CODES
 BP: Base Plan
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DRAWING STATUS CODES
 D: Draft
 F: Final

DRAWING NUMBER
 21P003-TRP-SDP1-20210706-Rev D1

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7.4.2	PROPOSED SOCIAL HOUSING DEVELOPMENT OF FARM 81/2 AND FARM 81/9, STELLENBOSCH
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Collaborator No: 728209
IDP KPA Ref No: Good Governance and Compliance
Meeting Date: 19 April 2022

1. SUBJECT: PROPOSED SOCIAL HOUSING DEVELOPMENT OF FARM 81/2 AND FARM 81/9, STELLENBOSCH

2. PURPOSE

To provide feedback on the professional studies that were conducted following the desktop / feasibility report which served before the 29th Council Meeting on 24 July 2019, Item 7.4.1 (see attached **ANNEXURE 1** – agenda item and minutes) in order to determine a more realistic developable area on Farm 81/2 and Farm 81/9.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Stellenbosch Municipality was identified by the Western Cape Provincial Administration as one of “Leader Towns” in the province that have the necessary capacity to partake in the Social Housing Programme.

Stellenbosch Municipality’s Division Integrated Human Settlements is currently in process to commence with a process of granting long-term use rights to qualifying accredited entities (Social Housing Institutions (SHIs) and/or Other Development Agencies (ODAs)) on land identified and approved by the Municipality for the purpose of developing Social Housing estates.

Council approved, in principle that a Land Availability Agreement (long-term use rights) be entered into with Social Housing Institutions (SHIs) and/or Other Development Agencies (ODAs).

Notwithstanding the above, the Division Integrated Human Settlements can report on the following progress:

- 1) The Public Participation Process completed and approved by Council on 29 July 2020, Item 11.4.1;
- 2) Geotechnical assessment (attached as **ANNEXURE 2**), flood line determination (attached as **ANNEXURE 3**) and a Traffic Impact Assessment (TIA) (attached as **ANNEXURE 4**) investigation that has been completed during April 2021; and
- 3) The Request for Proposals for the appointment of a suitable Social Housing Institution (SHI) or Other Development Agency (ODA) is currently being finalised by the Department: Housing Development.

5. RECOMMENDATIONS

- (a) that the progress report be noted;
- (b) that the yield as per the initial desktop study report be revised taking into account the subsequent specialist studies that were conducted;

- (c) that a minimum of 250 (two hundred and fifty) Social Housing units with a concept density of low to medium 1 to 4 storey walk up buildings be considered as practical and feasible; and
- (d) that Council approves in principle for the purpose of a tender process, the outcome of the developable area as identified following the investigations as depicted in figure 2.

6. DISCUSSION / BACKGROUND

A consulting firm was appointed on 08 March 2021 to undertake a feasibility study in accordance with Resolution (a) of item 7.4.1 of the 29th Council Meeting. A geotechnical assessment, flood line determination and a traffic feasibility investigation has been carried out for Farm 81/2 and Farm 81/9 comprising vacant portions of land situated to the north east of Kayamandi, Stellenbosch. The developable area of the site is approximately 3,5ha and is bound to the east by the R304 and the existing Mount Simon residential estate to the north (see figure 1 below). The proposed development is to comprise higher density multi-storey walk up residential units, with associated access roads and parking bays across a proposed 3,49ha developable area. However, following specialist investigations, that were conducted it was determined that only 3,49 ha of the 17,47 ha of the total area is considered to be developable.

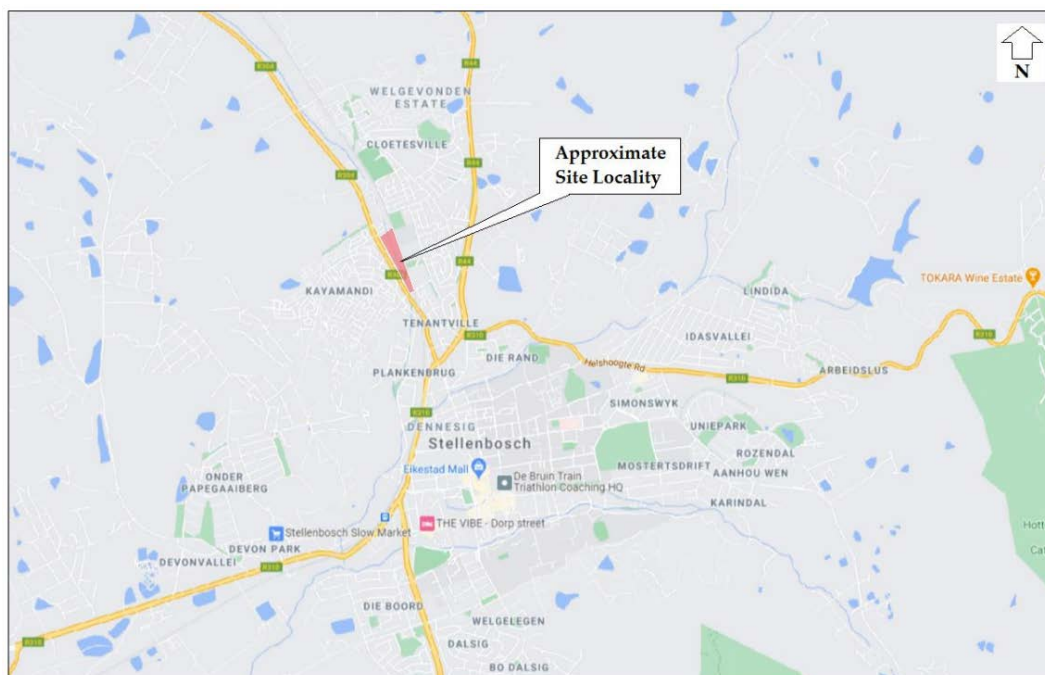


Figure 1: Locality map of the study area

6.1. Previous desktop / feasibility study

The initial desktop / feasibility study performed in 2020 estimated number of opportunities on the entire area of the site, before the geotechnical and other specialist studies were concluded.

In summary, the desktop / feasibility study revealed the following:

Yield	Density	Storey walk-ups
768	40%	3 Storey
1152	60%	3 Storey
1024	40%	4 Storey
1536	60%	4 Storey

6.2 Investigation of additional specialist studies

After the initial desktop / feasibility study completed in 2020, specialist studies were conducted. The conclusion from the specialist studies were that the property is regarded as being favourable for residential type of development only on certain portions of the site. The factors that reduce the suitability of the land for development include the extent of uncontrolled dumping over the years, the existing topography, soil corrosivity and the determination of the floodline.

Given the outcome of the specialist studies, the yield as indicated by the initial desktop / feasibility study can therefore not be considered as feasible. In order to be more realistic and practical minimum number of 250 Social Housing units are proposed with a concept density of high density multi-storey walk up residential units building be considered according the outcome of the geotechnical assessment of the site (see figure 2 below, Zone II and III as indicated).

In terms of the floodline study, it is evident from the 1:100 year flood line that most of the land on the west side of the Plankenburg river is above the flood level and would be suitable for residential development. The only area on the west side of the river that is affected by the 1:100 year flood is the lower ground around the tributary that flows in from the Watergang Dam to the North of Khayamandi, roughly 200 metres south of the Mount Simon residential estate. This will be taken into account when planning the development in this area.

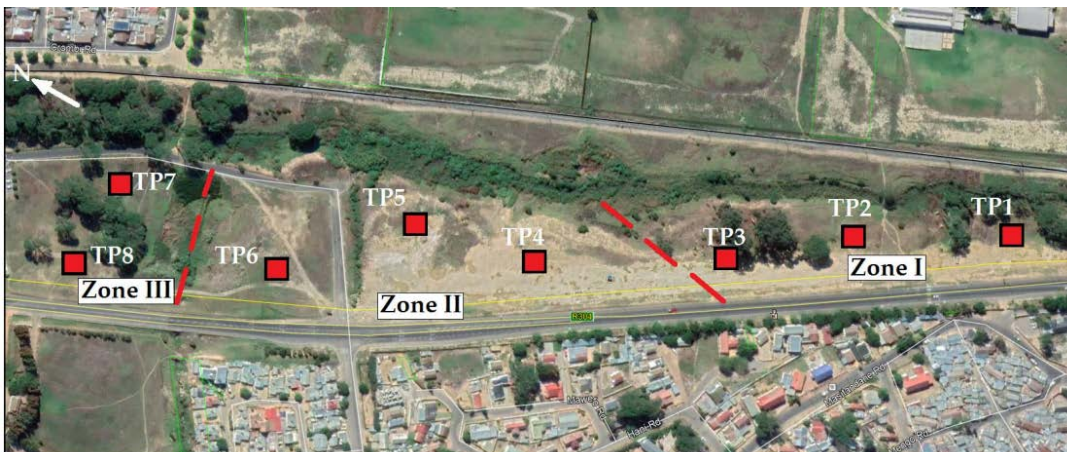


Figure 2: Zone II and Zone III identified as favourable for housing development following the specialist studies completed.

6.3 Advantages of Social Housing

Social Housing is generally misconstrued as BNG / RDP Housing. It is important to make the distinction between Social Housing Programme and other housing subsidy programmes that government implements to address the housing challenges in South Africa.

To provide a bit of context, the term “Social Housing” is in this instance being used as per the definition provided in the Social Housing Act 16 of 2008: “ a rental of co-operative housing option for low to medium income households at a level of scale and built form which requires institutionalised management and which is provided by Social Housing Institutions and/or Other Delivery Agents in approved projects in designated restructuring zones with the benefit of public funding as contemplated in the act”. It must be appreciated that the Social Housing Programme is one of numerous housing intervention programmes subsidised (full or partially) by government and targets specific beneficiary profile (i.e. households earning between R1 850 and R22 000).

6.4 Way forward

A procurement process will be followed where accredited Social Housing Institutes (SHI) and/or Other Development Agencies (ODA) will be invited to provide bids for a social housing project on Farms 81/2 and 81/9. The successful bidder will enter into Land Availability Agreements with the Stellenbosch Municipality.

6.5 Financial Implications

Concessions / incentives subject to Council approval.

6.5 Legal Implications

A Land Availability Agreement to be concluded after the appointment of the successful accredited Social Housing Institution (SHI) and/or Other Development Agencies (ODA).

6.6 Staff Implications

This report has no staff implications to the Municipality.

6.7 Previous / Relevant Council Resolutions:

35TH COUNCIL MEETING: 2020-02-26: ITEM 11.4.1

RESOLVED (majority vote)

- (a) that the progress report be noted;
- (b) that Council approves in principle the development proposal as set out in the draft feasibility study;
- (c) that the Municipal Manager is authorised to undertake a process towards entering into Land Availability Agreements with competent Social Housing Institutions (SHI's) or Other Development Agencies (ODA's);
- (d) that a Smart Partnership and a Land Availability Agreement be entered into with the successful accredited Social Housing Institution (SHI) or Other Development Agency (ODA); and
- (e) that the proposed base criteria which need to be met by a viable Social Housing Institution, be noted.

29TH COUNCIL MEETING: 2019-07-24: ITEM 7.4.1

RESOLVED (majority vote)

- (a) that a feasibility study as a matter of urgency must be concluded to determine the exact extent of the developable area;
- (b) that the appropriate land use rights as a matter of urgency be obtained;
- (c) that any development on the property be sensitive and complementary to enhancing the aesthetics of the entrance of Stellenbosch;
- (d) that the proposed development be earmarked for backyarders in Cloetesville, Ida's Valley and Kayamandi; and
- (e) that the report be brought to Council as soon as possible.

6.8 Risk Implications

This report has no risk implications for the Municipality.

ANNEXURES

Annexure 1: Agenda item and minutes of 29th Council meeting: 2019-7-24: Item 7.4.1

Annexure 2: Geotechnical feasibility study report

Annexure 3: Flood line study report

Annexure 4: Traffic Impact Assessment (TIA) report

FOR FURTHER DETAILS CONTACT:

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E-MAIL ADDRESS	Lester.vanstavel@stellenbosch.gov.za
REPORT DATE	06.04.2021

ANNEXURE 1

7.3	FINANCIAL SERVICES: [PC: CLLR P CRAWLEY (MS)]
-----	--

NONE

7.4	HUMAN SETTLEMENTS: [CLLR N JINDELA]
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7.4.1	PROPOSED DEVELOPMENT OF ERF 81/2 AND ERF 81/9, STELLENBOSCH, FOR BACKYARDERS OF STELLENBOSCH
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Collaborator No: 653153
IDP KPA Ref No:
Meeting Date: 17 July 2019

1. SUBJECT: PROPOSED DEVELOPMENT OF ERF 81/2 AND ERF 81/9, STELLENBOSCH, FOR BACKYARDERS OF STELLENBOSCH

2. PURPOSE

To motivate for the proposed development of Erf 81/2 and Erf 81/9, Stellenbosch, henceforth "the property", as a residential development that can potentially address the housing needs of backyarders in Stellenbosch.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Stellenbosch Municipality has over the last number of years developed a housing pipeline that addresses all types of housing delivery that takes into consideration all social and financial requirements of the residents.

Against this background Stellenbosch Municipality is desirous to commence with a project that could address the housing needs of residents that reside primarily in the backyards of privately owned properties. The areas that are targeted for this projects are Ida's Valley, Cloetesville and Khayamandi and to a lesser extent Jamestown and Klapmuts. The purpose of the project is to make provision for essentially residents who would not under ordinary circumstances qualify for subsidised housing, for example backyard dwellers that earn higher than the earnings threshold for a housing subsidy or are not in a position to obtain a mortgage loan from a financial institution.

It is therefore imperative that the proposed development must be sensitive to the general built and landscaping vernacular of the Stellenbosch area. The proposed site for this project is Erf 81/2 and Erf 81/9. The site has several constraints for development. A desktop study using Google Earth indicated that a developable area ranging between 1ha and 3ha could be realised on the property. The latter area takes into consideration all the physical constraints on the property.

The site lends itself to a similar kind of development as in the Nuutgevonden Estate which is north of the Mount Simon development. The housing typologies that are part of the latter developments are all included under any social housing development, e.g. duplex apartments and single residential properties.



5. RECOMMENDATIONS

- (a) that a feasibility study must be concluded to determine the exact extent of the developable area;
- (b) that the appropriate land use rights be obtained;
- (c) that any development on the property be sensitive and complementary to enhancing the aesthetics of the entrance of Stellenbosch;
- (d) that option one (1) be approved as the proposed development model, i.e. a combination of social housing and GAP housing (individual houses); and
- (e) that the Social Housing Institution (SHI) or any other development agency (ODA) be appointed to develop the site for rental and/or GAP housing.

6. DISCUSSION / CONTENTS

6.1 BACKGROUND

In terms of Schedule 4(b) of the Constitution, a Municipality must provide services to its inhabitants. Housing is not one of these services however; a Municipality must still be in a position to make housing possible within its boundaries. Against this background Erf 81/2 and Erf 81/9 ("the property") has been identified as an ideal site where the Municipality can set in motion the implementation of the housing plan with respect to the delivery of housing to backyard dwellers amongst others. The property has several constraints which are not insurmountable for development. However, more importantly it has advantages for development that outstrips its disadvantages.

The site allows for a mixed use development, with different housing typologies such as single residential dwelling units, duplex residential dwelling units.

6.2 LOCATION

The property is located between the Khayamandi and Cloetesville settlements. Its boundary is framed by the R304 to the west and the railway line to the east. The Plankenburg River traverses the property along the eastern boundary. The southern boundary of property includes portions of the Khayamandi Tourism Centre, as well as bridge over the railway line. The northern boundary is framed by the Mount Simon residential development.

6.3 CONSTRAINTS TO DEVELOPMENT

6.3.1 The property's cadastral boundaries

The property has a triangular shape with its widest part on the northern boundary with the Mount Simon residential development, however this shape in this particular instance allows for the construction of social amenities which in return allows for community integration. This type of erf shape reduces the developable area significantly. Furthermore a significant portion of the property is situated south of the bridge over the railway line and this area is not suitable for development. The cadastral boundaries must be adjusted to take all of the constraints into consideration.

6.3.2 Developable area

The total erf size is approximately 17.47ha¹ and this area includes the road, the river as well as a portion of Khayamandi Tourism Corridor. These features must all be subtracted from the total area to determine the developable area. It is understood that the road reserve for the R304 is approximately 45m wide². This implies that the area of the road reserve is approximately 5.4ha and this area must be subtracted from the developable area which leaves approximately 12.07ha.

Furthermore a similar argument for the impact of the river area on the developable area can also be made. The latter area measures approximately 8.6ha which leaves an effective developable area of 3.47ha.

Constraint	Approximate Area of constraint	Approximate developable area
River	8.6ha	
Road reserve	5.4ha	
Total area	17.4ha	
Developable area		3.4ha

6.3.3 The road reserve

The R304 passes through the property. The road reserve must still be subdivided from the property in order arrive at the developable area. The proposed future road widening must occur within this space.

6.3.4 The River

The Plankenburg River traverses the property from north to south and forms the *de facto* eastern boundary. A further *caveat* as imposed by the NEMA³ regulations indicates that where a flood line has not been determined, development cannot occur within 32 metres

¹ Desktop measurements using Google Earth. All measurements must be verified on site.

² Measured between the boundary of Mount Simon and the Watergang Farm. All measurements must be verified on site.

³ NEMA – National Environmental Management Act (107 of 1998), as amended.

from the nearest side of a watercourse to the development. The footprint of this area is approximately 8.6ha, however mitigating circumstances can be developed that could increase the developable area.

6.3.5 Khayamandi Tourism Centre

According to the cadastre Erf 81/2 includes portions of the Khayamandi Tourism Centre. The latter has to be subdivided from Erf 81/2 in order to “normalize” the subdivision.

6.3.6 The Bridge

According to the cadastre Erf 81/2 includes portions of the bridge that crosses the railway line. The latter has to be subdivided from Erf 81/2 in order to “normalize” the subdivision. However it is imperative that the rehabilitation of this area is done in collaboration with any development on Erf 81/2.

6.4 EXISTING AND PROPOSED DEVELOPMENT ON THE PROPERTY

EXISTING

There are several development proposals that are being proposed and undertaken for this area. These proposals include amongst others:

- (a) The road widening of the R304;
- (b) The RSEP projects;
- (c) Social housing programme;
- (d) Northern extension of Stellenbosch town.

Table 3 hereunder provides further detail regarding the abovementioned projects

	Development proposal	Programme	Responsible Directorate
1	The road widening of the R304		Infrastructure Services and Provincial government
2	A footbridge that would connect Khayamandi with Cloetesville integrate into development;	RSEP	Infrastructure Services
	Upgrading of the Khayamandi taxi rank	RSEP	
	Upgrading of taxi holding area under the bridge	RSEP	
3	Restructuring zone for social housing	Social housing programme	Planning and Economic Development
4	Northern Extension of Stellenbosch town		Planning and Economic Development

It is imperative that any development on the property takes these developments into consideration and integrate same into the development.

6.5 ADVANTAGES OF THE PROPERTY

6.5.1 Accessibility

The property is highly accessible from the R304.

6.5.2 Existing road network

There is an existing road network that can be integrated into the proposed development. This would minimise the cost of internal engineering infrastructure.

6.5.3 Open space

The river network creates approximately 8.6 ha of open space. This does not need to be subtracted from the developable area. This area can be integrated into the development.

6.5.4 Different development sections

The property can be roughly divided into three (3) different development sections, i.e.

- i. the area between Mount Simon residential development and
- ii. the internal road, the bridge and the internal road and
- iii. the area south of the bridge.



6.5.5 Locality

The property is centrally located between Cloetesville and Khayamandi.

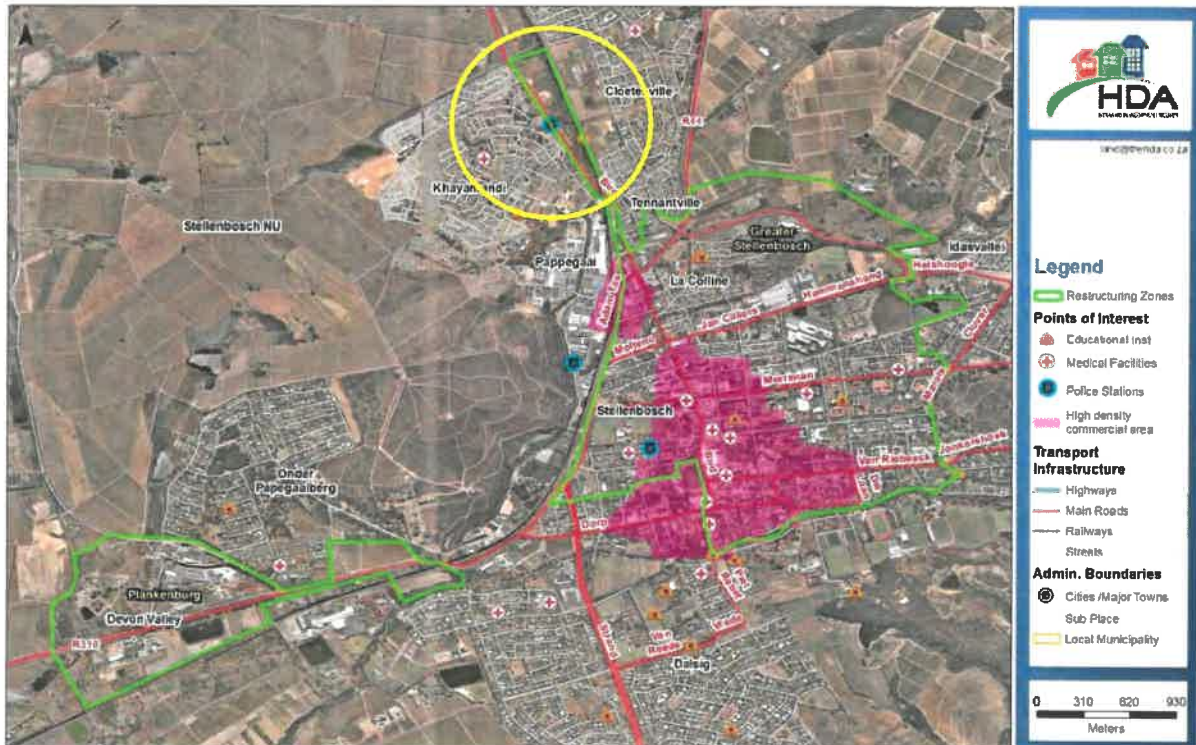
6.6 DEVELOPMENT OPTIONS

6.6.1 Feasibility study

It is imperative that a feasibility study is undertaken in order to determine and confirm the correct development mix for this property. The desktop study proposes a transition from medium income housing in Mount Simon to GAP housing at the immediate adjacent portion of the site and social housing to the south of the property.

6.6.2 Restructuring zone (social housing typologies)

The property has been identified as a restructuring zone for the development of social housing. Social housing allows for various housing typologies.



6.6.3 GAP / Social option (Option 1)

This option is geared towards a combination of rental and outright ownership. The housing typology could be single storey residential units, duplex residential units or a combination of the above.

6.6.4 Social option (Option 2)

A rental or co-operative housing option for low income persons at a level of scale and built form which requires institutionalised management and which is provided by accredited social housing institutions or in accredited social housing projects in designated restructuring zones⁴.

6.6.5 GAP option (Option 3)

This option allows for single residential dwellings or serviced sites or a combination of both.

6.7 LEGAL IMPLICATIONS

None

7.3	FINANCIAL SERVICES: [PC: CLLR P CRAWLEY (MS)]
-----	--

NONE

7.4	HUMAN SETTLEMENTS: [CLLR N JINDELA]
-----	--

7.4.1	PROPOSED DEVELOPMENT OF ERF 81/2 AND ERF 81/9, STELLENBOSCH, FOR BACKYARDERS OF STELLENBOSCH
-------	---

Collaborator No: 653153
IDP KPA Ref No:
Meeting Date: 17 July 2019

1. SUBJECT: PROPOSED DEVELOPMENT OF ERF 81/2 AND ERF 81/9, STELLENBOSCH, FOR BACKYARDERS OF STELLENBOSCH

2. PURPOSE

To motivate for the proposed development of Erf 81/2 and Erf 81/9, Stellenbosch, henceforth "the property", as a residential development that can potentially address the housing needs of backyarders in Stellenbosch.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Stellenbosch Municipality has over the last number of years developed a housing pipeline that addresses all types of housing delivery that takes into consideration all social and financial requirements of the residents.

Against this background Stellenbosch Municipality is desirous to commence with a project that could address the housing needs of residents that reside primarily in the backyards of privately owned properties. The areas that are targeted for this projects are Ida's Valley, Cloetesville and Khayamandi and to a lesser extent Jamestown and Klappmuts. The purpose of the project is to make provision for essentially residents who would not under ordinary circumstances qualify for subsidised housing, for example backyard dwellers that earn higher than the earnings threshold for a housing subsidy or are not in a position to obtain a mortgage loan from a financial institution.

It is therefore imperative that the proposed development must be sensitive to the general built and landscaping vernacular of the Stellenbosch area. The proposed site for this project is Erf 81/2 and Erf 81/9. The site has several constraints for development. A desktop study using Google Earth indicated that a developable area ranging between 1ha and 3ha could be realised on the property. The latter area takes into consideration all the physical constraints on the property.

The site lends itself to a similar kind of development as in the Nuutgevonden Estate which is north of the Mount Simon development. The housing typologies that are part of the latter developments are all included under any social housing development, e.g. duplex apartments and single residential properties.

**29TH COUNCIL MEETING: 2019-07-24: ITEM 7.4.1****RESOLVED** (majority vote)

- (a) that a feasibility study as a matter of urgency must be concluded to determine the exact extent of the developable area;
- (b) that the appropriate land use rights as a matter of urgency be obtained;
- (c) that any development on the property be sensitive and complementary to enhancing the aesthetics of the entrance of Stellenbosch;
- (d) that the proposed development be earmarked for backyarders in Cloeteville, Ida's Valley and Kayamandi; and
- (e) that the report be brought to Council as soon as possible.

Cllrs DA Hendrickse and LK Horsband (Ms) requested that their votes of dissent be minuted.

ANNEXURE 2



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

STELLENBOSCH MUNICIPALITY

ERF 81/2 AND ERF 81/9, STELLENBOSCH

34372.00C-REP-001-02

GEOTECHNICAL FEASIBILITY STUDY REPORT

JUNE 2021

PREPARED FOR:



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

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STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

**GEOTECHNICAL FEASIBILITY STUDY REPORT FOR ERVEN 81/2 AND 81/9,
STELLENBOSCH**

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EXECUTIVE SUMMARY

A geotechnical feasibility investigation has been carried out for Erven 81/2 and 81/9 of investigation comprising vacant portions of land situated to the north east of Kayamandi, Stellenbosch. The developable area of the site is approximately 3,5ha and is bound to the east by the R304 and the existing Mount Simon residential estate to the north.

The property is regarded as being of favourable to poor suitability for residential development. The factors that reduce the suitability of the land for development are 1) the extent of uncontrolled fill; 2) the existing topography and 3) soil corrosivity.

Thick fill occurs across the mid portions of the site, comprising builders' rubble and other foreign matter contained in a matrix fine sand. The consistency of the fill decreases from medium dense at the surface to loose at depth.

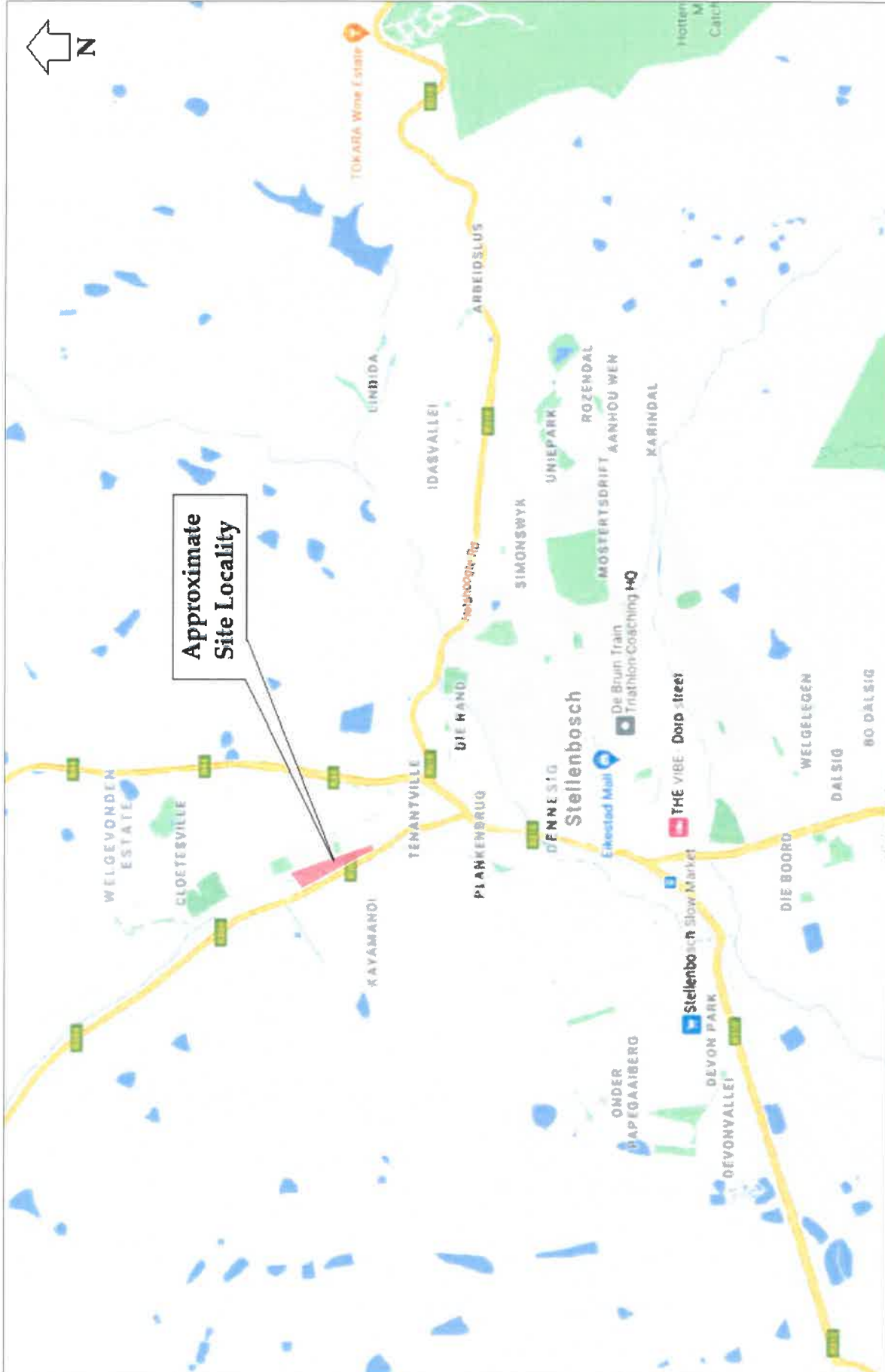
Shallow alluvium, pedogenic soils and residual soils occur across the southern and northern portions of the site.

A substantial retaining wall will be required along the eastern boundary for the middle and southern portions of the site.

Distinction is made in this report to the development of one/two story buildings and three/four storey buildings. The former being more suitable for the site.

Soil densification will be required across the areas of existing fill. Plate load testing will then be required in order to establish safe bearing capacities.

Further geotechnical investigative work will be required in order to determine the properties of the deep seated soils. This should be carried out by means of rotary core boreholes, drilled at selected locations. Plate load testing is also recommended for areas underlain by residual soils in order to establish safe bearing capacities.






Approximate Site Locality

Locality plan

ISSUE & REVISION RECORD

QUALITY APPROVAL

	Capacity	Name	Signature	Date
By Author	Geotechnical Engineer	Frans Breytenbach		17/06/2021
Author and Reviewer	Geotechnical Engineer	Bruce Webber		17/06/2021
By Internal Reviewer	Senior Professional Engineer	Andre van Pletzen		17/06/2021
Approved by Design Centre Leader	Director	André Greyling	pp 	17/06/2021

This report has been prepared in accordance with BVi Consulting Engineers Quality Management System. BVi Consulting Engineers is ISO 9001: 2015 registered and certified by NQA Africa.



REVISION RECORD

Revision Number	Objective	Change	Date
0	Issue to Geotechnical Reviewer	None	13/04/2021
1	Issued to Client	Includes Laboratory Results	28/04/2021
2	Clarify recommendations	Updates to Table 8.1 and Section 11.2	17/06/2021

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CHAPTER 1 INTRODUCTION

1.1 APPOINTMENT

At the request of Mr. S. October of the *Municipality of Stellenbosch*, we have carried out a geotechnical feasibility investigation for the proposed residential development on Erf 81/2 and 81/9, Stellenbosch. Confirmation of our appointment to proceed with the investigation was received via an email from the *Municipality of Stellenbosch*, dated 8th of March 2021. Site development plans were not yet available. The proposed development is to comprise high density multi-storey walk up residential units, with associated access roads and parking bays across a proposed 3,49ha developable area.

1.2 TERMS OF REFERENCE

The requirements of the following documents were adhered to in the conduct of the investigation and reporting of the project:

- The document *Geotechnical Site Investigations for Housing Developments (Generic Specification GFSH-2)*, issued by the *National Department of Housing* in September 2002.
- The document *SANS 634-1: Geotechnical Investigations for Township Development*, issued by *SABS* in February 2012.

Aspects under considerations as requested by the client are the following:

- Broadly establish the relevant engineering properties and nature of the upper soil strata underlying the site.
- Comment the suitability of the site for development of residential units.
- Present comments on the use of the on-site soils for use as construction material for access roads, earthworks and excavations.
- Give comments on foundations for residential structures.
- Provide indicative financial projections for geotechnical solutions.
- Comment on any other geotechnical aspects that may impact the development.

1.3 INFORMATION AVAILABLE

The following sources of available information, of the larger Stellenbosch area, have been consulted for background information:

- 1:250 000 Scale Geological Map 3318 Cape Town, published by the *Council for Geoscience* in 1990.
- Breytenbach FJ: Geotechnical Conditions on the Remainder of the Farm Groenfontein 717 – A Report for the Establishment of the Proposed Klappmuts Development, compiled by *Soilkraft cc* and issued on 27 January 2006 on behalf of *Klomp Consult Western Cape*.
- Breytenbach, FJ: Geotechnical Report and Addendum 1 on the Founding Conditions at Mooiwater Phase 2C Residential Development, compiled by *Soilkraft cc* and issued on 15 April 2010 on behalf of *Arcus Gibb Engineering and Science*.
- Breytenbach FJ: Geotechnical Report for the Upgrading of the Existing Klappmuts Waste Water Treatment Plant, compiled by *Soilkraft cc* and issued on 10 May 2013 on behalf of *WEC-Consult*.
- Breytenbach FJ: Geotechnical Report for the Construction of a New 7Ml Reservoir for the Provision of Bulk Water to the Klappmuts Low Cost Residential Development, compiled by *Soilkraft cc* and issued on 15 May 2013 on behalf of *WEC-Consult*.

CHAPTER 2 SITE LOCALITY AND DISCRIPTION

2.1 SITE LOCALITY

Erven 81/2 and 81/9 are situated to the east of Khayamandi and to the west of Cloetesville, between a railway line and provincial road R304 on vacant land. The recently developed residential estate of *Mount Simon* is located adjacent and immediate to the north of the site. The size of the property is 3,49 hectare. The site locality is further represented by the shaded area in *Figure 2.1*.

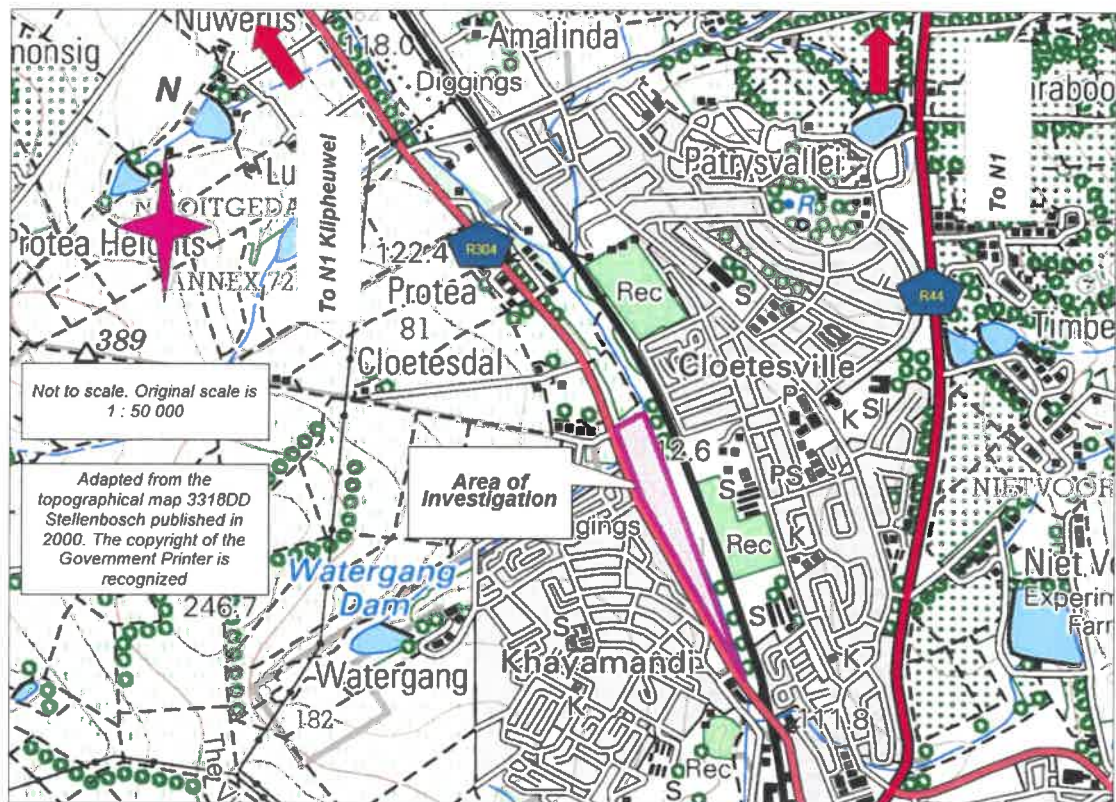


Figure 2.1: Site Locality

2.2 SITE TOPOGRAPHY AND DRAINAGE

The land investigated is located between 100,0mamsl and 120,0mamsl, sloping west to east. The natural slope across the land is greatly changed due to the presence of stockpiles of waste material dumped and levelled on the site.

Drainage takes place by means of sheetwash. The sheetwash is disposed of towards the east according to the slope of the land into the Plankenburg River close to the eastern boundary of the site.

2.3 VEGETATION AND LANDSCAPE

Site conditions are illustrated on *Photograph 2.1* and *Photograph 2.2*. Based on the work done by *Mucina et al (2006)*, the area of investigation is referred to as Swartland Alluvium Fynbos. The landscape features are described as moderately undulating plains, adjacent mountains and in river basins. The vegetation is a matrix of low, evergreen shrubland with emergent sparse, moderately tall shrubs and a conspicuous graminoid layer. On site it was found that due to the dumping of waste material on site, indigenous vegetation is to a large extent not present on site anymore and has been replaced by invasive species. A few large Eucalyptus trees are also present.

The climate of the area is described as a seasonal, winter-rainfall regime, peaking from May to August. The mean annual precipitation is 655mm. Mean daily maximum and minimum temperatures are 29,5°C and 6°C in February and June respectively. Frost is an infrequent phenomenon. The *Thornthwaite's moisture index* for the area is close to zero and the *Weinert N-value* between 2,0 and 2,3. Climatic conditions can thus be described as subhumid.



Photograph 2.1: Sloping terrain



Photograph 2.2: Area of site overlain by thick fill

2.4 EXISTING FACILITIES

Existing services on the site consist of a sewer line close to the provincial road R304 and several stormwater outlets from the higher lying Khayamandi area. Access to the property is via a paved road originating from provincial road R304 to *Mount Simon* residential estate.

CHAPTER 3 NATURE OF INVESTIGATION

3.1 FIELDWORK

In compliance with the requirements of *SANS 634* and *GFSH-2* test pitting was conducted to provide applicable geotechnical information. On the 30th of March 2021 eight test pits were excavated with a *Caterpillar 424D* TLB on hire from *Bouwtrans Plant Hire*. The TLB was equipped with a 600mm wide bucket. The test pits were either excavated to refusal or to the excavation depth limit of the machine. Refusal of excavation was caused by either the presence of large blocks of builders' rubble consisting of bricks contained in mortar and similar objects, very dense and stiff soil limiting the rate of penetration substantially or by sidewalls of the test pits collapsing. The positions of the test pits are shown on the site plan enclosed in *Appendix A*. Copies of the recorded test pit soil profiles are presented in *Appendix B*. The test pits were profiled by a professionally registered geotechnical engineer. For the benefit of the non-geotechnical reader of this document, the guidelines for profiling are summarized in *Appendix C*.

3.2 LABORATORY TESTING

Soil testing was undertaken by *Steyn-Wilson Laboratories* in Blackheath. The number of tests exceeds the requirements of the *GFSH-2* and *SANS* documents. The following laboratory tests have been carried out on the soil samples recovered from the test pits during the field investigation:

- Foundation Indicator (FI), inclusive of Atterberg limits and particle size distribution analyses, hydrometer analyses to determine basic engineering properties and heave/settlement characteristics.
- Optimum moisture content, maximum dry density (MDD) and California Bearing Ratio (CBR) tests to evaluate compaction and related strength characteristics.
- Electrical conductivity (EC) and pH tests to evaluate the potential corrosivity thereof.

The disturbed soil samples retrieved during the fieldwork operation are summarised in *Table 3.1*. The laboratory test results are presented in *Appendix D*.

Table 3.1: Soil Samples retrieved from test pits

TRIAL HOLE	DEPTH	FI	CBR & MDD	pH & EC
TP2	0.7 - 1.2	X		X
TP4	0.0 - 1.5	X	X	X
TP6	0.0 - 1.3	X	X	X
TP8	0.9 - 1.8	X		X

CHAPTER 4 SITE GEOLOGY AND GEOHYDROLOGY

4.1 REGIONAL GEOLOGY

Although the geology of the larger area around Stellenbosch appears to consist of alluvial deposits overlying the Malmesbury Group, it is in fact much more complex. The Malmesbury Group extends in a narrow, widening triangle from Gordons Bay in the south up to Vredendal. It is divided into three terranes that are defined by the Wellington/Piketberg fault zone in the north and the Saldanha/Franschoek Fault Zone in the south. The area of investigation is located on the southern-most terrane referred to as the Tygerberg Terrane. In technical terms a terrane is defined as a tectonostratigraphic unit, which is a fragment of crustal material formed on, or broken off from, one tectonic plate and accreted or "sutured" to crust lying on another plate. The crustal block or fragment preserves its own distinctive geologic history, which is different from that of the surrounding areas. The division of the Malmesbury Group into the various terranes is indicated on *Figure 4.1*.

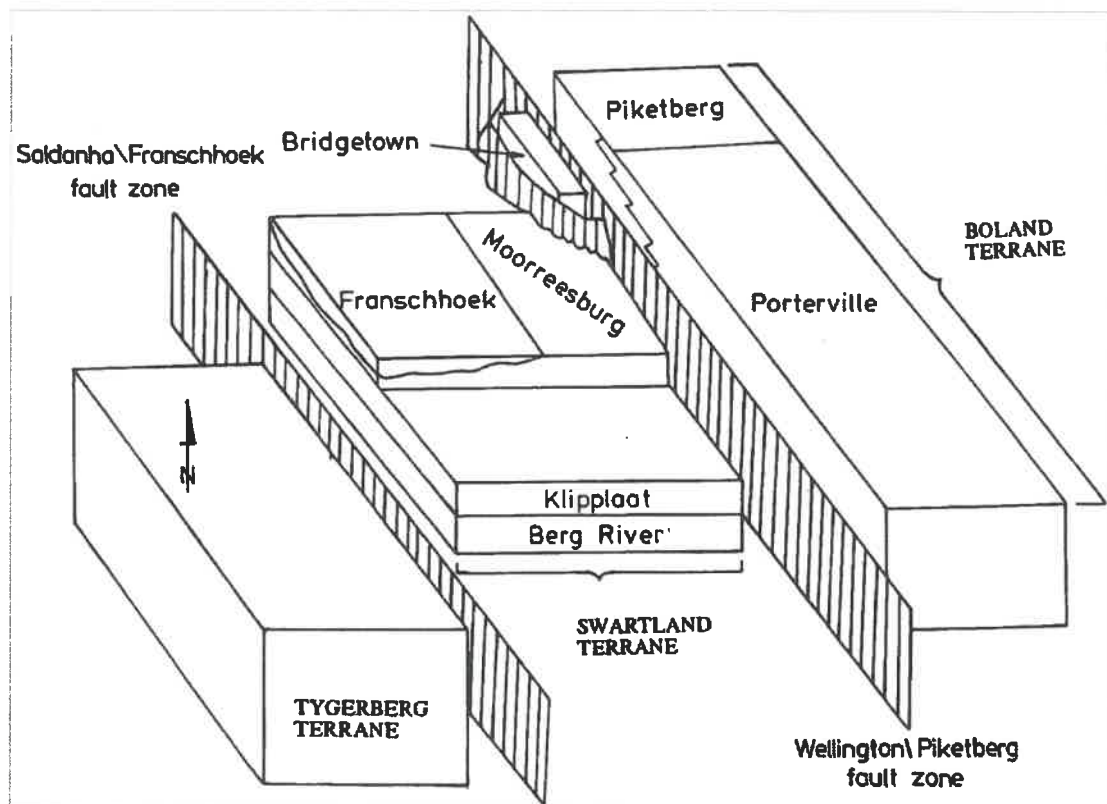


Figure 4.1: Fault zone schematics (Theron et al, 1992)

Figure 4.2 shows an extract from the regional geologic map with the Saldanha/Franschoek fault zone is indicated with arrows. The Tygerberg Terrane is located towards the southwest of this fault zone. In a sequence of the youngest deposits to the oldest the regional geology of the area is described in the following subsections.

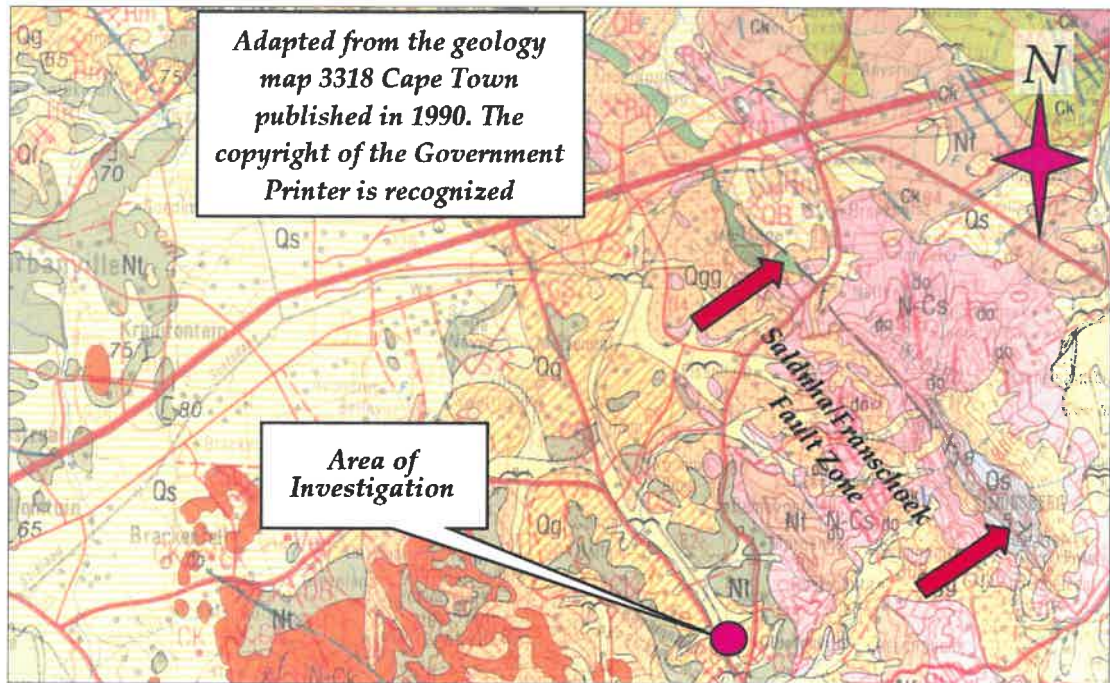


Figure 4.2 Local geology

4.1.1 Alluvium

The presence of alluvial deposits is indicated in the area in light yellow but is not alphabetically referenced. Alluvial deposits are present as a surface horizon in the larger water courses. These deposits are of quaternary age and occur as horizons of sands and gravel.

4.1.2 Ancient Surface Cover

Surficial cover formed in-situ over the Malmesbury beds during weathering. Such soils are indicated in orange hatched light red and referenced as Qg. These materials are described by Theron as being of yellow, red or brown colour. It is clayey and frequently contains nodules of ferricrete and fragments of vein quartz, in addition to a variable content of sand grains. The basal layer which rests on bedrock may also contain hardpan ferricrete. Locally the deposits become more sandy and merges with white sands near river courses.

4.1.3 Tygerberg Formation

A variety of rocks are present in the Tygerberg Terrane of the Malmesbury Group in the area of investigation as follows, sequencing from old to young:

- Greywacke, phyllite and quartzitic sandstone; interbedded lava and tuff. These occurrences are indicated in dark grey and referenced as Nt on *Figure 4.2*.
- Grey, feldspathic conglomerate, grit and sandstone with minor shale. These occurrences are indicated in light grey-brown and referenced as Nf on *Figure 4.2*.

- The youngest rock material is present as coarse grained, porphyritic with biotitic, leucocratic, hybridic, and medium grained tourmaline bearing granite variants. On *Figure 4.2* it is indicated in red-brown and referenced as N-Ck.

Of importance is that the typical dome-like structure of the granite batholite can still be identified on *Figure 4.2*. It intruded through the younger Tygerberg Formation resulting in the metamorphosis of the Tygerberg Formation to hornfels due to heat and pressure. With time the cover of the Tygerberg sediments over the granite was eroded away, leaving the remains thereof in a ring-like structure on the periphery of the granite. Again, in time, this whole sequence was covered by the quaternary deposits of alluvium, ferricrete, other transported materials and river terrace gravels.

4.2 SITE GEOLOGY

Bedrock was not encountered during the present investigation. It is thus not possible to give an exact identification of the bedrock material underlying the site. Apart from the easily identifiable horizons of fill, alluvium and pedocretes, what is potentially regarded as the underlying residual soils, may have two sources of origin, namely:

1. Lacustrine Deposits:

The thick horizon of sandy and clayey soil present at depth on site may be attributed to variations in sea level during the Tertiary and Quaternary periods. The concept holds that deep river valleys were eroded during times of low sea levels that were later backfilled with sediment during a subsequent period of higher sea levels.

2. Residual Soils:

A proposed much simpler concept is that the soils present at depth may be of local origin, that is, they were derived from the weathering of the sediments of the Tygerberg Formation in loco. As the Tygerberg Formation is not a homogenous material, the theory provides for the presence of both arenaceous and argillaceous materials derived from sandstone, shale and even lava.

For the sake of simplicity this latter proposal is accepted to identify bedrock on site. Based on the properties of the deeper-lying soil horizons, it is thus assumed that bedrock on site is present as sandstone, phyllite and shale of the Malmesbury Formation.

4.3 SOIL PROFILE

4.3.1 Fill

Fill is present in all the test pits as the most widely distributed material on site. In test pits TP1 to TP3 in the southern part of the site, the thickness of the fill varied between 100mm and 500mm. In test pits TP4 to TP6 in the central part of the site, the fill extended deeper than 1800mm. In test pits TP7 and TP8 in the northern part of the site, the fill was between 300mm and 400mm thick.

The fill consists of builders' rubble and other foreign matter contained in a matrix fine sand. The foreign matter varies from bricks, plastic, pieces of glass, rubber, ash, asphalt, crushed stone, coarse, rounded quartzite gravels and cobbles, and concrete. The consistency of the fill decreases from medium dense at the surface to loose at depth. The presence of blocks of concrete, loose cobbles of quartzite and foreign matter greatly impeded excavation of the test pits and resulted in early refusal of excavation or conditions dangerous to enter the test pits.

4.3.2 Alluvium

Alluvium was encountered in test pits TP1, TP3, TP6, TP7 and TP8. The thickness of the horizon of alluvium varied between 100mm in TP7 to 800mm in TP3. The alluvium is light grey to light yellow grey in colour and the consistency varies from loose to dense. In the southern part of the site the matrix of the alluvium is intact, but pinhole voided in the north.

4.3.3 Pedogenic Deposits

Pedogenic deposits are present on site as reworked by ferruginised cemented alluvium and clast supported gravels of ferricrete. Such materials were encountered in test pits TP1 to TP3 and TP7 to TP8. One can safely accept that pedocretes will be present in the vicinity of test pits TP4 to TP6, underlying the transported material at depth. The consistency of the pedocretes varied from dense to very dense. The thickness of the horizon of pedocretes varied between 200mm to 700mm where encountered.

4.3.4 Residual Soils

As discussed in *Subsection 4.2* above, one can speculate on the origins of what appears to be residual soils on site. Assuming that these materials do originate from the Formation Tygerberg lithology, the following is applicable:

- Residual Phyllite – what appears to be residual phyllite was encountered in test pit TP6, underlying the fill and the alluvium. It overlies very dense pedocretes. It is described as light red brown, loose, intact silty sand. The horizon was 400mm thick in the test pit and the matrix intact.

- Residual Shale - residual shale was encountered in test pits TP7 and TP8 underlying the pedocretes. The horizon extended to depths varying between 1600mm and 1800mm in the test pits prior to refusal occurring mostly due to very slow penetration of the material by the TLB. The residual shale is described as pale light grey discolored light yellow and black clayey silt. The consistency of the silt varied from firm to stiff. Discontinuities in the soil matrix consist of laminations and slickensidedness. Organic remains were found in the slickensided features.

4.4 GROUNDWATER

4.4.1 Perched Water

Perched groundwater was not encountered in any of the test pits during the investigation. However, from the investigations conducted at Klappmuts it was learnt that there is a significantly large difference between perched water conditions in summer when compared to conditions in winter. While perched water may not be present in summer, in winter it is trapped on the horizon of dense and very dense pedocretes. With conditions of poor evaporation due to low temperatures and high seasonal rainfall, substantial conditions of fluctuating perched water develop between winter and summer. Such temporary perched water tables can be present above the ferricrete, or on impermeable clay layers.

4.4.2 Permanent Groundwater

Vegter (1995) indicates the probability for drilling successfully for water in the area to exceed 60%, and the probability that such a borehole will yield more than 2ls^{-1} to be between 40% and 50%. Groundwater is expected to occur at depths exceeding 25 meters in widely spaced fractures below ground water level.

CHAPTER 5 GEOTECHNICAL EVALUATION

The engineering properties of the in-situ materials are summarised and presented in *Appendix E*. The characterizations are derived from the *Unified Materials Classifications* as reported by literature studies. Further comments on the engineering properties of the site material are presented in the following subsections.

5.1 ENGINEERING AND MATERIAL CHARACTERISTICS

5.1.1 Heave Potential

The results of the materials testing indicate the residual shale is moderately expansive. On site the residual shale was encountered in test pits TP7 and TP8 as firm to stiff silt. Of importance is to consider that the residual shale underlies the pedocretes. In test pits TP1 to TP3 refusal of excavation occurred in the very dense ferricrete. It is thus most likely that moderately expansive material may underlay the ferricrete within these test pits. Similarly in test pits TP4 to TP6 refusal of excavation occurred in the fill, and it is possible that the same sequence of ferricrete and moderately expansive soil underlies the fill.

5.1.2 Soil Settlement

5.1.2.1 Alluvium

Three conditions are encountered in the alluvium, namely:

- Test Pits TP1, TP2 and TP3: the horizon of alluvium is between 500mm and 800mm thick. The soil matrix is either intact or slightly reworked due to the process of ferruginization. The consistency of the alluvium varies between loose to very dense. However the lens of loose material was only 200mm thick in test pit TP1. One can thus expect minimal settlement of residential type structures due to the properties of settlement of the alluvium in these conditions.
- Test Pits TP7 and TP8: the horizon of alluvium is between 100mm and 300mm thick and the matrix is pinhole voided. It is located just above the horizon of very dense ferricrete. The presence of the pinhole voiding is caused by the seasonal dissolving of clay materials due to the presence of perched water. Although the alluvium may be regarded as subject to compressive or collapse settlement, the vertical extent of the horizon is such that the settlement may be negligible. In the soil profile the horizon is located above the level where founding of structures will take place.
- Test Pit TP6: the horizon of pinhole voided alluvium is present underneath the fill at a depth of 1300mm extending to 1500mm. The horizon is also slightly ferruginised and the consistency is medium dense. Considering the presence of 1300mm of fill overlying the alluvium, one can accept that it will be in a state where compression

settlement is taking place, but due to the 200mm thickness thereof, the total settlement may be low.

5.1.2.2 Fill

One often hears the argument that “This fill has been lying here for “xx” years and has settled, so we can build on it.” The truth of the matter is that soil will settle only due to an impact of vertical stress applied to it. So if no stress was applied, it will settle only to the extent governed by its own weight. If 50kPa stress was placed on it, it will settle only to accommodate a stress of 50kPa etc.

During profiling of the test pits, it was noted that the consistency of the fill decreases with depth, generally from medium dense to loose. This condition was encountered in test pit TP4 and TP5. It is thus clear that the fill was compacted to some extent at some stage, but importantly the depth of compaction is such that the bulb of influence of a 700mm wide strip footing will extend deeper than the depth of the compacted material. Should the fill be left in the present condition, considerable differential settlement may take place resulting in damage of structures placed on it.

5.1.2.3 Residual Phyllite

What appears to be residual phyllite was encountered in test pit TP6 only underlying the fill and alluvium, but overlying the very dense ferricrete at a depth from 1500mm to 1900mm. The residual phyllite is described as fine sand of loose consistency with an intact soil matrix. One can thus expect it to be subject to settlement limited to the stress due to the overlying material only.

5.1.3 Ferricrete

As with the fill one often hears that ferricrete is very dense and suitable for founding of structures. While it is true that ferricrete is very dense and in itself capable of accommodating stresses of up to 300kPa, it is also often neglected to consider the thickness of the horizon of ferricrete and the properties of the underlying material. The worst condition is illustrated by the soil profile of test pit TP8. The horizon of ferricrete is only 200mm thick and may by itself accommodate stresses up to 200kPa, but underlying it is an extensive horizon of firm to stiff silt. The matrix of the silt displays slickensidedness, indicating that it is subject to heave. Without doing calculations it is clear that any structure founded on the ferricrete will be subject to heave, or in the worst case scenario may be subject to punching through the ferricrete.

5.1.4 Corrosivity

When discussing soil corrosivity, it is applicable to consider the guidelines as proposed by *Evans (1971)*. The corrosivity of a soil towards buried, exposed, metallic surfaces is dependent on the following properties of the soil:

- Electrical conductivity.
- Chemical properties of the soil.
- Ability of the soil to support sulphate reducing bacteria.
- Heterogeneity of the soil.

The tests carried out for the compilation of this report must be considered as indicative of the corrosivity of the soils only. The pH of a soil gives an indication of potential acid related problems. Should the soil pH be less than 6,0, corrosion may take place; and should the pH be less than 4,50, the problem of corrosion may be serious. If the conductivity of the soil is less than 0,01Sm⁻¹, corrosiveness is generally not a problem. However, the potential for corrosivity of the soil increases with an increase in conductivity. Should the conductivity of the soil exceed 0,05Sm⁻¹, the soil can be regarded as very corrosive. Should exposed metal pipes pass from argillaceous soils to arenaceous soils or vice versa, electrochemical cells are set up due to the different rates of oxygen diffusion of the soils. Sulphate reducing bacteria is usually present under anaerobic conditions, that is, typically saturated or waterlogged clays. The results of the chemical testing carried out for this report indicate the following:

- **Acidity:** The pH of the samples of material tested varied between 7,2 and 8,1. The soils are thus regarded as not corrosive due to the acidity there of.
- **Water Soluble Salts Content:** The conductivity of the samples of material tested varied between 0,025Sm⁻¹ for the alluvium; 0,032Sm⁻¹ to 0,041Sm⁻¹ for the fill; and 0,115 Sm⁻¹ for the residual shale. The residual shale can thus be regarded as highly corrosive due to its high soluble salt content.

Other considerations are:

- **Heterogeneity of the Soil:** The soil profile in the area is such that piping will generally be located in argillaceous soil. Conditions of corrosive soils due to a heterogeneous soil profile may thus not develop.
- **Water Logged Soils:** Conditions of water logged soils especially just above and below the ferricrete may occur seasonally. It is thus possible that in spite of the homogenous clayey conditions present, corrosivity may develop due to the presence and properties of seasonal anaerobic conditions.

5.1.5 Material Utilisation

5.1.5.1 Backfilling of Service Trenches

The alluvium, pedogenic materials and residual soils can be used for normal backfilling of services trenches. However, due to the coarse granular composition thereof these materials are not suitable for pipe bedding or selected backfill around pipes. The fill material is not suitable for pipe backfilling of any sort.

5.1.5.2 Construction of Road Pavements

Only provisional indicators for future guidance of development are provided as far as material quality for road construction is concerned, complying with the requirements applicable to the level of investigation. The results of the compaction testing on soil samples show the following:

- **Fill:** the existing fill material is of G8 quality and may be regarded as in-situ selected for urban streets.
- **Residual Soils:** the plasticity indices of the natural in-situ materials exceed 12 and may therefore be regarded as poorer than G9 quality only and hence not suitable to be used for the construction of road layerworks.
- **Wearing Course for Urban Gravel Roads:** the properties to provide guidance for the use of soil materials for the structural design of a wearing course for urban gravel roads are contained in the various sub-columns of the column "*Specifications for Unpaved Roads*" in *Appendix E*. The various parameters are colour-coded; Green = suitable and red = unsuitable. The two sub-columns with a light yellow-brown background contain the parameters on which the physical behaviour of the wearing is course is determined. From the table it is clear that none of the residual materials comply in all aspects to the requirements for a gravel wearing course. The fill is not a homogenous material and may/or may not be suitable for the construction of a gravel wearing course.

5.1.6 Other Considerations

The properties discussed in this subsection of the report were obtained from literature reported values based on studies done by the *US Army Corps of Engineers* as reported by *Brink et al (1982)* for compacted material. This approach is followed as the character of the in-situ materials that did not allow the retrieval of undisturbed sampling. The typical soil properties associated with the *Unified Classifications of the Materials* are thus reported.

5.1.6.1 Compressibility

The compressibility of the material can be regarded as a necessary input to pavement design as well as lesser important supporting information for geotechnical classification for site class designation.

- Alluvium: The alluvium is regarded as medium compressible with cohesion (c_0) of $13,0\text{kNm}^{-2}$ and the effective stress envelope approximately 27° to 35° .
- Fill: The fill is regarded as low to medium compressible with cohesion (c_0) of zero to $5,0\text{kNm}^{-2}$ and the effective stress envelope approximately 30° to 40° .
- Residual Shale: In spite of the tendency to heave with an increase in soil moisture content, the residual shale is regarded as highly compressible with cohesion (c_0) of 10kNm^{-2} to 20kNm^{-2} and the effective stress envelope approximately 25° to 32° .

5.1.6.2 Permeability

Permeability is an important parameter in the design of surface drainage and seepage drains. As such indicators in this regard are provided.

- Alluvium: The permeability of the alluvium is regarded as semi-pervious to impervious. The soil permeability coefficient varies between 5 to $8 \times 10^{-8} \text{cms}^{-1}$.
- Fill: The permeability of the fill is highly variable depending on the material composition and regarded as semi-pervious to impervious. The soil permeability coefficient varies between $1,5 \times 10^{-5} \text{cms}^{-1}$ to $5,0 \times 10^{-7} \text{cms}^{-1}$.
- Residual Shale: The residual shale is regarded as impervious. The soil permeability coefficient varies between $0,6 \times 10^{-7} \text{cms}^{-1}$ to $2,60 \times 10^{-7} \text{cms}^{-1}$.

5.1.6.3 Erosion Potential

All soil materials encountered during the investigation can be regarded as moderately to poorly resistant against erosion.

5.2 EXCAVATION CLASSIFICATION WITH RESPECT TO SERVICES

5.2.1 Hand Excavation

5.2.1.1 Alluvium

The alluvium can be considered as suitable to be excavated by swing tools. However, especially in the alluvium and water courses the sidewalls of excavations can be prone to collapse.

5.2.1.2 Pedogenic Deposits

The nodular ferricrete, ferruginised alluvium and hardpan ferricrete can be regarded as proper pedocretes. The consistency thereof is usually very dense. It will thus not be possible to excavate the ferricrete with swing tools and mechanical equipment will be required to remove it on an economical basis. It was possible to remove the upper strata of the ferruginised material with a 55kW TLB during the investigation, but at depth refusal of excavation invariable occurred in the ferricrete. It is proposed that as a minimum a 20 ton excavator be used for this purpose.

5.2.1.3 Residual Soils

Residual shale is of firm to stiff consistency and may with effort be excavated with swing tools. The residual phyllite is of loose consistency and may be removed with swing tools.

5.2.1.4 Fill

Based on consistency the fill material can be regarded as soft excavation. However, the fill is a non-homogenous material containing large fractions of builders' rubble, concrete etc. These items tend to fall into the excavation and side walls collapse. It is thus dangerous to excavate the fill by swing tools.

5.3 CLASSIFICATION OF MATERIAL FOR MACHINE EXCAVATION

In terms of *Table 5 of SANS 634:2012*, the following is applicable to both restricted and non-restricted excavations:

- **Soft Excavation:** alluvium, and residual soils can be regarded as soft excavation. Ferricrete can initially be regarded as soft excavation, with consistency thereof improving to very dense gradually with depth. As stated above the fill may also be regarded as soft excavation. This is applicable to restricted excavation too, which is the better solution for the removal of soil material in these conditions. Conditions of soft excavation were encountered in all the test pits. The combined thickness of these strata varied between 1200mm and 1900mm in the test pits, averaging 1550mm prior to encountering conditions of intermediate or hard rock excavation.
- **Intermediate Excavation:** the presence of very dense ferricrete often resulted in conditions where very little progress in excavation was made with the TLB, resulting in extremely slow penetration through the ferruginous cemented materials. These conditions are regarded as intermediate excavation. Conditions considered as intermediate excavation were encountered in test pits TP1 to TP3 and TP7 to TP8 from depths varying between 1200mm and 1800mm.

It is most likely that a 20 ton or 30 ton track mounted excavator will prove to be more suitable equipment for excavation than the 55kW TLB, achieving deeper levels of penetration prior to refusal.

5.4 SEISMICITY

The closest source of seismic measurements to Stellenbosch under control of the *Council for Geoscience* is near Cape Town at 33° 55' 48"S and 18' 27' 00"E. *Kijko et al (2003)* indicates the following:

- The annual probability for an earthquake with intensity of 4,2 on the *Modified Mercalli Scale* to occur in the area is less than $10^{-0,6}$; and with an intensity of 9,2 to occur the probability is $10^{-3,8}$.
- The annual probability for an earthquake with peak ground acceleration of $10^{-1,9}g$ to occur in the area is less than $10^{-0,7}$; and with an acceleration of $10^{-0,75}g$ to occur in the area is less than $10^{-3,8}$.
- A 10% probability exists that an earthquake with peak ground acceleration exceeding of 0,18g may take place once in 50 years.

To put the above information into perspective, the reader is referred to *Table 5.1*, which provides descriptions of earthquake magnitude and intensities.

Table 5.1: Earthquake magnitude and intensity (Kijko et al, 2003)

MODIFIED MERCALLI INTENSITY SCALE	INTENSITY	DESCRIPTION	RICHTER SCALE MAGNITUDE	RADIUS OF PERCEPTIBILITY (km)
I	Instrumental	Detected only by seismography		
II	Feeble	Noted only by sensitive people	3.5 to 4.2	3 to 24
III	Slight	Like the vibrations due to a passing lorry. Felt by people at rest, especially on upper floors		
IV	Moderate	Felt by people while walking. Rocking of loose objects, including vehicles	4.3 to 4.8	24 to 48
V	Rather strong	Felt generally ; most sleepers are awakened and bells ring		
VI	Strong	Trees sway and suspended objects swing ; damage by overturning and fling of loose objects	4.9 to 5.4	48 to 112
VII	Very strong	General public alarm ; walls crack ; plaster falls	5.5 to 6.1	110 to 200
VIII	Destructive	Car drivers seriously disturbed; masonry fissured ; buildings damaged	6.2 to 6.9	200 to 400
IX	Ruinous	Houses collapse ; pipes break		
X	Disasterous	Ground cracks badly ; buildings destroyed ; railway lines bent ; landslides on steep slopes	7.0 to 7.3	400 to 700
XI	Very disasterous	Few buildings remain standing; bridges destroyed ; all services out of action ; great landslides and floods	7.4 to 8.1	400 to 700
XII	Catastrophic	Total destruction ; objects thrown into the air; ground rises and falls in waves	>8.1	400 to 700

5.5 UNDERMINING

The area of investigation is not undermined.

5.6 DOLOMITE STABILITY

The area of investigation is not subject to dolomite related instabilities.

CHAPTER 6 DRAINAGE

Drainage takes place by means of sheetwash. The sheetwash is disposed of towards the east according to the slope of the land into the Plankenburg River close to the eastern boundary of the site.

In the vicinity of test pits TP6 to TP8 surface sheetwash is disposed of by means of engineered drainage features from the *Mount Simon* estate access road into a tributary of the Plankenburg River. Stormwater pipes originating from the higher-lying Khayamandi traverse the site over the remainder of the area to dispose of surface water directly into the Plankenburg River.



CHAPTER 7 SITE CLASS DESIGNATIONS

Based on the above discussions, the site can be divided into three zones characterized as follows as per the guidelines in *Section H* of *SANS 10400*. The zonation is illustrated on the test pit layout plan in *Appendix A*.

7.1 GEOTECHNICAL ZONE I

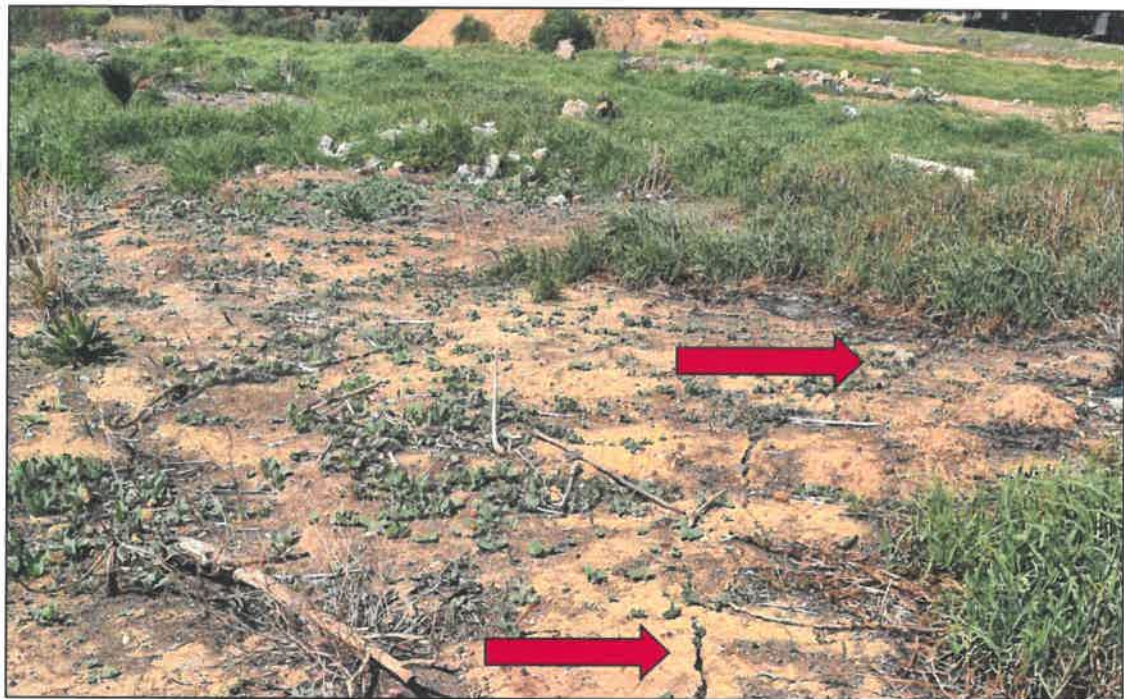
This zone comprises approximately 30% of the area investigated and covers the southern part of the site. It is characterized by the materials profiles of test pits TP1 to TP3. The soil profile consists of surface horizon of fill varying between 100mm and 700mm overlying loose to medium dense alluvial sand, which occurs to depths varying between 900mm and 1200mm in these test pits. At these depths ferruginised alluvial sand or ferricrete gravels were encountered. Refusal of excavation occurred at depths between 1200mm and 1400mm on very dense, strongly cemented ferricrete. The slope across the land varies between 10% to 16%. An issue that is not addressed by this investigation is the material present underneath the ferricrete in this specific area. Should it be medium expansive residual shale, one can expect some heave to occur. Based on the calculation of free heave according to the *Van der Merwe Method* of heave calculation some 6,5mm heave may be expected at the surface. Foundation stresses induced by conventional strip foundations for single and double storey structures will result in limited compression settlement less than 10mm and 3,3mm of differential heave if founded on the very dense reworked and ferruginised alluvium at a depth of 700mm. The area is thus zoned as "S/H". Conditions for residential development are regarded as favourable, with the slope across the land being the less favourable property.

7.2 GEOTECHNICAL ZONE II

This zone comprises 50% of the area investigated and is present in the central part of the site. It is characterized by the materials profiles of test pits TP4 to TP6. The profile consists of a thick surface layer of fill made of fragments of glass, rubber, metal, plastic, cloth, builders' rubble, boulders and cobbles in a sandy matrix. Unwanted material such as old tires and tree stumps were not encountered in the fill during the investigation. The slope across the fill in the direction of Road R304 towards the river is less than 2%. The fill ends abruptly, sloping at 30° to 45° towards the river and natural ground level. Refusal of excavation occurred at depths of 1500mm and 1800mm in test pit TP4 and test pit TP5, respectively, within the fill due to very slow penetration. Such slow penetration was usually caused by the presence of large pieces of concrete, fragments of brick and mortar or cobbles and boulders. The fill was penetrated in test pit TP6 at a depth of 1300mm and a horizon of medium dense ferruginised sand and loose residual sand were found underlying the fill with refusal occurring at 1900mm on very dense ferruginised material. A tension release crack was encountered parallel with the break point of fill extending over considerable distance. This crack is illustrated on *Photograph 7.1*.

The presence of the crack is indicative of unstable slope stability conditions. This condition may lead to total slope failure and damage to infrastructure if not designed for during the development phase of the project.

As it stands the fill can be considered as suitable for the development of infrastructure, but currently cannot be regarded as an engineered fill due to the limited and most probably unsupervised compaction, and conditions that may lead to slope failure. If infrastructure is developed on the fill in its present condition highly variable differential settlement may occur to structures, but conditions of heave are not expected. The placement of housing units on the fill may also lead to slope failures. The area is thus zoned as "P" (Fill). Conditions for residential development are regarded as poor due to the properties of the fill.



Photograph 7.1: Tension release crack near fill break point

7.3 GEOTECHNICAL ZONE III

This zone comprises 20% of the area investigated. It is characterized by the materials profiles of test pit TP7 and TP8. The soil profile consists of a surface horizon of fill varying between 300mm and 400mm overlying medium dense, pinhole-voided alluvial sand, occurring to depths varying between 400mm and 700mm in the test pits. At these depths ferruginised alluvial sand or ferricrete gravels of dense to very dense consistency were encountered overlying firm to stiff residual silt. Refusal of excavation occurred in these test pits at depths ranging between 1600mm and 1800mm due to very slow penetration. The existing slope across the land varies between 2,6% to 3,8%. The pinhole voided horizon of alluvium may be subject to settlement under load, but considering the limited thickness of the horizon, such settlement may be small. Settlement can be avoided by

founding underneath the horizon of pinhole-voided material on the underlying ferruginized gravels. The results of the soil testing show the residual shale to be moderately expansive. Based on the calculation of free heave according to the *Van der Merwe Method* of heave calculation some 13,1mm heave may be expected at the surface. Foundation stresses induced by conventional strip foundations for single and double storey structures will result in 6,6mm of differential heave if founded on the dense to very dense ferruginised material at a depth of 700mm. The area is thus zoned as "H1". Conditions for residential development are regarded as moderately favourable, with the potential for heave being the less favourable property.

CHAPTER 8 FOUNDATION RECOMMENDATIONS AND SOLUTIONS

For foundation design it is necessary to discern between requirements for single to double storey structures and multi-storey structures of three to four levels. Foundation design alternatives and ancillary issues are summarized in *Table 8.1*.

Table 8.1: Foundation design, building procedures and precautionary measures

ZONE	I	II	III
GEOTECHNICAL CLASS	S/H	P (Fill)	H1
ESTIMATED SOIL MOVEMENT	10mm compression and/or 7,5mm heave	Undetermined	10mm heave
SOIL PROFILE	Up to 500mm fill overlying alluvial silty fine sand and ferruginised alluvium at depth.	More than 1800mm of uncontrolled sandy fill and builders' rubble.	Superficial surface layer of fill overlying alluvium, ferricrete and moderately expansive residual shale at depth.
SINGLE STORY AND DOUBLE STOREY STRUCTURAL FOUNDATIONS	Normal strip foundations placed on very dense ferruginised alluvium at 700mm depth.	Rapid impact compaction and reinforced concrete rafts designed according to results of plate load testing. Construct retaining wall.	Reinforced strip foundations designed to accommodate up to 15mm free heave.
THREE/FOUR STOREY STRUCTURAL FOUNDATIONS	Import G6 gravel to create a level platform and compact to 95% MDD. Conduct plate load tests and found by means of reinforced concrete raft designed according to the results of the plate load tests.	If the stiffness of the soil can accommodate the stresses imposed by a reinforced raft, proceed accordingly. If not, investigate the possibility of founding by means of cased end bearing piles or soil improvement by vibro compaction. The decision of which alternative to follow must be supported by the results of the core drilling.	Import G6 gravel to create a level platform and compact to 95% MDD. Conduct plate load tests and found by means of reinforced concrete raft designed according to the results of the plate load tests.
ASSOCIATED PROBLEMS	None	Presence of possible slope failure. Investigation for design of MSE wall.	None



DEVELOPMENT POTENTIAL	Favourable. Suitable for low cost and high cost development.	Poor. Not suitable for multi-storey low cost development without expensive geotechnical remedial measures. Set aside as public open or commercial development.	Intermediate. Suitable for low cost and high cost development including structural design measures.
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8.1 SINGLE AND DOUBLE STOREY STRUCTURES

8.1.1 Geotechnical Zone I

Provided that the structural working loads do not exceed the allowable bearing pressures, founding layers for conventional strip foundations across this zone can take place on the dense to very dense ferruginised alluvium and ferricrete, obtained at depths from 700mm. Foundations can be designed for S/H conditions as indicated in *Chapter 7, Subsection 7.1*.

8.1.2 Geotechnical Zone II

The existing fill is in principle suitable for foundation purposes as compaction tests show it to be of G8 quality. However, the fill in its present condition cannot be regarded as an engineered or designed fill. This is very clear as a substantial decrease in consistency occurs with depth. The fill should therefore be compacted to achieve a suitable stiffness to act as a suitable material for founding the future structures. The increased stiffness will also decrease the possibility of differential settlement and stress concentration due to the presence of boulders, concrete blocks etc. in the fill.

Prior to compaction, rotary core borehole drilling must be conducted in at least four boreholes situated on the existing fill. The purpose of such drilling will be to determine the actual depth of the fill, the properties of the underlying natural material and presence of groundwater. These are the factors that must be known in order to select the most suitable method of compaction. At this stage assumptions must be made and an analysis be carried out, taking the projected properties of the fill material and the properties of the natural material underlying the fill into account. This analysis shall determine the anticipated settlement and feasibility of rehabilitating the fill.

There are several compaction options available, each with specific advantages and disadvantages. The following three methods can be considered:

- **Deep Dynamic Compaction:** this method consists of a falling drop weight on a specified grid. It is the most effective of the three methods under discussion but it may result in damage to surrounding infrastructure. Under certain conditions, such as dense material close to the surface, the energy may be reflected and compaction not achieved. It also is not effective to compact clay with a high soil moisture content.

- **Rapid Impact Compaction:** rapid impact compaction works on the principle that compaction is achieved by hammering the surface at a rapid rate with a hydraulic ram. It has the advantage that effects of compaction are less dramatic in comparison to the falling weight compaction method and that the time involved to complete compaction over an area is shorter than the falling weight compaction method. In the past the depth of compaction was limited due to the capabilities of the compactor, but modern equipment can achieve compaction depths of up to seven meters.
- **Roller Compaction:** three types of compaction rollers may be considered, namely vibratory roller, oscillatory roller or tamping roller. All three of these alternatives may be considered to compact the area. However, the ability of these rollers to compact to depth remains questionable.

It is essential that the stiffness of the compacted fill be determined in no less than six places. A bearing capacity of up to 250kPa can be achieved by falling weight compaction. Once the stiffness of the material is known, a calculation can be made based on the stresses imposed by the structure to determine the most suitable foundation design. At this stage it is estimated that the most suitable foundation will be a reinforced concrete raft.

Over and above the treatment of the fill to allow construction to take place, provision must be made to stabilise the fill against possible slip failures. This is necessary as the stress release crack already indicates that slip failure may occur if further loads are imposed on the fill.

8.1.3 Geotechnical Zone III

Provided that the structural working loads do not exceed the allowable bearing pressures of the in-situ soils, founding layers for conventional strip foundations across this zone could be placed on the dense to very dense ferricrete, obtained at approximate depths of 0,4m to 0,7m. Foundations can be designed for H1 conditions as indicated in *Chapter 7, Subsection 7.3*.

8.2 THREE OR FOUR STOREY STRUCTURES

The general guideline for the given geotechnical scenario as per this investigation is that in Geotechnical Zones I and III foundation stresses will be dissipated by stiff, moderately expansive soil. The safe bearing capacity associated with such materials is not necessarily sufficient to dissipate the stresses imposed by three and four storey structures.

8.2.1 Geotechnical Zone I

Based on the results of the materials testing indicating the subsoil in Geotechnical Zone I to be of CL classification, and the work of *Obrzud and Truty (2018)*, the Young's modulus of 8MPa to 30MPa can be expected. This is roughly compatible to the consistency of loose sand and is insufficient to accommodate the stresses imposed by large structures.

Several options can be considered for the founding of the structures. Considering that the slope across the land is between 10% and 16%, it will not be feasible to construct a reinforced raft directly on ground level. It is therefore recommended that the footprint area of each structure – or the entire area if it is more economical – be levelled by a cut operation. Additional fill, preferably of G6 quality minimum can be imported and compacted to 95% maximum dry density (MDD) to create as stiff soil mattress and level area for construction. The face of the excavation west of the site can be stabilised by either a concrete block retaining wall or MSE wall, whichever is the most economical solution. The face of the fill east of the site can be stabilised by either a concrete block retaining wall or MSE wall, whichever is the most economical solution. The proposed procedure is illustrated on *Figure 8.1*, where Zone 1 is referenced as Area 1.

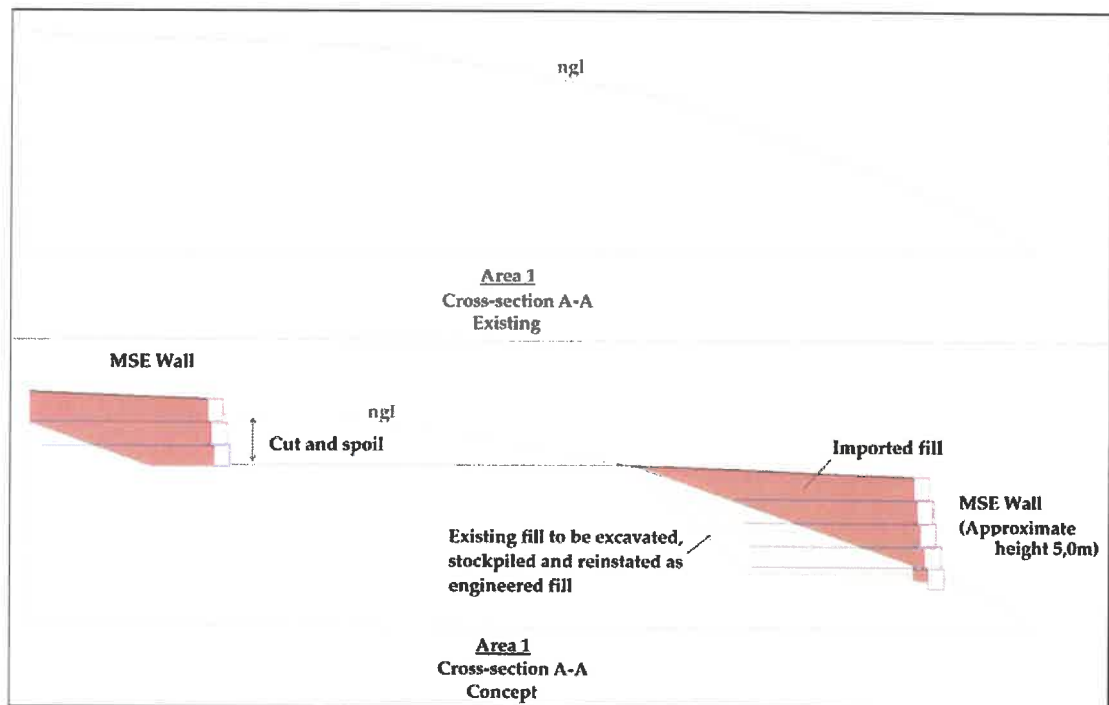


Figure 8.1: Conceptual land preparation procedure for Geotechnical Zone I

It is essential that the stiffness of the compacted fill be determined in no less than six places. Once the stiffness of the material is known, a calculation can be made based on the stresses imposed by the structure to determine the most suitable foundation design. At this stage it is estimated that the most suitable foundation will be a reinforced concrete raft.

8.2.2 Geotechnical Zone II

The entire procedure as described in single and double storey structures over Geotechnical Zone II (see *Section 8.1.2*) shall be followed up to the determination of the soil stiffness by plate load tests. If a founding system can be designed for three and four storey structures that will impart stresses small enough to be accommodated by the

compacted fill and underlying natural soil strata, conditions can be regarded as suitable for the area to be used for founding these structures.

However, should this not be the situation - that is, the compacted fill cannot accommodate the imposed foundation stresses imposed by what would most probably be a reinforced raft foundation – alternative solutions can be provided. Whether it is feasible/economically viable to implement other solutions will have to be taken into consideration.

Two alternatives can be considered for founding the structures:

- **Soil Improvement by Vibro Compaction:** in principle this method rearranges soil particles according to their particle size thereby creating a pile of dense material. Bearing capacities of up to 500kPa can be achieved in this way. The drawback is that vibro compaction is not effective in silty, clayey or peaty soil conditions.
- **Piling:** the installation of piles is always a solution. In this case augered piles as cased end bearing piles would be the most suitable alternative. However, it may not be possible to auger through the fill due to the presence of blocks of concrete and builders' rubble that cannot be penetrated by the auger. To ensure that this type of pile can function, the drilling investigation must include boreholes drilled to bedrock level to obtain an indication of the applicability of this type of foundation.

Whether the use of one of the above methods of foundation preparation is economically feasible in terms of the type of development proposed, must be based on financial and political constraints. If found unsuitable, the area shall be reserved for single and double storey accommodation only.

8.2.3 Geotechnical Zone III

Based on the results of the materials testing indicating the subsoil in Geotechnical Zone I to be of MH classification, and the *Young's* modulus of 10MPa to 30MPa can be expected. This is roughly compatible to the stiffness of loose sand and is insufficient to accommodate the stresses imposed by large structures.

Several options can be considered for the founding of the structures. Considering that the slope across the land is between 2,6% and 3,8%, it is feasible to construct a reinforced raft directly on ground level.

Soil stiffnesses are usually obtained from tri-axle testing on undisturbed samples. In the case of this investigation it was not possible to retrieve an undisturbed sample due to the stiffness of the soil. The effect of this is that it is not possible to obtain a soil stiffness by direct testing. It is therefore proposed that the stiffness of the in-situ material be

determined in no less than six places. Once the stiffness of the material is known, a calculation can be made based on the stresses imposed by the structure to determine the most suitable foundation design. At this stage it is estimated that the most suitable foundation will be a reinforced concrete raft. It is also important to remove the overburden to the level of the ferruginised soil, that is approximately 700mm, and replace it with a G6 soil mattress compacted to 95% of maximum dry density (MDD) prior to constructing the raft.

CHAPTER 9 SPECIAL PRECAUTIONARY MEASURES

9.1 SLIP FAILURE

In *Chapter 7, Subsection 7.2* reference is made of the possible development of a slip failure of the face of the fill of Geotechnical Zone II. This issue needs special attention.

The existing fill slope along the eastern edge of Geotechnical Zone II, sloping towards the river is of concern as several tension cracks along the top edge of the fill slope have been noted. These tension release cracks are as a result of soil instability and structurally weak soils. It is envisaged that a significant portion of this slope would have to be reconstructed, with the inclusion of a retaining wall as lateral support to the engineered fill. This is required irrespective of the design of the future structures, be it single or multi-storey structures. A mass stabilized earth retaining (MSE) wall is envisaged to be a suitable earth retention solution. Geotechnical and structural wall stability checks as well as further investigative work is required in order to derive a complete solution that takes into account the height of the fill as well as the natural slope of the existing soils beneath the fill platform. In particular, the strength of the soils underlying the fill should be investigated in order to assess the effects of loading from additional fill as well as loading from structures constructed on the fill platform. For this purpose at least four rotary core boreholes need to be drilled to a depth of at least 20 meters to determine the applicable material properties. This will include friction angle, cohesion, soil stiffness and depth of water table. Such information can be obtained by a combination of in-situ and laboratory testing.

Earthworks will present a major constraint for the development of Geotechnical Zone II. A retaining wall along the full length of the eastern boundary is recommended for this area. The retaining wall could be extended southward to facilitate construction of a fill platform over Geotechnical Zone I, if required. Essentially, a large portion of the existing fill slope across Geotechnical Zone II would need to be cut and stockpiled in order to make provision for a retaining wall comprising tie-backs. *Figure 9.1* indicates the proposed concept of such a retaining wall, where Zone 2 is referenced as Area 2.

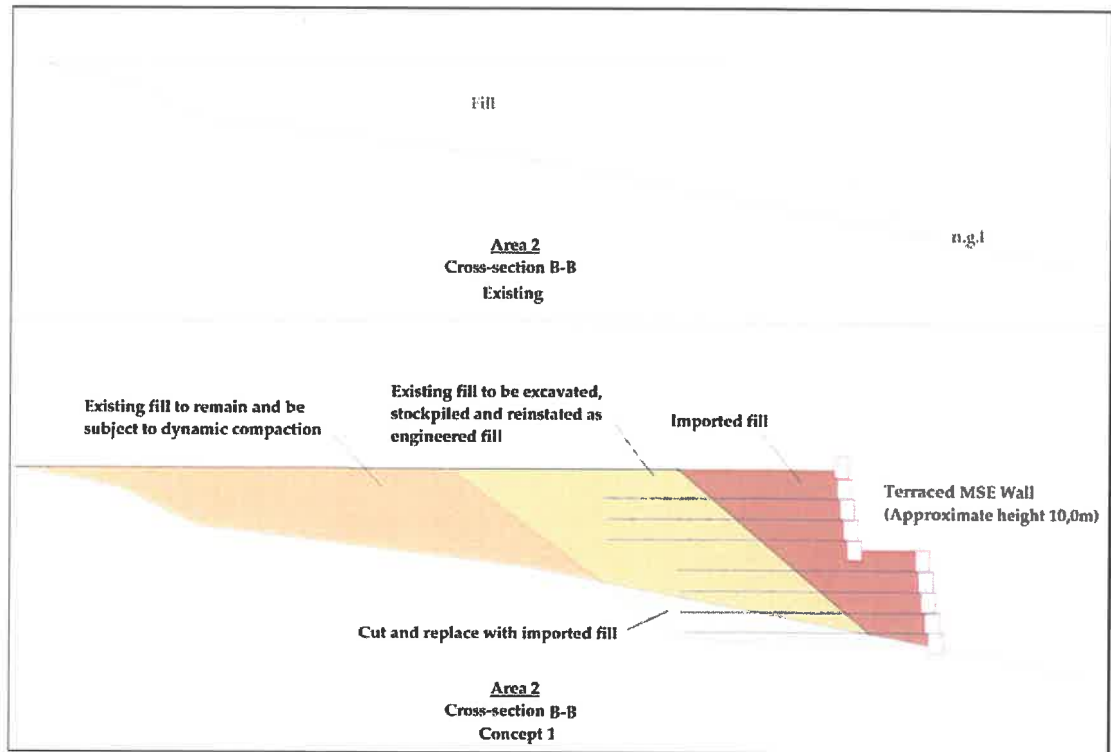


Figure 9.1: Concept of retaining wall solution for Geotechnical Zone II

9.2 SOIL CONDUCTIVITY

The conductivity measurement of $0,115\text{Sm}^{-1}$ reported for the residual shale is very high and may result in unwanted corrosion of metal services – especially pipes – installed within the ground. Although not common nowadays, the use of metallic pipes for water reticulation was practiced in the past. It is recommended that UPVC, PVC and Polycop pipes be used in this applicable applications. Even the use of metallic couplings must be avoided.

CHAPTER 10 CONCLUSIONS

The property is regarded as being of favourable to poor suitability for residential development. The factors that reduce the suitability of the land for development are:

- The presence of a non-engineered fill. The utilization thereof will require additional measures to render it suitable for the placement of any type of residential structures. While it is physically possible to establish housing units under these conditions, the decision to develop these areas shall be based on economical constraints.
- The residual shale is highly corrosive. This is problematic in especially Geotechnical Zone III as the corrosive properties of soil are usually activated by the presence of interstitial water.

The conclusions as based on the site conditions are summarized in *Appendix F*. This classification is based on the proposals of the document *Geotechnical Site Investigations for Housing Developments (Generic Specification GFSH-2)*, issued by the *National Department of Housing* in September 2002.

10.1 STRATIGRAPHY

The area of investigation is located on rocks of the Tygerberg Terrane of the Malmesbury Group in the area of investigation as follows, sequencing from old to young:

- Greywacke, phyllite and quartzitic sandstone; interbedded lava and tuff.
- Grey, feldspathic conglomerate, grit and sandstone with minor shale.
- The youngest rock material is present as coarse grained, porphyritic with biotitic, leucocratic, hybridic, and medium grained tourmaline bearing variants.

10.2 SOIL PROFILE

10.2.1 Fill

The fill consists of builders' rubble and other foreign matter contained in a matrix fine sand. The foreign matter varies from bricks, plastic, pieces of glass, rubber, ash, asphalt, crushed stone, coarse, rounded quartzite gravels and cobbles, and concrete. The consistency of the fill decreases from medium dense at the surface to loose at depth.

10.2.2 Alluvium

The alluvium is light grey to light yellow grey in colour and the consistency varies from loose to dense. In the southern part of the site the matrix of the alluvium is intact, but pinhole voided in the north.

10.2.3 Pedogenic Deposits

Pedogenic deposits are present on site as reworked by ferruginised cemented alluvium and clast supported gravels of ferricrete. One can safely accept that pedocretes will be present in the central parts of the site in Geotechnical Zone II too, underlying the transported material at depth. The consistency of the pedocretes varied from dense to very dense.

10.2.4 Residual Soils

Residual phyllite was encountered in TP 6 only underlying the fill and the alluvium. It is described as light red brown loose, intact silty sand. Residual shale was encountered in TP's 7 and 8 underlying the pedocretes. The residual shale is described as pale light grey discolored light yellow and black clayey silt.

10.3 GROUNDWATER

10.3.1 Perched Water

Perched groundwater was not encountered on site. Conditions are such that perched will generally occur in the area during the rainy season.

10.3.2 Permanent Groundwater

Groundwater is expected to occur at depths exceeding 25 meters in widely spaced fractures below ground water level. Groundwater is expected to occur at depths between 20 meters and 30 meters in fractures restricted to a zone directly below the water table. The presence of permanent water has no influence on the geotechnical conditions on site.

10.4 CONDITIONS OF EXCAVATION

10.4.1 Hand Excavation

The alluvium can be considered as suitable to be excavated by swing tools. However, especially in the water courses the sidewalls of excavations can be prone to collapse. It will not be possible to excavate the nodular ferricrete, ferruginised alluvium and hardpan ferricrete with swing tools and mechanical equipment will be required to remove it on an economical basis. Residual shale is of firm to stiff consistency and may with effort be excavated with swing tools. The residual phyllite is of loose consistency and may be removed with swing tools. Based on consistency the fill material can be regarded as soft excavation. However, the fill is a non-homogenous material containing large fractions of

builders' rubble, concrete etc. These items tend to fall into the excavation and side walls collapse. It is thus dangerous to excavate the fill by swing tools.

10.4.2 Classification of Material for Machine Excavation

Alluvium, and residual soils can be regarded as soft excavation. Ferricrete can initially be regarded as soft excavation, with consistency thereof improving to very dense and thus medium hard to hard excavation with depth. Fill may also be regarded as soft excavation, becoming intermediate at depth.

The presence of very dense ferricrete often resulted in conditions where very little progress in excavation was made with the TLB, resulting in extremely slow penetration through the ferruginous cemented materials. These conditions are regarded as intermediate excavation.

10.5 SITE CLASS DESIGNATION

10.5.1 Geotechnical Zone I

This zone comprises approximately 30% of the area investigated and covers the southern part of the site. The soil profile consists of surface horizon of fill varying between 100mm and 700mm overlying loose to medium dense alluvial sand to depths varying between 900mm and 1200mm in the test pits. At these depths ferruginised alluvial sand or ferricrete gravels were encountered. Slope across the land varies between 10% to 16%. Medium expansive residual soil may be present underneath the ferricrete. Some 6,5mm heave may be expected at the surface. Foundation stresses induced by conventional strip foundations for single and double storey structures will result in limited compression settlement less than 10mm. The area is thus zoned as "S/H".

10.5.2 Geotechnical Zone II

This zone comprises 50% of the area investigated and is present in the central part of the site. It is characterized by the materials profiles of test pits TP4 to TP6. The profile consists of a thick surface layer of fill made of fragments of glass, rubber, metal, plastic, cloth, builders' rubble boulders and cobbles in a sandy matrix. Slope across the fill in the direction of Road R304 towards the river is less than 2%. The fill ends abruptly, sloping at 30° to 45° towards the river and natural ground level.

A tension release crack was encountered parallel with the break point of fill extending over considerable distance. The presence of the crack is indicative of unstable slope stability conditions. This condition may lead to total slope failure and damage to infrastructure if not designed for during the development phase of the project.

The fill can be considered as suitable for the development of infrastructure if remedial measures are applied, but it cannot be regarded as an engineered fill. If infrastructure is

developed on the fill in its present condition highly variable differential settlement may occur to structures. The area is thus zoned as “P” (Fill). Conditions for residential development are regarded as poor due to the properties of the fill.

10.5.3 Geotechnical Zone III

This zone comprises 20% of the area investigated. It is characterized by the materials profiles of test pits TP7 and TP8. The soil profile consists of a thin surface horizon of fill overlying medium dense pinhole-voided alluvial sand and ferruginised alluvial sand or ferricrete gravel. Firm to stiff residual silt is present at depth. Slope across the land varies between 2,6% to 3,8%. The pinhole voided horizon of alluvium may be subject to settlement under load, but considering the limited thickness of the horizon, such settlement may be small. The residual shale is moderately expansive. Some 13,1mm heave may be expected at the surface. The area is thus zoned as “H1”.

10.6 LAND SLOPE

The average slope across the larger part of the land between 1,5% and 4,0%, except in Geotechnical Zone I where it exceeds 10%. Steep slopes are present at the toe of the fill.

10.7 AREAS SUBJECT TO FLOODING

The Plankenburg River flows through a densely urbanized area. Especially Geotechnical Zone I is located very close to the river. Blockages of the natural water courses that may occur can result in flooding of this area.

10.8 MATERIALS UTILISATION

- Trench Backfilling: none of the materials are suitable for selected fill or pipe bedding. All materials can be used for normal backfill.
- Layerworks for Paved or Segmental Block Paving: the residual soils are suitable for the construction of in-situ selected layers for lightly trafficked streets.
- Wearing Course for Gravel Roads in Urban Areas: none of the soil materials are 100% suitable for this purpose. The use of these materials will generally result in a road surface subject to raveling and corrugations.

10.9 OTHER CONSIDERATIONS

- Undermining: the area is not subject to undermining.
- Seismic Activity: the Peak Ground Acceleration expected in 50 years is 0,18g. A medium risk for the development of earth tremors therefore exist.

CHAPTER 11 RECOMMENDATIONS

11.1 FINANCIAL PROJECTIONS

Financial projection for the rehabilitation of the property is contained in *Appendix G* to this report. It is recommended that the contents of this analysis be considered in the decision whether to continue with the development of the site or to abandon the proposed activity. The financial projections were calculated using estimates based on visual assessments on site, assumed cross-section dimensions and current market rates for construction activities.

11.2 FOUNDATION AND STRUCTURAL DESIGN

Chapter 8 of this report provides guidelines for foundation and structural design. These guidelines are based strictly on the contents of *SANS 10400H* and the *NHBRC Home Owners Manual* published in 2015. It is recommended that any development of the land takes place strictly according to these guidelines. The following is recommended:

- Geotechnical Zones I: The development potential of this zone is regarded as favourable. It is therefore recommended that residential development in this zone proceed according to the requirements of the local authority. In this zone, where more than one foundation design alternative was provided, the property developer can base his choice on financial constraints.
- Geotechnical Zone II: The development potential of this zone is regarded as poor, requiring extensive and expensive measures to render it suitable for residential development. The local authority must base their decision on whether it is financially viable to rehabilitate the land or not for the purpose of residential development. Unless remedial measures are put in place to ensure that extensive settlement or differential settlement does not occur, no residential development shall take place. If not, the land must be considered for commercial development or reserved as public open space. If remedial measures can be applied successfully foundation design shall take place according to limitations emplaced by the properties of the rehabilitated fill.
- Geotechnical Zone III: The development potential of this zone is regarded as favourable to intermediate. Minimal foundation precautionary measures need to be provided to limit the influence of settlement and heave on future structures. In these zones, where more than one alternative for foundation design are provided, the property developer can base his choice on financial constraints.

11.3 MATERIAL UTILISATION

- Trench Backfill: the in-situ materials may be used for normal backfill of trenches, taking cognizance of the fact that very coarse material fragments may be present in

the fill. Material for pipe bedding and selected backfill shall be obtained from commercial sources.

- Layerworks for Paved or Segmental Block Paving: material for base and subbase construction must be obtained from commercial sources. Depending on the pavement design, selected layer works material may consist of in-situ derived soils. It is recommended that a centerline investigation consisting of test pitting and soil sampling be conducted to allow the consulting engineer to produce suitable pavement designs for the project.
- Wearing Course for Gravel Roads in Urban Areas: material for the construction of a gravel wearing course may be sourced from the in-situ soils. However it is not the perfect material, but the “perfect” material for this purpose is very hard to obtain in the area.

11.4 CONDITIONS OF EXCAVATION

Although manual excavation is possible through the fill and alluvium, and to some extent through the residual soil, it is considered as not an economic proposition, mostly due to the consistency and composition of the soil. Excavation through these soils shall require the use of a TLB rated at 55kW minimum, or preferably a 30 ton excavator for the very dense pedocretes and fill need to be removed. Workers in the trenches shall be protected against collapse by either reducing slopes of the excavations to 1(V):2(H) or the provision of shoring.

11.5 DETAILED SITE SURVEY

It is recommended that a detailed survey of the site be carried out to enable accurate cross-sections to be generated, which will in turn be used for design and cost estimate purposes.


CHAPTER 12 REFERENCES

- Mucina L et al: *The Vegetation of South Africa, Lesotho and Swaziland*, pages 335 and 336, published in 2006 by SANBI.
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- Evans UR: *The Corrosion and Oxidation of Metals*, published by Edward Arnold in 1971.
- Brink ABA et al: *Soil Survey for Engineering*, pages 38 to 39, published by Clarendon Press in 1982.
- Kijko A et al: *Probabilistic Peak Ground Acceleration and Spectral Seismic Hazard Maps for South Africa*, Report 2003-0053 by the Council for Geoscience.
- SANS 10400: Section H Edition 3 pages 14 to 28.
- Obrzud RF and Truty A: *The Hardening Soil Model – A Practical Guidebook*, Z_Soil,PC 100701 report, revised 21 October 2018.

APPENDIX A:

TEST PIT LAYOUT PLAN



<p>APRIL 2021</p>	<p>GEOTECHNICAL FEASIBILITY INVESTIGATION ERVEN 81-2 AND 81-9 STELLENBOSCH TEST PIT LAYOUT PLAN</p>	 <p>50th Anniversary EST. 1965 • 2015</p> <p>• ENGINEERING • PROCUREMENT • MANAGEMENT</p>
<p>NOT TO SCALE</p>		









APPENDIX B:

TEST PIT SOIL PROFILES

TRIAL HOLE: 1	<i>Cedar Land Geotechnical Consult (Pty) Ltd P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za</i>
PROJECT: GEOTECHNICAL INVESTIGATION	
LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	
DATE LOGGED: 30/3/2021	
CLIENT: BVI CONSULTING ENGINEERS	LOCATION: 33°55'02,6" S 18°51'06,7" E

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Refusal of excavation at 1,2 m due to very slow penetration on very dense, fine sand with gravels of ferricrete. 2 No seepage water encountered.
0.20		<i>FILL:</i> consisting of dry, light brown mottled light yellow, loose, silty sand and angular to rounded, medium coarse, gravels of quartzite. Abundant grass roots are present in the horizon. Made ground.				
0.40		<i>FILL:</i> consisting of dry, light red brown mottled black, medium dense, fine sand with bricks and fragments of asphalt. Made ground.				
0.60		Slightly moist, pale light grey, loose, intact, fine SAND. Alluvium.				
0.80		Slightly moist, dark yellow, very dense, ferruginised, <i>clayey-silty</i> SAND with matrix supported, fine, rounded gravels of ferricrete. Reworked alluvium.				
1.00						
1.20		End of Log				
1.40						
1.60						
1.80						
2.00						

	Water encountered
	Water level
	Bottom of hole
	Approximate material change
	Disturbed sample
	Undisturbed sample

Contractor: Bouwtrans Plant Hire

Date Drilled: 31/3/2021

Machine: Cat424D

Hole Diameter: 700 mm

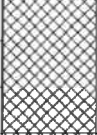
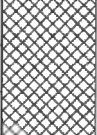



Water Depth:







Sheet: 1 of 1

SOIL PROFILE: TEST PIT 1

FIGURE: A1

TRIAL HOLE: 2	<i>Cedar Land Geotechnical Consult (Pty) Ltd</i>
PROJECT: GEOTECHNICAL INVESTIGATION	P O Box 607
LOGGED BY: FJB	Ceres
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	6835
DATE LOGGED: 30/3/2021	Cell: 082 570 2767
CLIENT: BVI CONSULTING ENGINEERS	Email:
LOCATION: 33°54'59,6" S 18°51'05,2" E	cedarland.frans@breede.co.za

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Refusal of excavation at 1,2 m due to very slow penetration on very dense, fine sand with gravels of ferricrete. 2 No seepage water encountered.
0.20		<i>FILL:</i> consisting of dry, light brown mottled light yellow, loose, silty sand and angular to rounded, medium coarse, gravels of quartzite. Abundant grass roots are present in the horizon. Made ground.				
0.40		<i>FILL:</i> consisting of dry, light red brown mottled black, medium dense, fine sand with bricks and fragments of asphalt. Made ground.				
0.60						
0.80		Slightly moist, dark yellow, very dense, ferruginised, <i>clayey-silty SAND</i> with matrix supported, fine, rounded gravels of ferricrete. Reworked alluvium.				
1.00			15103	0,7-1,2		
1.20		End of Log				
1.40						
1.60						
1.80						
2.00						

-  Water encountered
-  Water level
-  Bottom of hole
-  Approximate material change
-  Disturbed sample
-  Undisturbed sample

Contractor: Bouwtrans Plant Hire**Date Drilled:** 31/3/2021**Machine:** Cat424D**Hole Diameter:** 700 mm**Water Depth:****Sheet:** 1 of 1**SOIL PROFILE:** TEST PIT 2**FIGURE:** A2

TRIAL HOLE: 3	<i>Cedar Land Geotechnical Consult (Pty) Ltd P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za</i>
PROJECT: GEOTECHNICAL INVESTIGATION	
LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	
CLIENT: BVI CONSULTING ENGINEERS	
DATE LOGGED: 30/3/2021	
LOCATION: 33°54'57,1" S 18°51'02,6" E	

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Refusal of excavation at 1,4 m due to very slow penetration on very dense gravels of ferricrete. 2 No seepage water encountered.
0.20		<i>FILL:</i> consisting of dry, light brown mottled light yellow, loose, silty sand and angular to rounded, medium coarse, gravels of quartzite. Abundant grass roots are present in the horizon. Made ground.				
0.40		Slightly moist, light red brown, medium dense, intact, fine <i>SAND</i> with singular, fine, subrounded gravels of ferricrete. Alluvium.				
0.60		Dry, light grey, dense, fine <i>SAND</i> with medium coarse, angular gravels of quartzite and fine, rounded gravels of ferricrete. Alluvium.				
0.80		Dry, dark yellow mottled light brown, very dense, fine, rounded gravels of <i>FERRICRETE</i> . Pedogenic deposits.				
1.00						
1.20						
1.40		End of Log				
1.60						
1.80						
2.00						

- ∇ Water encountered
- ∇ Water level
- ⊥ Bottom of hole
- - - Approximate material change
- Disturbed sample
- Undisturbed sample

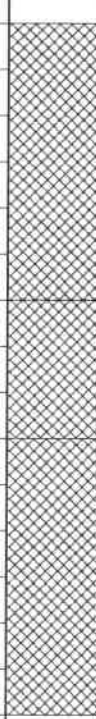

Contractor: Bouwtrans Plant Hire
Date Drilled: 31/3/2021
Machine: Cat424D







Hole Diameter: 700 mm
Water Depth:
Sheet: 1 of 1

SOIL PROFILE: TEST PIT 3

FIGURE: A3

TRIAL HOLE: 4		<i>Cedar Land Geotechnical Consult (Pty) Ltd P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za</i>
PROJECT: GEOTECHNICAL INVESTIGATION	LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	DATE LOGGED: 30/3/2021	
CLIENT: BVI CONSULTING ENGINEERS	LOCATION: 33°54'51,6" S 18°50'59,3" E	

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Test pit collapses from 1,0 m. 2 Refusal of excavation at 1,5 m due to very slow penetration. 3 No seepage water encountered.
0.20		<i>FILL:</i> consisting of slightly moist, medium dense, fine sand with fragments of asphalt, tiles, coarse, rounded cobbles of quartz and ash. Overall to be considered as gravelly sand. Overall consistency is medium dense. Made ground.				
0.40						
0.60	<i>FILL:</i> consisting of slightly moist, dark yellow mottled light red, medium dense, fine sand. Overall to be considered as gravelly sand. Made ground.					
0.80						
1.00		<i>FILL:</i> consisting of moist, light grey, fine sand with matrix supported, rounded and subangular cobbles of quartzite and pockets of ash. Overall to be considered as gravelly sand. Overall consistency is loose. Made ground.	15104	0-1,5		
1.20						
1.40						
1.60		End of Log				
1.80						
2.00						

-  Water encountered
-  Water level
-  Bottom of hole
-  Approximate material change
-  Disturbed sample
-  Undisturbed sample

Contractor: Bouwtrans Plant Hire

Date Drilled: 31/3/2021

Machine: Cat424D

Hole Diameter: 700 mm

Water Depth:







Sheet: 1 of 1

SOIL PROFILE: TEST PIT 4

FIGURE: A4

TRIAL HOLE: 5		<i>Cedar Land Geotechnical Consult (Pty) Ltd</i> P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za
PROJECT: GEOTECHNICAL INVESTIGATION	LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	DATE LOGGED: 30/3/2021	
CLIENT: BVI CONSULTING ENGINEERS	LOCATION: 33°54'47,7" S 18°50'59,2" E	

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Test pit collapses from 1,2 m. 2 Refusal of excavation at 1,8 m due to very slow penetration. 2 No seepage water encountered.
0.20		<i>FILL:</i> consisting of dry, light yellow brown, fine sand with pockets of light red brown, ferruginised silt and fine, rounded gravels of quartzite. Overall to be considered as gravelly sand. Overall consistency is medium dense. Made ground.				
0.40						
0.60						
0.80						
1.00						
1.20		<i>FILL:</i> consisting of dry, loose, fine sand with pieces of cloth, concrete, half bricks etcetera. Overall to be considered as gravelly sand. Made ground.				
1.40						
1.60						
1.80						
2.00		End of Log				

	Water encountered
	Water level
	Bottom of hole
	Approximate material change
	Disturbed sample
	Undisturbed sample

Contractor: Bouwtrans Plant Hire

Date Drilled: 31/3/2021

Machine: Cat424D

Hole Diameter: 700 mm

Water Depth:

Sheet: 1 of 1

SOIL PROFILE: TEST PIT 5

FIGURE: A5

TRIAL HOLE: 6	<i>Cedar Land Geotechnical Consult (Pty) Ltd P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za</i>
PROJECT: GEOTECHNICAL INVESTIGATION	
LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	
DATE LOGGED: 30/3/2021	
CLIENT: BVI CONSULTING ENGINEERS	LOCATION: 33°54'45,8" S 18°50'55,8" E

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Refusal of excavation at 1,9 m on very dense pedocretes. 2 No seepage water encountered.
0.20		<i>FILL:</i> consisting of dry, dull light yellow grey, fine sand with matrix supported bricks, plastic and rounded quartzite boulders. Overall to be considered as gravelly sand. Roots are present in the horizon. Overall consistency is loose to medium dense. Made ground.				
0.40						
0.60						
0.80			15105	0-1,3	●	
1.00		<i>FILL:</i> consisting of abundant, clast supported, rounded, coarse quartzite gravels in a matrix of dry, light grey, fine sand with pieces of steel, rubber, fabric etcetera. Overall to be considered as gravelly sand. Overall consistency is loose to medium dense. Made ground.				
1.20						
1.40		Dry, light yellow grey, pinhole voided, medium dense, <i>silty SAND</i> with some light brown, fine, rounded ferricrete gravels. Alluvium.				
1.60		Slightly moist, light red brown, loose, intact, fine <i>SAND</i> . Residual phyllite.				
1.80						
2.00		End of Log				∇ Water encountered ↓ Water level ~ Bottom of hole - - - Approximate material change ● Disturbed sample ■ Undisturbed sample

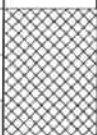
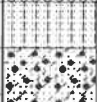
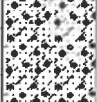
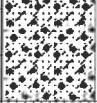

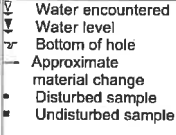
Contractor: Bouwtrans Plant Hire
Date Drilled: 31/3/2021
Machine: Cat424D

Hole Diameter: 700 mm
Water Depth:
Sheet: 1 of 1

SOIL PROFILE: TEST PIT 6

FIGURE: A6

TRIAL HOLE: 7		<i>Cedar Land Geotechnical Consult (Pty) Ltd P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za</i>
PROJECT: GEOTECHNICAL INVESTIGATION	LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	DATE LOGGED: 30/3/2021	
CLIENT: BVI CONSULTING ENGINEERS	LOCATION: 33°54'40,8" S 18°50'56,2" E	

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Refusal of excavation at 1,6 m due to very slow penetration. 2 No seepage water encountered.
0.20		<i>FILL</i> : consisting of dry, light brown, fine sand with half bricks, rounded white quartzite cobblestones, plastic, fragments of glass and some organic material. Overall consistency is medium dense. Made ground.				
0.40		Dry, light yellow grey, pinhole voided, medium dense, <i>silty SAND</i> with some light brown, fine, rounded ferricrete gravels and matrix supported, rounded, coarse, gravels of quartzite. Alluvium.				
0.60		Abundant, clast supported, fine, light red brown, rounded <i>FERRICRETE</i> gravels in a matrix of moist, dark grey brown, clayey sand. Soil matrix is ferruginised and cemented. Overall consistency is very dense. Pedogenic deposits.				
0.80						
1.00		Pale light yellow grey mottled dark yellow stained black on discontinuities, stiff, laminated <i>SILT</i> tending to completely weathered, very soft rock, shale. Discontinuities are open (< 2mm) with black orange, soft, organic remains. Residual shale.				
1.20						
1.40						
1.60		End of Log				
1.80						
2.00						

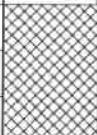

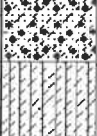


Contractor: Bouwtrans Plant Hire
Date Drilled: 31/3/2021
Machine: Cat424D







Hole Diameter: 700 mm
Water Depth:
Sheet: 1 of 1

SOIL PROFILE: TEST PIT 7

FIGURE: A7

TRIAL HOLE: 8		<i>Cedar Land Geotechnical Consult (Pty) Ltd P O Box 607 Ceres 6835 Cell: 082 570 2767 Email: cedarland.frans@breede.co.za</i>
PROJECT: GEOTECHNICAL INVESTIGATION	LOGGED BY: FJB	
SITE: ERVEN 81/2 AND 81/9, STELLENBOSCH	DATE LOGGED: 30/3/2021	
CLIENT: BVI CONSULTING ENGINEERS	LOCATION: 33°54'40,1" S 18°50'53,1" E	

Depth (m)	Legend	PROFILE	SAMPLE			Remarks
			Number	Depth	Symbol	
0.00		Ground Surface				NOTES: 1 Refusal of excavation at 1,8 m due to very slow penetration. 2 No seepage water encountered.
0.20		<i>FILL</i> : consisting of dry, light brown, fine sand with half bricks, rounded white quartzite cobblestones, plastic and some organic material. Overall consistency is medium dense. Made ground.				
0.40		Dry, light yellow grey, pinhole voided, medium dense, <i>silty SAND</i> with some light brown, fine, rounded ferricrete gravels. Alluvium.				
0.60		Abundant, clast supported, fine, light red brown, rounded <i>FERRICRETE</i> gravels in a matrix of moist, dark grey brown, clayey sand. Soil matrix is ferruginised and cemented. Overall consistency is dense. Pedogenic deposits.				
0.80		Pale light grey blotched dull light yellow speckled black, firm to stiff, slickensided, <i>clayey SILT</i> . Residual shale.				
1.00						
1.20						
1.40			15106	0,9-1,8		
1.60						
1.80						
2.00						

-  Water encountered
-  Water level
-  Bottom of hole
-  Approximate material change
-  Disturbed sample
-  Undisturbed sample

Contractor: Bouwtrans Plant Hire
Date Drilled: 31/3/2021
Machine: Cat424D

Hole Diameter: 700 mm
Water Depth:
Sheet: 1 of 1

SOIL PROFILE: TEST PIT 8

FIGURE: A8

APPENDIX C:

GUIDELINES FOR SOIL PROFILING

GUIDELINES FOR SOIL PROFILING:

CONSISTENCY : GRANULAR SOILS				CONSISTENCY : COHESIVE SOILS		
SPT N	GRAVELS & SANDS Generally free draining soils		DRY DENSITY (kg/m ³)	SPT N	SILTS & CLAYS and combinations with SANDS. Generally slow draining soils	UCS (kPa)
<4	Very loose	Crumbles very easily when scraped with geological pick. Requires power tools for	<1450	<2	Very soft	Pick point easily pushed in 100mm. Easily moulded by fingers.
4-10	Loose	Small resistance to penetration by sharp pick point. Requires many blows by pick point	1450-1600	2-4	Soft	Pick point easily pushed in 30mm to 40mm. Moulded by fingers with some pressure.
10-30	Medium dense	Considerable resistance to penetration by sharp pick point.	1600-1750	4-8	Firm	Pick point penetrates to 10mm. Very difficult to mould with fingers.
30-50	Dense	Very high resistance to penetration by sharp pick point. Requires many blows by pick point for excavation.	1750-1925	8-15	Stiff	Slight indentation by pick point. Cannot be moulded by fingers. Penetrated by thumb nail.
>50	Very dense	High resistance to repeated blows of geological pick. Requires power tools for excavation.	>1925	15-30	Very stiff	Slight indentation by blow of pick point. Requires power tools for excavation.

SOIL TYPE		MOISTURE CONDITION	
SOIL TYPE	PARTICLE SIZE (mm)		
Clay	<0.002	Dry	No water detectable
Silt	0.002-0.06	Slightly moist	Water just discernible
Sand	0.06-2.0	Moist	Water easily discernible
Gravel	2.0-60.0	Very moist	Water can be squeezed out
Cobbles	60.0-200.0	Wet	Generally below water table
Boulders	>200.0		

COLOUR		SOIL STRUCTURE	
Speckled	Very small patches of colour <2mm	Intact	No structure present.
Mottled	Irregular patches of colour 2-6mm	Fissured	Presence of discontinuities, possibly cemented.
Blotched	Large irregular patches 6-20mm	Silken-sided	Very smooth, glossy, often striated discontinuity planes.
Banded	Approximately parallel bands of varying colours	Shattered	Presence of open fissures. Soil break into gravel size blocks.
Streaked	Randomly orientated streaks of colour	Micro shattered	Small scale shattering, very closely spaced open fissures. Soil breaks into sand size crumbs.
Stained	Local colour variations : Associated with discontinuity surfaces	Residual structures	Residual bedding, laminations, foliations etc.

ORIGIN	
Transported	Alluvium, hillwash, talus etc.
Residual	Weathered from parent rock, eg residual granite
Pedocretes	Pancretite, siccrite, calcrite etc.

DEGREE OF CEMENTATION OF PEDOCRETES		
TERM	DESCRIPTION	UCS (MPa)
Very weakly cemented	Some material can be crumbled between finger and thumb. Disintegrates under knife blade to a friable state.	0.1-0.5
Weakly cemented	Cannot be crumbled between strong fingers. Some material can be crumbled by strong pressure between thumb and hard surface. Under light hammer blows disintegrate to a friable state.	0.5-2.0
Cemented	Material crumbles under firm blows of sharp pick point. Grains can be dislodged with some difficulty by a knife blade.	2.0-5.0
Strongly cemented	Firm blows of sharp pick point on hand-held specimen show 1-3mm indentations. Grains cannot be dislodged by knife blade.	5.0-10.0
Very strongly cemented	Hand-held specimen can be broken by single firm blow of hammer head. Similar appearance to concrete.	10.0-25

APPENDIX D:

LABORATORY TEST RESULTS



11 Gooderson Road Blackheath

PO Box 58 Blackheath 7581

Tel: 021 905 0435

Fax: 086 499 9482

Email: admin@steynwilson.co.zaWeb: www.steynwilson.co.za

Client: **BVi Consulting Engineers Western Cape (Pty) Ltd**
 Project: Erven 81/2 and 81/9 Stellenbosch
 Attention: Mr F Breytenbach
 Your Ref. No: Erven 81/2 and 81/9 Stellenbosch
 Date Reported 12.04.21

TEST REPORT REFERENCE NUMBER / JOB NUMBER :**SWL15717**

Dear Sir / Madam

Herewith please find the original reports pertaining to the above mentioned project.

Test Requested

- 2 x FOUNDATION INDICATOR
- 2 x PH & CONDUCTIVITY

Site Sampling and Materials Information

Sampling Method Specimens delivered to Steyn Wilson Laboratory.
Environmental Condition Sunny
Deviation from the prescribed test method
Responsibility of information disclaimer The sample information was received from the customer. Results apply to the sample as received from the Customer.

FINAL REPORT

We would like to take this opportunity to thank you for your valued support.
 Should you have any further enquiries please don't hesitate to contact me.

Yours Faithfully

STEYN-WILSON LABORATORIES (PTY) LTD

Remarks:

1. Information contained herein is confidential to STEYN-WILSON PTY LTD and the addressee
2. Opinions & Interpretations are not included in our schedule of Accreditation.
3. The samples were subjected and analysed according to ASTM.
4. The results reported relate only to the sample tested, Further use of the attached information is not the responsibility or liability of STEYN-WILSON LABORATORIES (PTY) LTD.
5. This document is the correct record of all measurements made, and may not be reproduced other than with full written approval from a director of STEYN-WILSON LABORATORIES (PTY) LTD.
6. Measuring equipment is traceable to national standards (Where applicable).
7. Should there be any deviation from the prescribed test method comments will be made thereof, pertaining to the test on the relevant materials report.
8. Uncertainty of measurement is calculated and corresponds to a coverage probability of approximately 95%. Available on request.
9. The decision rule states that the measurement of uncertainty can be applied by the customer to the test results, on request. It is not the responsibility or liability of STEYN-WILSON LABORATORIES (PTY) LTD.

Mr. R. Wilson
Technical Signatory

DIRECTORS: Mr. J. Steyn ND-Civil (Managing) | Mr. R. Wilson B-Tech Civil (Operations)
FINANCIAL MANAGER: Mr. D. Erasmus CA (SA)
LABORATORY MANAGER: Mr. K. Booysen
OPERATION MANAGER:: Mr. J Brits
GEOTECHNICAL MANAGER: Mr. F Coetzee
QUALITY MANAGER: Mrs. M Steyn E-Com I Tech



CIVIL ENGINEERING TESTING LABORATORIES



11 Gooderson Road Blackheath
 PO Box 58 Blackheath 7581
 Tel: 021 905 0435
 Fax: 086 499 9482
 Email: admin@steynwilson.co.za
 Web: www.steynwilson.co.za

Customer : BVI Consulting Engineers Western Cape (Pty) Ltd
 P.O. Box 86
 Century City
 7446
 Attention : Mr F Breytenbach

Project : Erven 81/2 and 81/9 Stellenbosch
 Date Received : 30.03.21
 Date Reported : 12.04.21
 Req. Number : Erven 81/2 and 81/9 Stellenbosch
 Date Sampled: 30.03.21

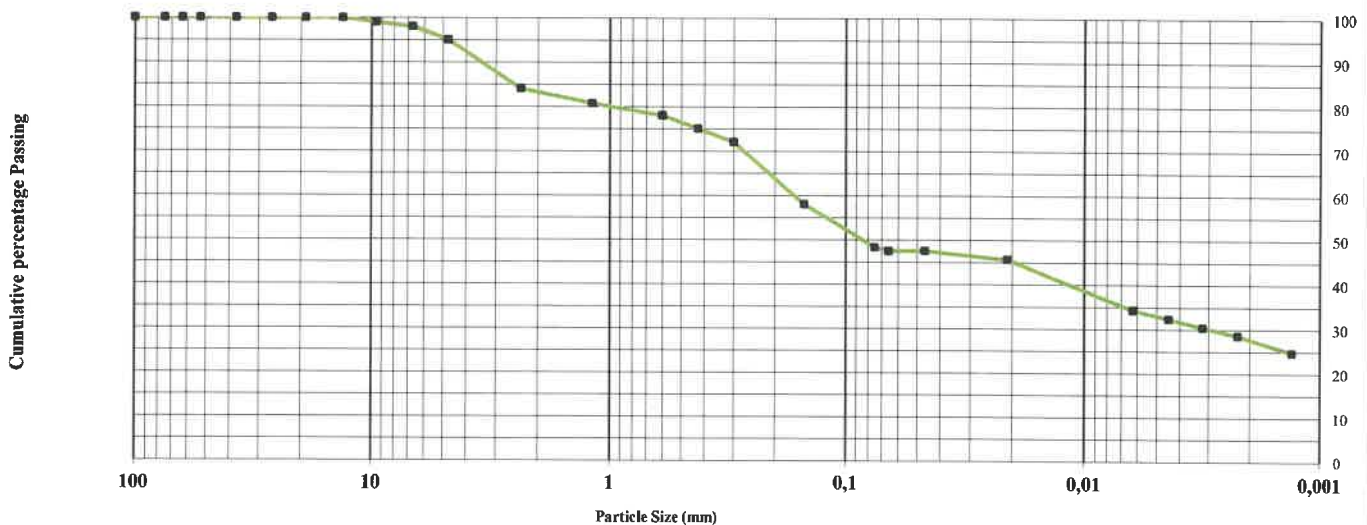
FOUNDATION INDICATOR ASTM D422

Material Description:	Dark Orange Silty Soil	Sample Number:	15103		
Position:	TP 2	Liquid Limit	29	Linear Shrinkage	6,2
Depth:	700 - 1200mm	Plasticity Index	12,1	Insitu M/C%	7,3

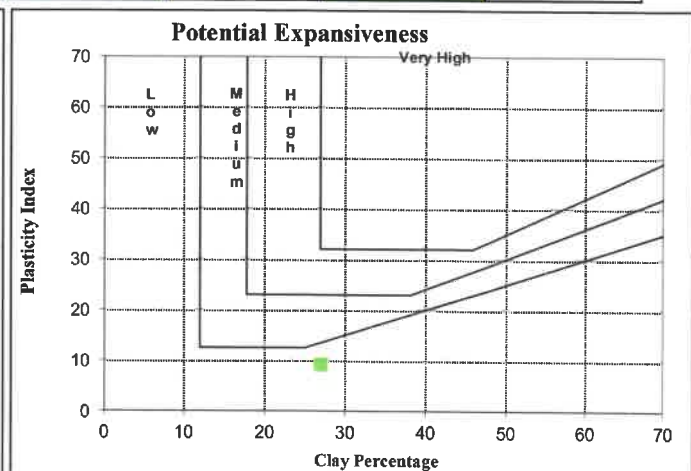
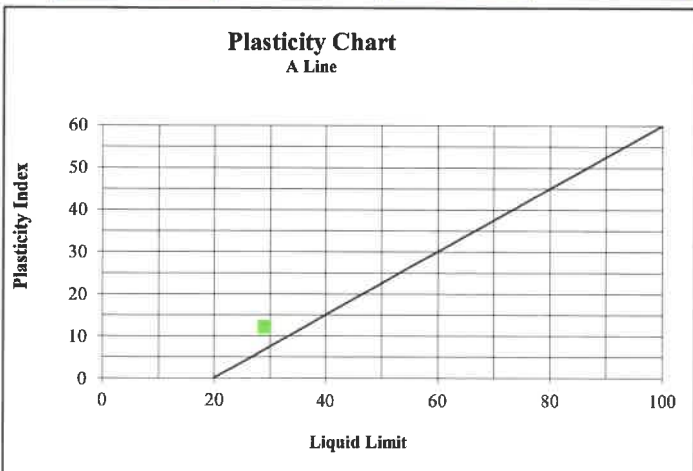
PH (TMH1 A20)	7,2	(TMH1 A21T) Conductivity s.m ⁻¹	0,025	SG (TMH1 A12T)*	2,621
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SIEVE ANALYSIS (TMH 1 A1a)*														HYDROMETER ASTM D422													
100	75	63	53	37,5	26,5	19,0	13,2	9,5	6,7	4,75	2,36	1,18	0,60	0,425	0,300	0,150	0,075	0,066	0,046	0,021	0,006	0,004	0,003	0,002	0,001		
100	100	100	100	100	100	100	100	99	98	95	84	80,7	78	75	72	58	48,3	47,5	47,5	45,6	34,2	32,3	30,4	28,5	24,7		
% Passing																											

Particle Size Distribution



% Gravel	17	% Sand	35	% Silt	21	% Clay	27
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NOTE: All tests marked with (*) means that those test methods are not accredited.



CIVIL ENGINEERING TESTING LABORATORIES



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 PO Box 58 Blackheath 7581
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 Web: www.steynwilson.co.za

Customer : **BVI Consulting Engineers Western Cape (Pty) Ltd**
 P.O. Box 86
 Century City
 7446
 Attention : Mr F Breytenbach

Project : Erven 81/2 and 81/9 Stellenbosch
 Date Received : 30.03.21
 Date Reported : 12.04.21
 Req. Number : Erven 81/2 and 81/9 Stellenbosch

FOUNDATION INDICATOR ASTM D422

Material Description:	Light Yellowish Grey Clay	Sample Number:	15106		
Position:	TP8	Liquid Limit	60	Linear Shrinkage	11,8
Depth:	900 - 1800mm	Plasticity Index	22,8	Insitu M/C%	24,1

PH (TMH1 A20)*	8,1	(TMH1 A21T)* Conductivity s.m ⁻¹	0,115	SG (TMH1 A12T)*	2,725
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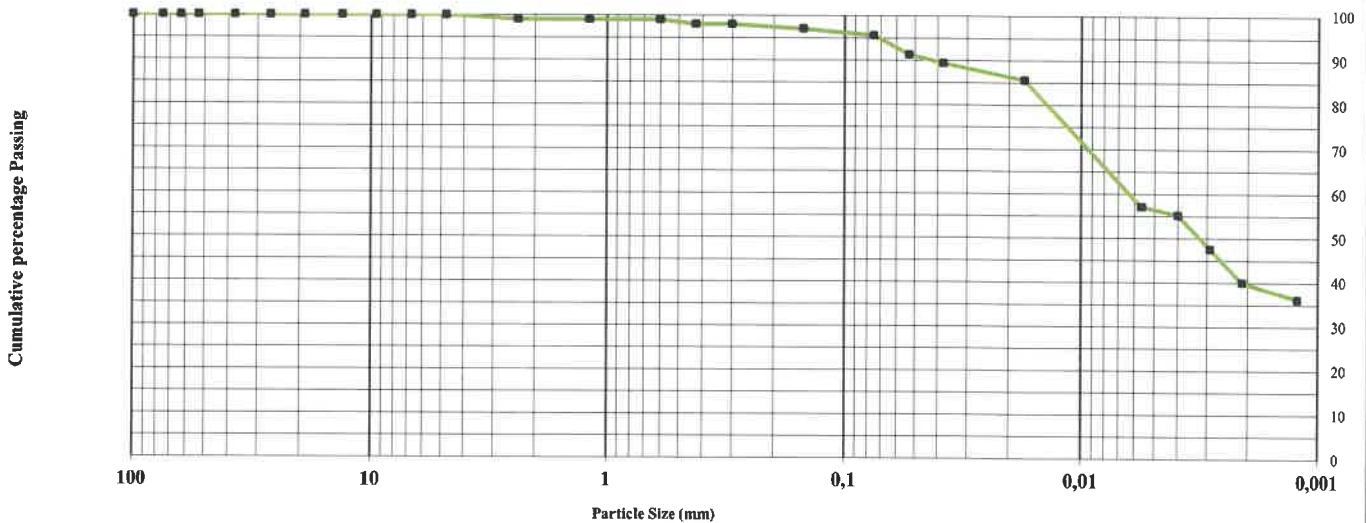
SIEVE ANALYSIS (TMH 1 A1a)*

HYDROMETER ASTM D422

100	75	63	53	37,5	26,5	19,0	13,2	9,5	6,7	4,75	2,36	1,18	0,60	0,425	0,300	0,150	0,075	0,053	0,038	0,017	0,006	0,004	0,003	0,002	0,001
100	100	100	100	100	100	100	100	100	100	100	99	99	99	98	98	97	95,5	91,2	89,3	85,5	57	55,1	47,5	39,9	36,1

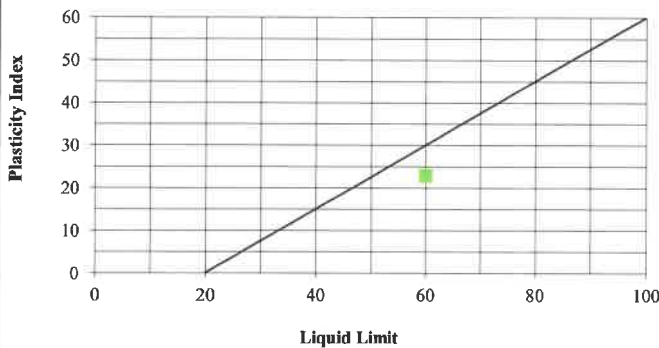
% Passing

Particle Size Distribution

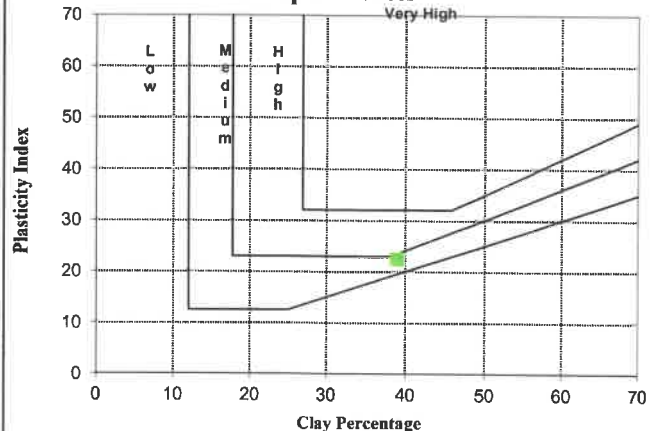


% Gravel	1	% Sand	7	% Silt	53	% Clay	39
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Plasticity Chart
A Line



Potential Expansiveness



NOTE: All tests marked with (*) means that those test methods are not accredited.



11 Gooderson Road Blackheath

PO Box 58 Blackheath 7581

Tel: 021 905 0435

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Email: admin@steynwilson.co.zaWeb: www.steynwilson.co.za

Client: **BVi Consulting Engineers Western Cape (Pty) Ltd**
 Project: Erven 81/2 and 81/9 Stellenbosch
 Attention: Mr F Breytenbach
 Your Ref. No: Erven 81/2 and 81/9 Stellenbosch
 Date Reported 12.04.21

TEST REPORT REFERENCE NUMBER / JOB NUMBER :**SWL15717**

Dear Sir / Madam

Herewith please find the original reports pertaining to the above mentioned project.

Test Requested

2x MOD / CBR
 2x FOUNDATION INDICATOR
 2x PH & CONDUCTIVITY

Site Sampling and Materials Information

Sampling Method Specimens delivered to Steyn Wilson Laboratory.
 Environmental Condition Sunny

FINAL REPORT

We would like to take this opportunity to thank you for your valued support.
 Should you have any further enquiries please don't hesitate to contact me.

Yours Faithfully

STEYN-WILSON LABORATORIES (PTY) LTD

Remarks:

- Information contained herein is confidential to STEYN-WILSON PTY LTD and the addressee
- Opinions & Interpretations are not included in our schedule of Accreditation.
- The samples were subjected and analysed according to ASTM.
- The results reported relate only to the sample tested, Further use of the attached information is not the responsibility or liability of STEYN-WILSON LABORATORIES (PTY) LTD.
- This document is the correct record of all measurements made, and may not be reproduced other than with full written approval from a director of STEYN-WILSON LABORATORIES (PTY) LTD.
- Measuring equipment is traceable to national standards (Where applicable).
- Should there be any deviation from the prescribed test method comments will be made thereof, pertaining to the test on the relevant materials report.

Mr. R. Wilson
Technical Signatory

DIRECTORS: Mr. J. Steyn ND-Civil (Managing) | Mr. R. Wilson B-Tech Civil (Operations)
 FINANCIAL MANAGER: Mr. D. Erasmus (SAICA Reg No: 200522562)
 LABORATORY MANAGER: Mr. K. Booysen



CIVIL ENGINEERING TESTING LABORATORIES



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Customer : **BVi Consulting Engineers Western Cape (Pty) Ltd**
 P.O. Box 86
 Century City
 7446
 Attention : Mr F Breytenbach

Project : Erven 81/2 and 81/9 Stellenbosch
 Date Received : 30.03.21
 Date Reported : 12.04.21
 Req. Number : Erven 81/2 and 81/9 Stellenbosch

MOD / CBR / FOUNDATION INDICATOR - TMH1 A1* / ASTM D422 / SANS 3001 GR30 / SANS 3001 GR40

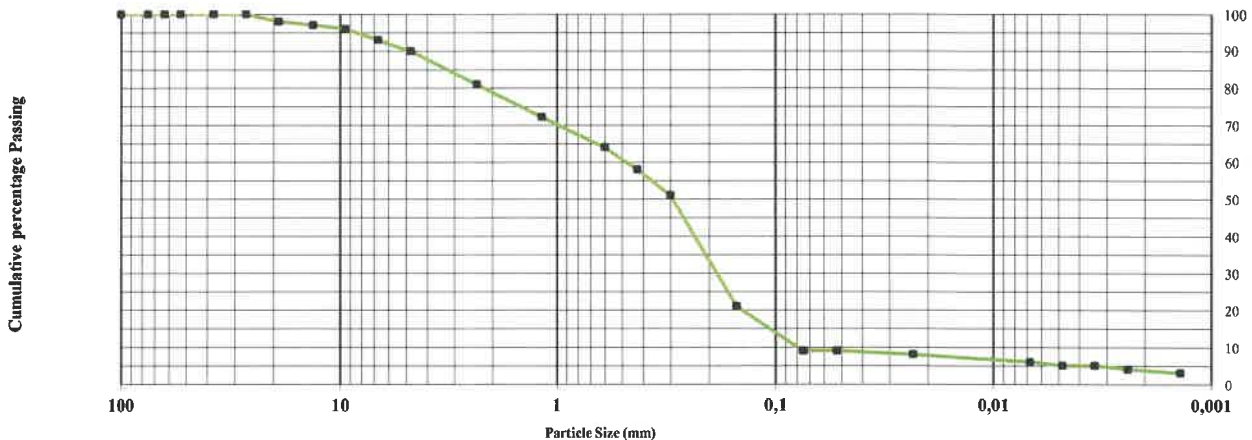
Material Description:	Dark Brown Silty Soil with Gravel	Sample Number:	15104		
Position:	TP04	Liquid Limit	NP	Linear Shrinkage	0,0
Depth:	0 - 1500mm	Plasticity Index	NP	Insitu M/C%	6,8

pH (TMH1 A20)*	7,6	Conductivity s.m ⁻¹ (TMH1 A21T)*	0,041	SG (TMH1 A12T)*	2,604
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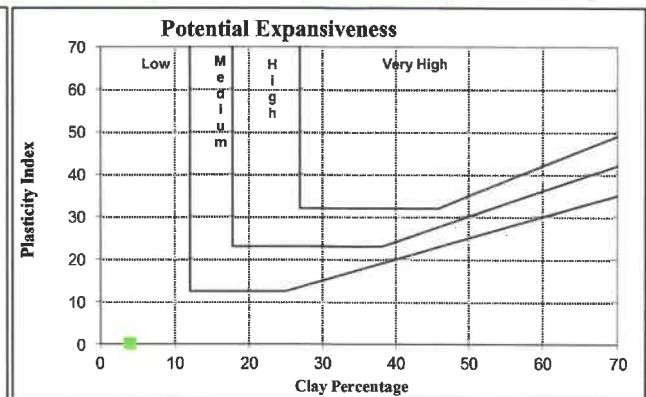
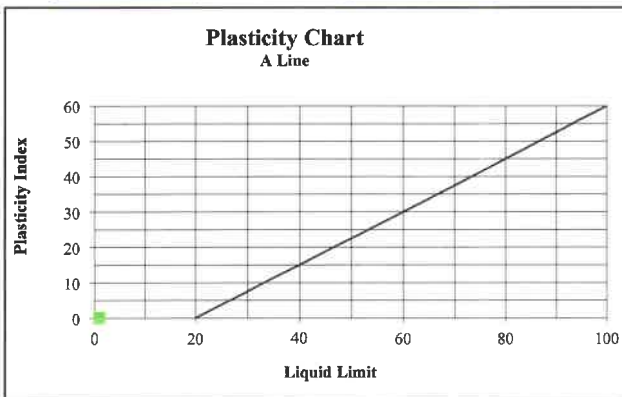
SIEVE ANALYSIS (TMH 1 A1a)*														HYDROMETER ASTM D422											
100	75	63	53	37,5	26,5	19,0	13,2	9,5	6,7	4,75	2,36	1,18	0,60	0,425	0,300	0,150	0,075	0,074	0,052	0,023	0,007	0,005	0,003	0,002	0,001
100	100	100	100	100	100	98	97	96	93	90	81	72,2	64	58	51	21	9	9	9	8	6	5	5	4	3

% Passing											
MOD AASHTO SANS 3001 GR30					CBR SANS 3001 GR40						
OMC%	8,8				COMP MC	% SWELL	100%	98%	97%	95%	
MDD(KG/M ³)	2146				9	0,0	40	28	23	15	
										93%	90%
										10	6

Particle Size Distribution



% Gravel	22	% Sand	69	% Silt	5	% Clay	4
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NOTE: All tests marked with (*) means that those test methods are not accredited.



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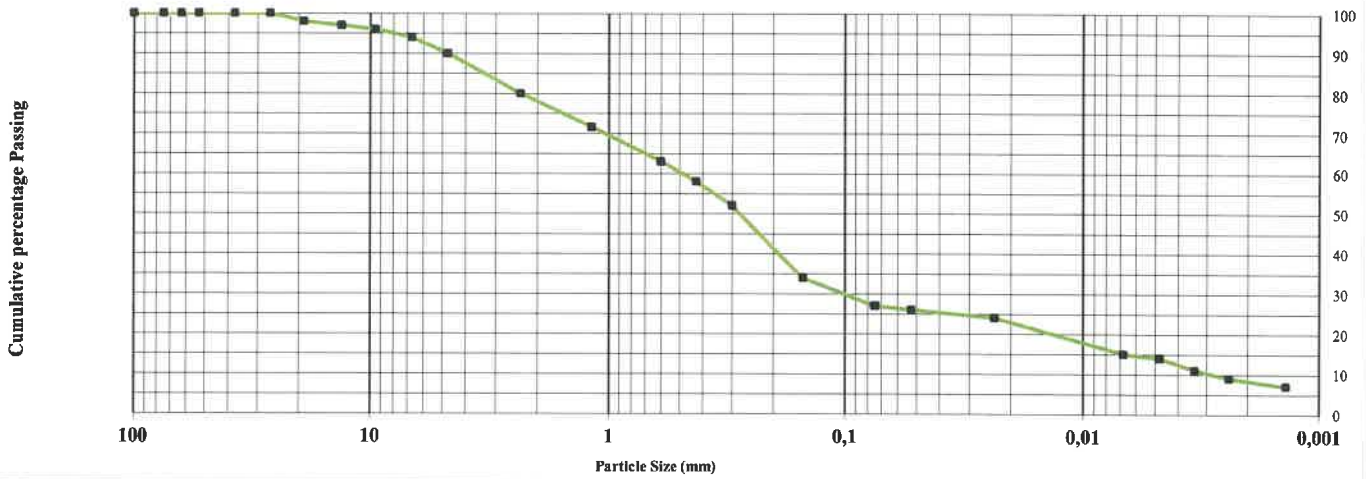
Material Description:	Light Brown Silty SAND with minor Gravel	Sample Number:	15105		
Position:	TP 6	Liquid Limit	22	Linear Shrinkage	4,2
Depth:	0-1300mm	Plasticity Index	8,6	Insitu M/C%	5,5

PH (TMH1 A20)*	7,8	(TMH1 A21T)* Conductivity s.m ⁻¹	0,032	SG (TMH1 A12T)*	2,660
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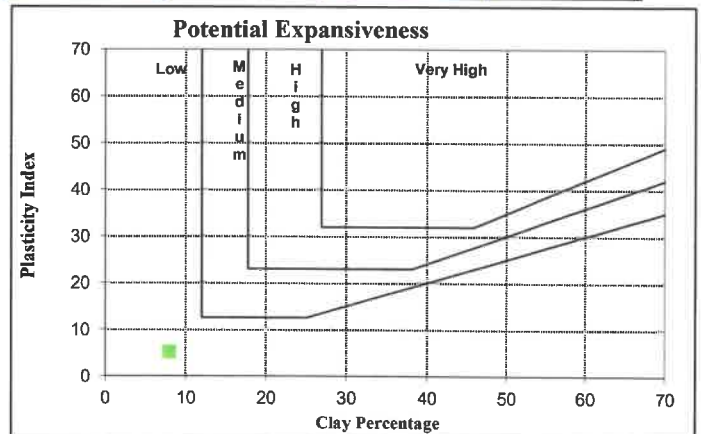
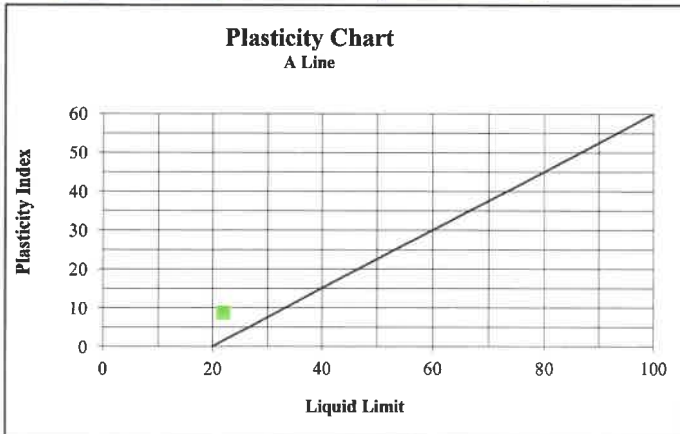
SIEVE ANALYSIS (TMH 1 A1a)*														HYDROMETER ASTM D422											
100	75	63	53	37,5	26,5	19,0	13,2	9,5	6,7	4,75	2,36	1,18	0,60	0,425	0,300	0,150	0,075	0,074	0,052	0,023	0,007	0,005	0,003	0,002	0,001
100	100	100	100	100	100	98	97	96	94	90	80	71,6	63	58	52	34	27	27	26	24	15	14	11	9	7

% Passing												
MOD AASHTO SANS 3001 GR30					CBR SANS 3001 GR40							
OMC%	7,9				COMP MC	% SWELL	100%	98%	97%	95%	93%	90%
MDD(KG/M ³)	2124				8	0,48	35	25	21	15	11	6

Particle Size Distribution



% Gravel	23	% Sand	51	% Silt	18	% Clay	8
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NOTE: All tests marked with (*) means that those test methods are not accredited.

APPENDIX E:

ENGINEERING PROPERTIES OF THE IN-SITU MATERIALS

SUMMARY OF ENGINEERING PROPERTIES

TEST FIT NO	SAMPLE NO	DEPTH (mm)	SOIL ORIGIN	SOIL TYPE	SOIL CLASS		COHESION ¹ (kN/m ²)	FRICTION ANGLE (°)	COMPRESSIBILITY ²	EROSION RESISTANCE ^{3,4,5}	PERMEABILITY ² k (cm/s ²)	SPECIFICATIONS FOR UNPAVED ROADS ³				SUITABILITY FOR ROAD CONSTRUCTION ⁴		
					PRA	UNIFIED						MAXIMUM SIZE	OVERSIZE INDEX (I _p)	GRADING COEFFICIENT (G _s)	SHRINKAGE PRODUCT(S _p)	CBR @ 95% MOD	PAVED	UNPAVED
2	1503	700-1200	Reworked alluvium	Silly-clayey sand	A-6(3)	CL	13	27° to 35°	Medium	9	(8±3)X10 ⁻⁶	9.5	0.0	17.1	46.5		Slippery	
4	1504	0-1500	Fill	Gravelly sand	A-3(0)	SP	zero	30° to 39°	Almost none	7	>1.5X10 ⁻⁵	19.0 ⁶	0.0	14.0	0.0	15	Lower selected	Ravels & corrugates
6	1505	0-1300	Fill	Gravelly sand	A-2-4(0)	SC	5	30° to 40°	Slight to medium	5	(3±2)X10 ⁻⁷	19.0 ⁶	0.0	10.5	243.6	15	Lower selected	Good
8	1506	900-1800	Residual shale	Clayey silt	A-7-5(18)	MH	10 to 20	25° to 32°	High	9	(1.6±1.0)X10 ⁻⁷	2.36	0.0	1.0	1136.4		Slippery	

- 1 O'Rzud RF and Truty A : The Hardening Soil Model - A Practical Guidebook, 2018 edition, revised 21 October 2018.
- 2 Brink ABA et al : Soil Survey for Engineering, published in 1982.
- 3 The Structural Design, Construction and Maintenance of Unpaved Roads (Draft TRH 20), Committee of State Road Authorities 1990.
- 4 Structural Design of Flexible Pavements for Interurban and Rural Roads (Draft TRH 4), Committee of State Road Authorities 1996.
- 5 Erosion resistance : 1 is best 10 is poor.
- 6 Excluding coarse material removed manually.

APPENDIX F:

INFLUENCE OF CONSTRAINTS PER GEOTECHNICAL ZONE

INFLUENCE OF CONSTRAINTS PER GEOTECHNICAL ZONING

CONSTRAINT	KEY TO CLASSIFICATION		LEAST FAVOURABLE (3)	CLASSIFICATION PER GEOTECHNICAL ZONE			
	MOST FAVOURABLE (1)	INTERMEDIATE (2)		I	II	II (Rehabilitated)	III
Site Class Designation				S/H	P(Fill)	Fill	HI
Collapseable soil	Any collapseable horizon or consecutive horizons totalling a depth of less than 750mm in thickness	Any collapseable horizon or consecutive horizons totalling a depth of more than 750mm in thickness	A "most favourable" situation for this constraint does not occur				
Seepage	Permanent or perched water table more than 1.5m below ground surface	Permanent or perched water table less than 1.5m below ground surface	Seepage and seepage				
Active soil	Low soil heave potential anticipated	Moderate soil heave potential anticipated	High soil heave potential anticipated				
Corrosive Soil ¹	Soil conductivity <0.015m ⁻¹ Soil pH >6	Soil conductivity <0.015m ⁻¹ Soil pH 4.5 to 6	Soil conductivity >0.015m ⁻¹ Soil pH <4.5				
Highly compressible soil	Low soil compressibility anticipated	Moderate soil compressibility anticipated	High soil compressibility anticipated				
Erodibility of Soil	Low	Intermediate	High				
Difficulty of excavation to 1.5m depth	Scattered or occasional boulders less than 10% of the total volume	Rock or boulders predominant between 10% and 40% of the total volume	Block or boulders predominant more than 40% of the total volume				
Undetermined ground	Undermining at a depth greater than 240m below surface, except where total extraction mining has not occurred	Old undetermined areas to a depth of 90m to 240m below surface where slope closure has ceased	Mining within less than 90m to 240m of surface or where total extraction mining has not occurred				
Dolomite and limestone stability	Possibly stable Areas of dolomite overlain by Karoo rocks or intruded by sills. Areas of Black Reef rocks Anticipated Inherent Risk Class 1	Potentially characterized by instability. Anticipated Inherent Risk Classes 2 to 5	Known unstable and isolated Anticipated Inherent Risk Classes 4 to 6				
Steep slopes	Between 2° and 6° in all regions	Slopes between 6° and 18° and less than 2° (Natal and Western Cape) Slopes between 6° and 12° and less than 2° (all other regions)	More than 18° (Natal and Western Cape) More than 12° (all other regions)				
Areas of unstable natural slopes	Low risk	Intermediate risk	High risk (especially in areas subject to seismic activity)				
Areas subject to seismic activity	10% probability of an event less than 100cms ⁻² within 50 years	Mining induced seismic activity more than 100cms ⁻²	Seismic seismic activity more than 100cms ⁻²				
Areas subject to flooding	A "most favourable" situation for this constraint does not occur	Areas adjacent to a known drainage channel or floodplain with slope less than 1%	Areas with a known drainage channel or floodplain				

APPENDIX G:

FINANCIAL PROJECTIONS

APPENDIX G: FINANCIAL PROJECTIONS

Estimated financial projections are herewith provided, giving account to the following:

- Further geotechnical investigations in order to obtain sufficient information for foundation design purposes.
- Geotechnical solutions to the Geotechnical Zones to render the existing site suitable for development purposes.

Since development plans do not yet exist, and since the foundation designs would depend largely on the structural design loads, financial projections for structural foundation solutions cannot be provided at this stage.

1 GEOTECHNICAL INVESTIGATION

It is recommended that a full detailed geotechnical investigation be carried out, which will involve additional test pits, rotary core borehole drilling, plate load testing, and additional soil testing. *Table G-1* provides cost estimates for a detailed geotechnical investigation, inclusive of minimum recommended quantities for borehole drilling and plate load testing, showing that a budget amount of approximately R1,3 million to R1,9 million is required.

Table G-1: Cost estimates for detailed geotechnical investigation

DESCRIPTION:	QUANTITY:	AMOUNT:
Rotary core boreholes	8 No	R 1 000 000.00 to R 1 500 000.00
Plate load testing	10 No	R 100 000.00 to R 200 000.00
Additional Soil testing	-	R 10 000.00 to R 20 000.00
Geotechnical supervision, analyses and reporting	-	R 150 000.00 to R 200 000.00
TOTAL		R 1 260 000.00 to R 1 920 000.00

2 SITE RENDERING FOR SINGLE STOREY AND DOUBLE STOREY STRUCTURAL FOUNDATIONS

Rapid impact compaction, earthworks and retaining walls are proposed for Geotechnical Zone II for the development of single or double story structures. *Table G-2* provides cost estimates for these solutions. Geotechnical Zone I and Zone III are acceptable for the development of single and double storey structures, with no remediation required.

Table G-2: Cost estimate for rendering of Geotechnical Zone II

ZONE II	COST ESTIMATE
Earthworks	R 3 300 000.00 to R 5 500 000.00
Retaining Wall	R 4 000 000.00 to R 5 500 000.00
Rapid Impact Compaction	R 1 000 000.00 to R 1 500 000.00
TOTAL	R 8 300 000.00 to R 12 500 000.00

3 SITE RENDERING FOR THREE STOREY AND FOUR STOREY STRUCTURAL FOUNDATIONS

All three zones require attention to render the site suitable for three or four story structures. *Table G-3 to Table G-5* provide cost estimates for the development of each Geotechnical Zone, where Zone I and Zone III require level platforms and Zone II requires soil compaction and extensive earthworks. A retaining wall or block wall is included for each Geotechnical Zone.

Table G-3: Level Platform and retaining wall to Geotechnical Zone I

ZONE I	COST ESTIMATE
Earthworks	R 1 300 000.00 to R 1 800 000.00
Block Wall	R 3 000 000.00 to R 4 400 000.00
TOTAL	R 4 300 000.00 to R 6 200 000.00

Table G-4: Compaction, earthworks and retaining wall to Geotechnical Zone II.

ZONE II	COST ESTIMATE
Earthworks	R 3 300 000.00 to R 5 500 000.00
Retaining Wall	R 4 300 000.00 to R 5 500 000.00
Dynamic Compaction	R 3 000 000.00 to R 4 000 000.00
TOTAL	R 10 600 000.00 to R 15 000 000.00

Table G-5: Level Platform to Geotechnical Zone III

ZONE III	COST ESTIMATE
Earthworks	R 800 000.00 to R 1 200 000.00
Block Wall	R 500 000.00 to R 1 000 000.00
TOTAL	R 1 300 000.00 to R 2 200 000.00

SUMMARY

An amount of approximately R1,9 million should be included in the budget for a detailed geotechnical investigation, which must proceed prior to carrying out design work.

In addition to cost allowances for geotechnical work, it is foreseen that at minimum, a budget allowance of approximately R10 million would be required to render the full site developable, should only one or two storey structures be selected. However, should three or four storey structures be selected, then it is foreseen that a budget amount of approximately R18 million would be required over and above the budgeted amount for the detailed geotechnical investigation.

ANNEXURE 3

Stellenbosch Municipality

FQ 81/21: Flood line study on Erf 81/2 and Erf 81/9, Stellenbosch



Final Report

Prepared for
Stellenbosch Municipality



STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Prepared by
WML Coast Pty (Ltd)
26/05/2021

WML COAST



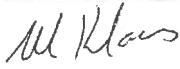
CONSULTING ENGINEERS

Quality Management

Project number: 201210

Issue **FINAL ISSUE**

Date **25 May 2021**

Prepared by	Checked by	Authorised by
Lance Kime	Robyn Owen	Manfred Kloos
		

Executive Summary

WML Coast was appointed to perform a 1:100 year flood line delineation of the Plankenburg River on Erf 81/2 and Erf 81/9 in Stellenbosch in order to examine the feasibility of establishing a medium to high density residential development on this site. The assessment involved:

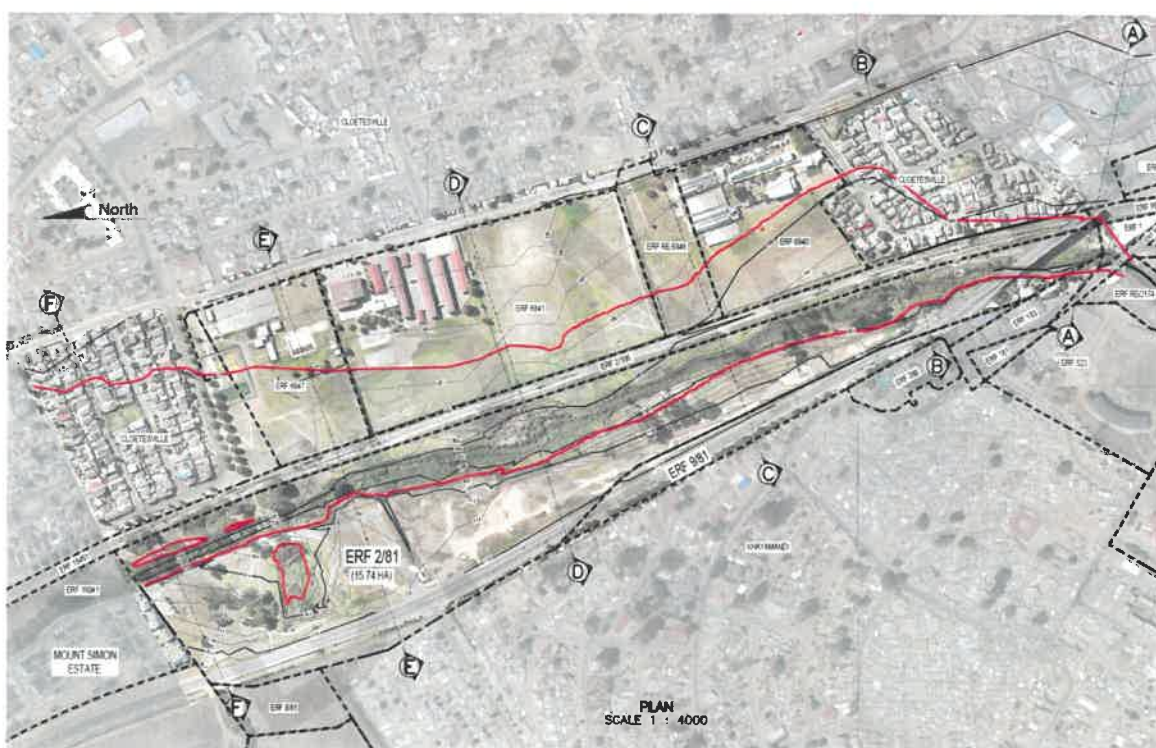
1. Site visits to survey and assess the site
2. Flood hydrology study
3. Hydraulic modelling to determine floodlines and peak flow hydraulics
4. Preparation of drawings showing the flood lines at the site

The catchment area of 77km² comprises of two primary tributaries – the Plankenburg and the Klippies Rivers. Both tributaries rise on the steep west-facing slopes of Simonsberg and Kanonkop mountains before making their way through the wine farming foothills and southwards to the site under investigation. Peak flood flows were estimated using the Standard Design Flood (SDF) Method and Unit Hydrograph Method. The results of the SDF method were selected as the basis of this assessment and are summarised in the table below:

Selected flood peak flow rates

Method	Peak Flow Rate (m ³ /s) for Return Period (years)			
	2	10	50	100
Standard Design Flood (SDF)	32	109	205	251

Flood levels were calculated by backwater calculations (1 dimensional modelling) performed with the HEC-RAS software package. The 1:100 year flood lines are shown in the figure below.



1:100 year flood lines

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1 Introduction

1.1 Background

WML Coast was appointed undertake the flood line delineation of the 1:100 year flood lines on Erf 81/2 and Erf 81/9, Stellenbosch. Stellenbosch Municipality are in the process of examining the feasibility of establishing a medium to high density residential development on the site and are required to show the 1:100 year flood lines on the development layout plan as per Section 144 of the National Water Act.

The site is shown below in Figure 1. Most of the site (15.74 hectares) falls within Erf 81/2, which extends southwards from the Mount Simon residential estate and is bounded by the R304 on the West and the railway line to the East. The southern boundary is formed by the George Blake Road bridge over the Plankenburg River and the taxi rank and commercial building east of the bridge. The remaining 1.48 hectares of Erf 81/9 includes the southern strip of the R304 road reserve and a thin strip of land within the Khayamandi Tourism Corridor. The Plankenburg River flows from north to south through the eastern side of Erf 81/2.



Figure 1: Map showing Erf 81/2 and Erf 81/9

1.2 Approach

Peak flood flows for a number of return periods were calculated using deterministic methods based on rainfall data and catchment characteristics. These flood flows were then modelled on the surveyed terrain in combination with estimated hydraulic parameters using the HEC-RAS (*Hydraulic Engineering Centre – River Analysis System*) software package to produce flood lines.



Figure 2: Plankenburg River Catchment (CFM, 2021)

2 Flood Hydrology

2.1 Catchment Characteristics

2.1.1 Topography

The majority of the catchment area arises on the West-facing slopes of Simonsberg and Kanonkop Mountains. The longest watercourse originates at an elevation of 620m MSL on the upper slopes of Kanonkop. Figure 3 shows a map of the catchment slope with the longitudinal profile of the Plankenburg River.

The topographical characteristics are as follows:

- Catchment Area: 77.48 km²
- Longest watercourse: 18.4 km
- Average watercourse slope: 1.05 %
- Distance from outlet to centroid: 14.3 km

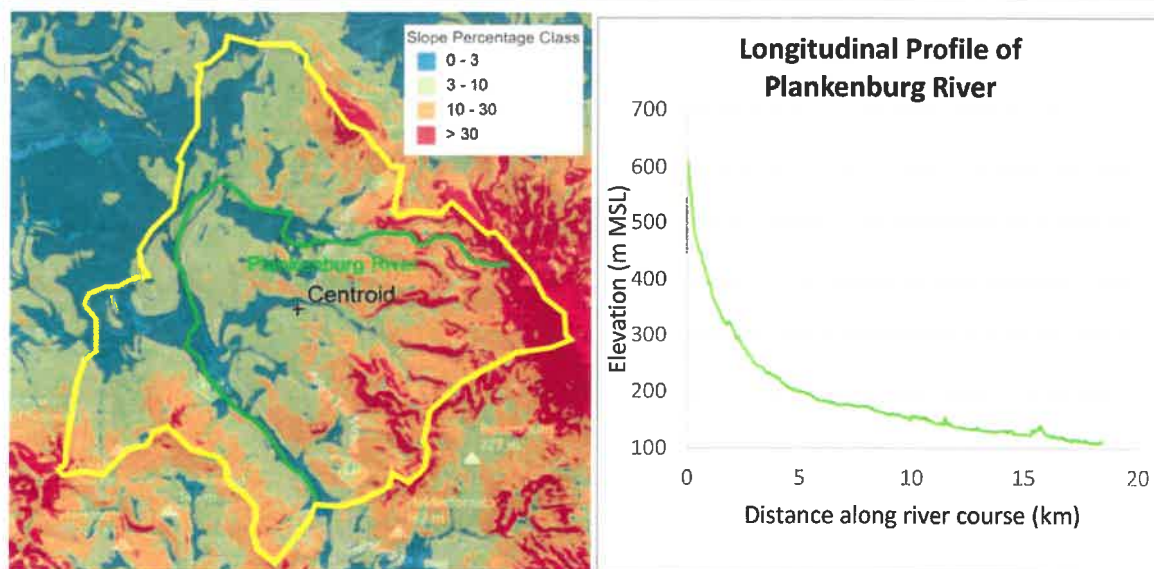


Figure 3: Catchment slope map (CFM, 2021) and longitudinal profile of Plankenburg River

2.2 Storm Rainfall

The design storm rainfall was sourced from the *City of Cape Town Design Rainfall Grid* which includes an allowance for climate change. The selected design rainfall appears to fit well with the additional rainfall data available at the nearest SAWS stations to the site, as shown in the table below. Figure 4 following the table shows the positions of the SAWS stations relative to the catchment and centroid.

Table 1: SAWS rainfall station records available near catchment

Station Name SAWS Number	Record Length (years)	Location	MAP (mm)	Altitude (m MSL)	24 hr Design Rainfall Depth (mm) for Return Period (years) *						
					2	5	10	20	50	100	200
ELSENBURG 0021591_A	87	33°51'S 18°50'E	658	169	40	54	64	74	89	100	113
KLAPMUTS 0021621_W	47	33°51'S 18°51'E	734	187	41	54	65	75	90	102	115
STELLENBOSCH (TNK) 0021655_W	86	33°55'S 18°52'E	647	116	43	58	69	80	96	108	122
Design Rainfall at Catchment Centroid **		33°52'S 18°51'E	697	175	51	68	81	94	112	127	143
* SAWS 1 Day Design Rainfall Estimation in South Africa Software (Smithers & Schulze, 2003)											
**Selected design rainfall sourced from latest City of Cape Town grid which includes climate change allowance											

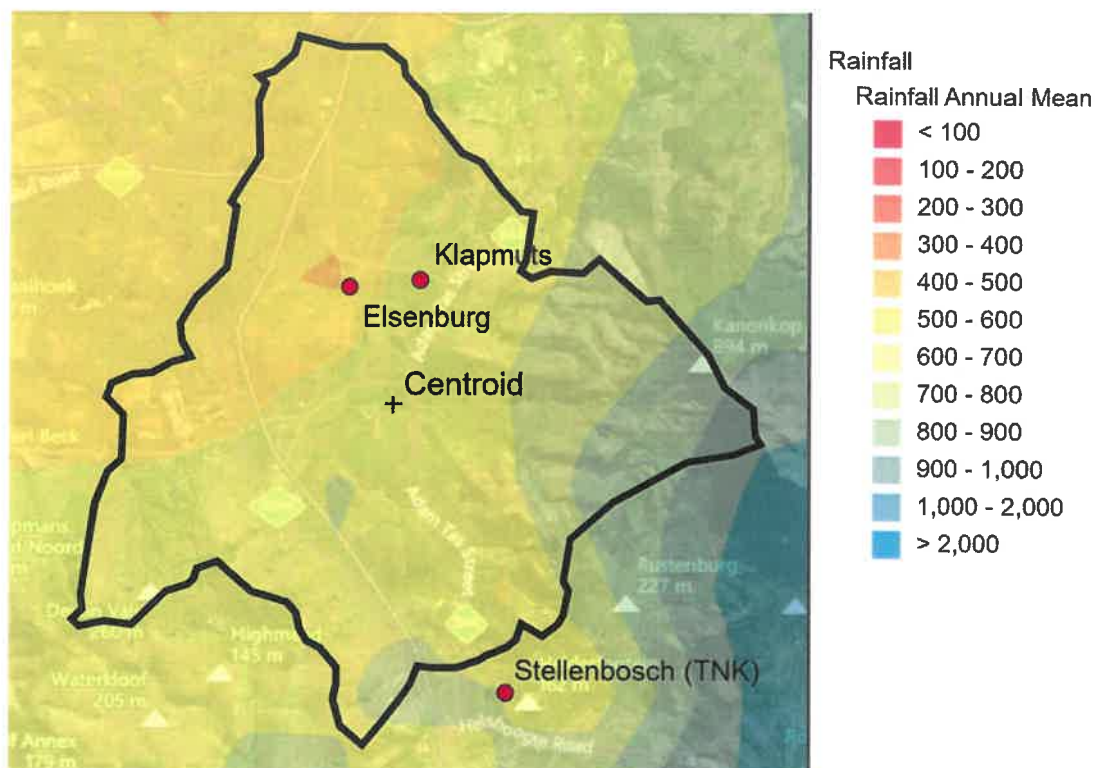


Figure 4: Mean annual precipitation map with locations of SAWS rainfall stations nearest to catchment (CFM, 2021)

2.3 Flood Peak Flows

Flood peak flow rates were calculated for return periods of 2 to 100 years using the two acceptable deterministic methods applicable for the catchment area (77.5 km²): the Standard Design Flood (SDF) and the Unit Hydrograph Method (SANRAL, 2013). The summarised results are below in Table 2 and Figure 5. As a comparison an additional modified SDF calculation was carried out using data from the Elsenberg SAWS Rainfall station. The results from the SDF method were conservatively selected as the flood peaks for modelling purposes.

Table 2: Flow peak flow rates for Plankenburg River calculated by deterministic methods

Method	Peak Flow Rate (m ³ /s) for Return Period (years)			
	2	10	50	100
SDF	32	109	205	251
SDF (mod. with Elsenberg station input)	29	100	187	229
Unit Hydrograph	53	86	121	139
Selected Flood Peaks	32	109	205	251

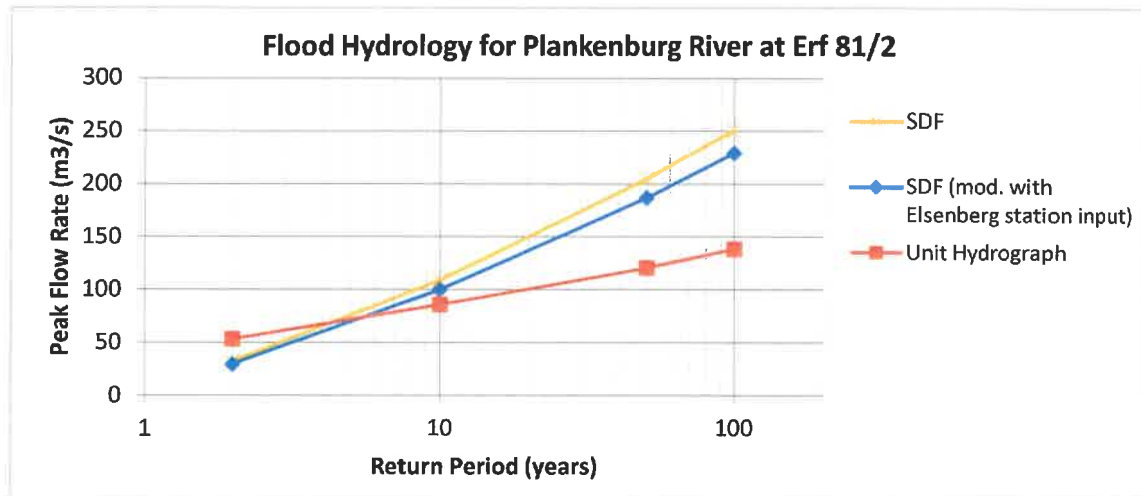


Figure 5: Flood peak flow rates for Plankenburg River by alternative flood hydrology methods

2.4 Comparison with Empirical Methods

As an additional check on the results from the deterministic methods above the peak discharge was calculated using empirical methods for a return period of 100 years. The second peak flow rate from the empirical deterministic peak discharge method is comforting seeing as it is within 10% of the chosen 100-year peak flow rate of 251 m³/s. Although it was not requested in the RFQ we have chosen to include the Regional Maximum Flood (RMF) peak flow rate for the site on the flood line drawing as it may be of interest to see the upper limit of the flood peaks that can reasonably be expected at the site. This was calculated to be 880 m³/s.

Table 3: Flood peak flow rates calculated by empirical methods

Method	Peak Flow Rate (m ³ /s)
Empirical Peak Flow for Rural Areas (100-year return period)	380
Empirical deterministic peak discharge (Midgley and Pitman) (100-year return period)	283
Regional Maximum Flood (RMF) Peak Flow Rate, Q_{RMF}	880

3 Flood Line Determination

Flood lines were determined by backwater calculations performed with the HEC-RAS software package.

A river reach approximately 1200m long was surveyed by the WML Team on 20 April 2021 using a GPS Rover linked to the RTKWCape base receiver. 16 site cross-sections were surveyed, supplemented with a number of extra points such that the HEC-RAS and drawing terrain model would show the berms, banks and other significant land features on the site. Judgement was used to include additional survey points on the open fields and in the streets of Cloetesville and Tenantville to the east of Erf 81/2 to allow the terrain model to contain floods should they overtop the railway line.

Hydraulic parameters (roughness, culvert loss coefficients, etc.) were estimated from on-site observations.

4 Site Observations

The culvert openings at George Blake Street were partially blocked by litter and small debris on the day of the site survey as shown in Figure 6 below. During floods this is likely to be significantly worse as vegetation and litter are washed up against the culvert. This will result in a higher flood level in the area surrounding and immediately upstream of the bridge than shown in the drawings, making for unsafe driving and walking conditions in this area. However, the backwater is unlikely to have a significant effect on the flood levels in the developable area upstream of Bird Street bridge.



Figure 6: Culvert at George Blake Street

5 Summary and Remarks

Figure 7 below shows a map of Erf 81/2 and Erf 81/9 with the 1:100 year flood line indicated in red. Attached to this report are 2 larger A3 drawings of the site. The first shows only the 1:100 year flood lines and the second also includes the flood lines for the 2,10, and 50 year return interval floods as well as the Regional Maximum Flood (RMF).

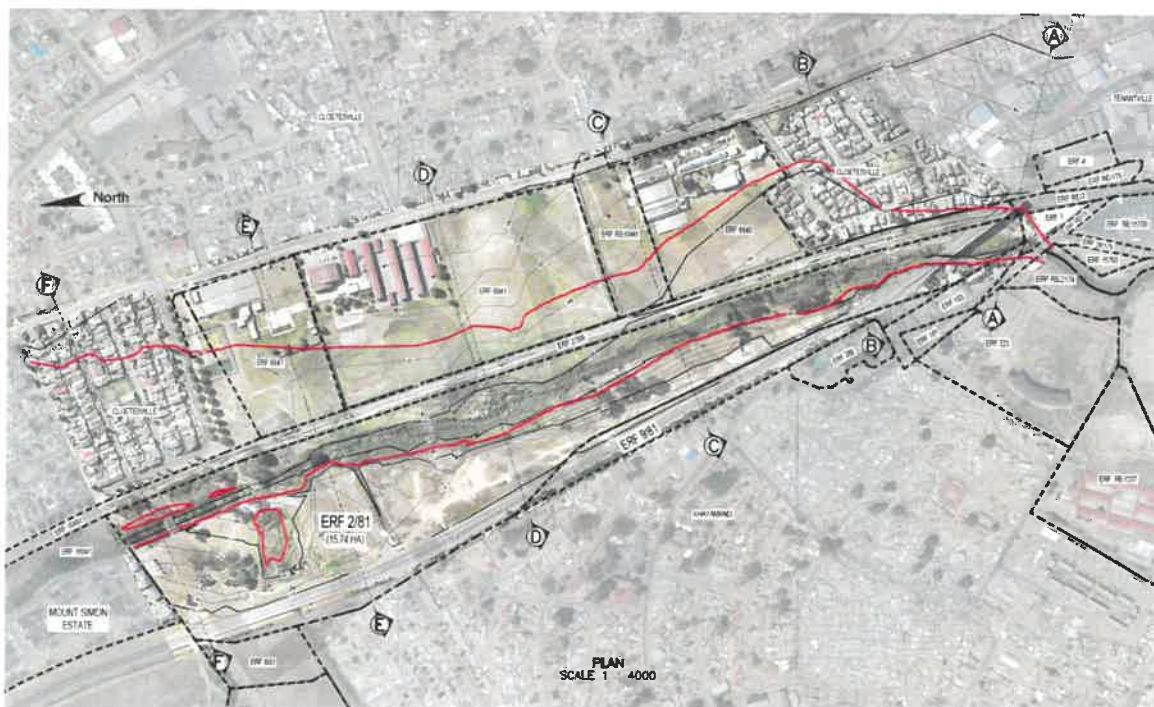


Figure 7: Aerial map of Erf 81/2 and Erf 81/9 with 1:100 year flood lines indicated in red

Further to the drawings, Table 4 below summarises the flood levels for each of the return periods at 6 cross sections (A to F) marked on the drawings.

Table 4: Flood Levels at Selected cross sections at Erf 81/2

Return Period (years)		2	10	50	100	RMF
Peak flood discharge (m ³ /s)		32	109	205	251	880
Flood Level (m MSL)	A	102.52	103.52	104.13	104.34	106.15
	B	103.37	104.36	105.33	105.33	107.16
	C	103.98	105.2	105.7	105.86	107.47
	D	104.59	105.8	106.37	106.55	108.86
	E	105.72	106.94	107.67	107.8	108.93
	F	107.1	108.68	109	109.13	109.69

It is evident from the 1:100 year flood line that most of the land on the west side of the Plankenburg river is above the flood level and would be suitable for residential development. The only area on the west side of the river that is affected by the 1:100 year flood is the lower ground around the tributary that flows in from the Watergang Dam to the North of Khayamandi, roughly 200 metres south of the Mount Simon residential estate. This should be taken into account when planning the development in this area.

6 References

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ANNEXURE 4





PROPOSED RESIDENTIAL DEVELOPMENT ON ERVEN 81/2 AND 81/9, STELLENBOSCH

STELLENBOSCH MUNICIPALITY



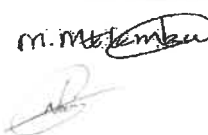



TRAFFIC IMPACT ASSESSMENT (TIA)

May 2021

Submission Details			<p>PREPARED BY:</p>  <p>CHRISEN CONSULTING CIVIL • STRUCTURAL • TRANSPORT • ENGINEERS CHRISEN CONSULTING (PTY) LTD Reg.No.: 2016 / 291392 / 07 Unit 1, Ground Floor Right, Cambridge Office Park 5 Bauhinia Street, Highveld Technopark Centurion, South Africa, 0157 Cell: +27 0(78) 800 0369 Tel: +27 0(12) 663 3008 e-mail: chris@chrise.com / info@chrise.com website: www.chrise.com</p>
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Quality Control

Issue/revision	Issue 1									
Remarks	Version 1.0									
Date	17 May 2021									
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Signature										
Project number	C704-161220									
File reference	Z:\C704-161220 - Erf 81-2 & 81-9, Stellenbosch\2. TRAFFIC\06 Reports									
<p><u>Certification</u></p> <p><i>It is herewith certified that this Traffic Impact Assessment has been prepared according to requirements of the South African Traffic Impact and Site Traffic Assessment Manual.</i></p> <p>Signatory:  Date : <u>17 May 2021</u> ECSA no: <u>20170023</u></p>										
<p><u>CHRISEN CONSULTING Contact Person</u></p> <p><u>Name</u> : Christopher E Nair <u>Address</u> : Unit 1, Ground Floor Right, Cambridge Office Park 5 Bauhinia Street, Highveld Technopark Centurion, <u>Telephone</u>: 012 663 3008 <u>Cellphone</u> : 078 800 0369 <u>Email</u> : chris@chrisen.com <u>Web</u>: www.chrisen.com</p>		<p><u>Quality checklist</u></p> <table border="1"> <thead> <tr> <th>Items</th> <th>Initial</th> </tr> </thead> <tbody> <tr> <td>Project take on form</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Report & Figures reviewed</td> <td style="text-align: center;">✓</td> </tr> <tr> <td>Authorisation for distribution</td> <td style="text-align: center;">✓</td> </tr> </tbody> </table>	Items	Initial	Project take on form	✓	Report & Figures reviewed	✓	Authorisation for distribution	✓
Items	Initial									
Project take on form	✓									
Report & Figures reviewed	✓									
Authorisation for distribution	✓									



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Appendix B

- Trip Generation Calculation

Appendix C

- Existing Minibus Taxi Routes

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- SIDRA Intersection Results



1 Introduction

1.1 BACKGROUND

CHRISEN CONSULTING (PTY) LTD Traffic and Transportation Engineers have been appointed by the Stellenbosch Municipality, Department of Housing Development ("the client") to undertake a Traffic Impact Assessment in support of a proposed Residential Development (3-4 storey walk up flats) on Erven 81/2 and 81/9, Stellenbosch. The study site is bound by the Mount Simon Residential development to the north, the R304 route to the south and west; and the Plankenburg River and railway line to the east and falls within the Stellenbosch Municipality area of jurisdiction. The suburbs of Kayamandi and Cloeteville is located to the west and east respectively from the site. Erven 81/2 and 81/9 has a site extent of 17,47 hectares which comprises of a portion of vacant land, portion of the R304 road reserve and the Plankenburg River. In order to establish the area of developable land that will be available for the residential development, the portion of the R304 road reserve and the area of the Plankenburg River together with the 32,0 m flood line buffer must be subtracted from the total site area. Based on the above land exclusions, the developable area will be 4,385 hectares, comprising of three portions namely Site A, Site B and Site C having an area of approximately 10665,0 m², 7984,0 m² and 25205,0 m² respectively. The intention of the client is to rezone Erven 81/2 and 81/9, Stellenbosch from "Agricultural" to "Residential 4." According to the Department of Housing Development, a density of 80 dwelling units per hectare will be applicable for this development. Therefore, the proposed Residential development will comprise of 351 units. The site locality plan is attached on Figures 1a and 1b. Refer to Drawing CC01 illustrating the area to be developed.

1.2 PURPOSE OF THE REPORT

The purpose of this Traffic Impact Assessment is to illustrate the proposed developments' impact on the surrounding road network and possible mitigation of the anticipated traffic impact. This report also comments on the proposed site accesses, non-motorised and public transport aspects.



1.3 APPROVAL OF SUBMISSION

This report will be submitted to the following road authorities for their comments and approval:

- Stellenbosch Municipality



2 Surrounding Road Network

2.1 STUDY AREA

In determining the site area TMH 16 volume 1 recommends the following:

- *"Class 4 and 5 roads in the vicinity of the development up to the first Class 1 to 3 roads that can be reached by the Class 4 and 5 road network from the development, up to and including the first connection(s) on the Class 1 to 3 roads.*
- *The elements shall be restricted to those within a maximum distance of 1.5km from the accesses to the site, measured along the shortest routes to the accesses, provided that there is at least one intersection within this distance. Where there is no such intersection, the distance will be extended to include at least one intersection."*

TMH 16 also states that judgement should be used in selecting the intersections considered and therefore specific elements like extent of the development were also considered. A larger development will by its nature require a wider study area to be considered while for a smaller development the opposite will be true.

2.2 EXISTING SURROUNDING ROAD NETWORK

The following roads bordering the site are regarded as relevant to this study:

- **R304:** This road is classified as a Class 2 road having one lane in each direction and runs in a north-south alignment west of the site.
- **Mount Simon Drive (N S bound):** This road is classified as a Class 4 road having one lane in each direction and runs in a north-south alignment.
- **Mount Simon Drive (E W bound):** This road is classified as a Class 4 road having one lane in each direction and runs in an east-west alignment.

The Stellenbosch Municipality Road Network Hierarchy in relation to the site are contained in **Appendix A**.



3 Approach and Methodology

3.1 GENERAL

The application will be undertaken according to the South African Traffic Impact and Site Traffic Assessment Manual (TMH 16, 2012). The application site is surrounded by the residential and agricultural holdings to the immediate north and east as well as the areas surrounding the existing residential footprint in the area. The increase in traffic within the area will be dominated by future developments of the vacant agricultural land parcels and the gradual growth of the existing traffic on the road network. The area surrounding the development site is relatively developing and further increase in traffic will be dominated by growth of existing traffic demand on the road network within the study area. This assessment also discusses non-motorised and public transport and provides the necessary requirements.

3.2 RELEVANT PEAK HOURS

From an observation of existing traffic and trip generation volumes, it has been established that the Weekday peak hour is critical for capacity analysis purposes. This will be when the existing network background traffic together with the development traffic will represent a worst-case scenario in terms of critical traffic flow.

3.3 DATA COLLECTION

3.3.1 Site Visit

During April 2021, a site visit was undertaken for this study and the following was confirmed:

- Layouts of intersections considered in the study
- Appropriateness of recommended site accesses
- Intersection control for relevant intersections
- Presence of existing public transport and non-motorised transport facilities



3.3.2 Traffic Count Data

A three (3) hour classified morning (06:00 – 09:00) and three (3) hour afternoon (15:00 – 18:00) vehicle survey was commissioned by CHRISEN on Wednesday, 07th April 2021 at the following intersection (Refer to **Figure 1**):

- R304 / Mount Simon Drive (Intersection 1)

From the traffic count, a common peak hour was determined (the busiest hour) for each counted period and was found to be:

- Weekday AM peak hour 06:45– 07:45
- Weekday PM peak hour 16:30 – 17:30

The 2021 weekday AM and PM peak hour traffic volumes are presented as **Figure 2**. Refer to **Drawing CC02** illustrating the existing intersection of R304 and Mount Simon Drive.

3.4 ANALYSIS SCENARIOS

The Weekday peak hour trip generation of the development was analysed. The critical peak hour analysis was considered for the following scenarios:

- **Scenario 1a:** 2021 background peak hour traffic volumes
- **Scenario 1b:** 2021 background peak hour traffic volumes
(with upgrades where applicable)
- **Scenario 2:** 2021 background plus development generated peak hour traffic volumes
- **Scenario 3:** 2026 background plus development generated peak hour traffic volumes

This is in line with the TMH 16 requirement for scenarios to be considered in a Traffic Impact Assessment.



4 Existing Traffic Volumes

4.1 GENERAL

From the traffic count a common peak hour was determined (the busiest hour) for each counted period and was found to be:

- Weekday AM peak hour 06:45– 07:45
- Weekday PM peak hour 16:30 – 17:30

The existing intersection layouts are illustrated on the SIDRA layouts contained in **Appendix D**.

4.2 R304 / MOUNT SIMON DRIVE (INTERSECTION 1)

This intersection comprises of a stop two-way control and has approximately 1750 vph and 1905 vph during the weekday AM and PM peak hour respectively. The SIDRA analysis results reveal that the intersection currently operates at a poor level of service during both the weekday AM and PM peak hours. The intersection will require upgrades as follows:

- It is proposed that the intersection be signalised.



5 Extent of the Development

The intention of the Client is to establish a Residential Development on Erven 81/2 and 81/9, Stellenbosch. The development will entail 351 Residential 4 Dwelling Units as follows:

- Site Area = 17,47 ha
- Developable Area = 4,385 ha
- Site A = 10665,0 m² (85 units)
- Site B = 7984,0 m² (64 units)
- Site C = 25205,0 m² (202 units)
- Total Number of Residential 4 Dwelling Units = 351 units
- Number of storeys = 3 to 4
- 107 Parking Bays for Site A
- 81 Parking Bays for Site B
- 253 Parking Bays for Site C



6 Development Trip Generation

6.1 ADJUSTMENT FACTORS

Various trip adjustment factors have been introduced into the COTO document to allow for trip reductions. These adjustment factors are discussed briefly below.

7.1.1 Low Vehicle Ownership (LVO) & Very Low Vehicle Ownership (VLVO)

According to COTO “the vehicle ownership in areas with high levels of vehicle ownership varies between one or two per household. In areas with a low level of vehicle ownership, the majority of households (more than 50%) does not own a vehicle and relies on public transport for transportation. In areas with very low level of vehicle ownership, nearly all households (more than 90%) do not own a vehicle and rely on public transportation.”

This study considered low vehicle ownership and the reduction factors which have been applied are listed in **Table 1** below. Note, P_v = Reduction factor for vehicle ownership.

7.2.1 Transit Node or Corridors

According to COTO “the transit reduction factors are applicable to developments that are located within a reasonable walking distance from a major transit node or stops on a major transit corridor.”

This study considered transit nodes and a 15% reduction factor has been applied as recommended in the COTO manual. See **Table 1** below. Note, P_t = Reduction factor for transit nodes or corridors.

Table 1: Adjustment factors applied for trip reductions

TRIP CODE	LAND USE	P_M	P_V	P_T
220	Apartments and Flats	-	30%	15%



6.2 TRIP SUMMARY

The South African Trip Data Manual, (TMH17 version 1.01, September 2013) was used to estimate the trip generation for the proposed Residential Development on Erven 81/2 and 81/9, Stellenbosch. The TMH17 document recommends the following trip generation for Apartments and Flats:

- AM peak hour: 0,65 trips per dwelling unit, with a 25:75 in and out split
- PM peak hour: 0,65 trips per dwelling unit, with a 70:30 in and out split

The analysis will be conducted for the Weekday AM and PM peak hours.

The expected development generated trips for the AM and PM peak hours are indicated in **Table 2** below. **Table 2** shows that the proposed development is expected to generate approximately **136** trips during each of the AM and PM peak hours.

Table 2: Expected development generated trips

TMH 17 CODE	Land Use	Developable Site	Extent	AM PEAK			PM PEAK		
				In	Out	Total	In	Out	Total
220	Apartments and Flats	Site A	85 units	8	25	33	23	10	33
220	Apartments and Flats	Site B	64 units	6	19	25	17	7	25
220	Apartments and Flats	Site C	202 units	19	58	78	55	23	78
		Total	351 units	34	102	<u>136</u>	95	41	<u>136</u>

The detailed trip generation calculation is contained in **Appendix B**.



6.3 GROWTH RATE

TMH 16 Volume 1 requires that a five-year horizon be considered for developments that generate more than 50 trips. TMH 17 recommends growth rates for developments as shown in **Table 2**.

Table 3: Typical traffic growth rates

DEVELOPMENT AREA	GROWTH RATES
Low growth areas	0 – 3%
Average growth areas	3 – 4%
Above average growth areas	4 – 6%
Fast growing areas	6 – 8%
Exceptionally high growth areas	>8%

To determine the 2026 background traffic volumes, a growth rate of 3,0% per annum will be applied to the 2021 weekday traffic volumes.

6.4 TRAFFIC VOLUME SCENARIOS

The existing 2021 peak hour traffic volumes (see **Figure 2**) were thus subjected to a 3,0% growth rate over five years; this is in line with the low growth rate as given in **Table 3**. The 2026 background peak hour traffic volumes are presented on **Figure 3**.

The following scenarios were analysed in this study:

- **Scenario 1:** 2021 background peak hour traffic volumes
- **Scenario 2:** 2021 background plus development generated peak hour traffic volumes
- **Scenario 3:** 2026 background plus development generated peak hour traffic volumes

6.5 TRIP DISTRIBUTION AND ASSIGNMENT

Assumptions with respect to the expected trip distribution were based on the location of the site access in relation to the surrounding road network, the existing traffic volumes, travel patterns as well as the land use nature of the proposed development.

The expected trip distribution and development generated traffic of the proposed development can be seen on **Figure 4** and **Figure 5** respectively. The 2021 background plus development generated peak hour traffic volumes are presented on **Figure 6**. The 2026 background plus development generated peak hour traffic volumes are presented on **Figure 7**.



7 Site Access

7.1 PROPOSED ACCESS OFF MOUNT SIMON DRIVE (SITE A)

Access to the proposed residential development on Site A will be provided off Mount Simon Drive (N S bound). Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:

- 3,0 m wide ingress lane.
- 3,0 m wide egress lane.
- Proposed access to accommodate both heavy and light vehicles.
- The access control device should be set back at least 12,0 m from the kerb line.
- The access should comprise of a separate pedestrian access gate.
- 2,0 m wide sidewalks on each side of the access.

7.2 PROPOSED ACCESS OFF MOUNT SIMON DRIVE (SITE B)

Access to the proposed residential development on Site B will be provided off Mount Simon Drive (N S bound). Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:

- 3,0 m wide ingress lane.
- 3,0 m wide egress lane.
- Proposed access to accommodate both heavy and light vehicles.
- The access control device should be set back at least 12,0 m from the kerb line.
- The access should comprise of a separate pedestrian access gate.
- 2,0 m wide sidewalks on each side of the access.



7.3 PROPOSED ACCESS OFF MOUNT SIMON DRIVE (SITE C)

Access to the proposed residential development on Site C will be provided off Mount Simon Drive (south). Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:

- 3,0 m wide ingress lane.
- 3,0 m wide egress lane.
- Proposed access to accommodate both heavy and light vehicles.
- The access control device should be set back at least 12,0 m from the kerb line.
- The access should comprise of a separate pedestrian access gate.
- 2,0 m wide sidewalks on each side of the access.



7.4 QUEUING / STACKING DISTANCES

A queuing analysis was undertaken to determine the stacking distance required at the proposed new site accesses. A "Coded-card reader" will be the preferred choice for access control. The design service rate of 225 vph per lane was applied. The arrival rate of 23 vph, 17 vph and 55 vph for Sites A, B and C respectively was used as this is the highest number of trips entering the site (weekday PM peak hour).

Tables 4a, 4b and 4c illustrates the queuing analysis results which reveal that a 0,0 m stacking distance is required at the accesses point. However, it is recommended that a 12,0 m throat length be provided at the site access to take care of any queuing that may develop.

Table 4a: Queuing analysis for Site A

Proposed Residential Development on Erven 81/2 and 81/9, Stellenbosch	
C704-161220	
Variables used :	
Arrival rate	= 23 vehicles per hour
Service rate per lane	= 225 vehicles per hour
Number of lanes	= 1 lanes
Calculation :	
Utilisation factor (q)	= $\frac{\text{Arrival rate}}{(\text{number of lanes}) * (\text{service rate per lane})}$
	= 0.102
Qm	= Relationship between queue length, number of channels, and utilisation factor
Qm (by interpolation) =	= 0.102
Queue length exceeded 95% of time	= $\frac{\ln 0.05 - \ln (Qm)}{\ln (q)} - 1$
	= -0.69 vehicles
Say	= 0.00 vehicles
Required stacking length	= 0 meters
Source : Transportation and Land Development (Vergil G Stover / Frank J. Koepke), ITE	



Table 4b: Queuing analysis for Site B

Proposed Residential Development on Erven 81/2 and 81/9, Stellenbosch	
C704-161220	
Variables used :	
Arrival rate	= 17 vehicles per hour
Service rate per lane	= 225 vehicles per hour
Number of lanes	= 1 lanes
Calculation :	
Utilisation factor (q)	= $\frac{\text{Arrival rate}}{(\text{number of lanes}) * (\text{service rate per lane})}$
	= 0.076
Qm	= Relationship between queue length, number of channels, and utilisation factor
Qm (by interpolation) =	= 0.076
Queue length exceeded 95% of time	= $\left[\frac{\ln 0.05 - \ln (Qm)}{\ln (q)} \right] - 1$
	= -0.84 vehicles
Say	= 0.00 vehicles
Required stacking length	= 0 meters
Source : Transportation and Land Development (Vergil G Stover / Frank J. Koepke), ITE	



Table 4c: Queuing analysis for Site C

Proposed Residential Development on Erven 81/2 and 81/9, Stellenbosch		
C704-161220		
Variables used :		
Arrival rate	= 55	vehicles per hour
Service rate per lane	= 225	vehicles per hour
Number of lanes	= 1	lanes
Calculation :		
Utilisation factor (q)	=	$\frac{\text{Arrival rate}}{(\text{number of lanes}) * (\text{service rate per lane})}$
	=	0.244
Qm	=	Relationship between queue length, number of channels, and utilisation factor
Qm (by interpolation) =	=	0.244
Queue length exceeded 95% of time	=	$\left[\frac{\ln 0.05 - \ln (Qm)}{\ln (q)} \right] - 1$
	=	0.13 vehicles
Say	=	1.00 vehicles
Required stacking length	=	6 meters
Source : Transportation and Land Development (Vergil G Stover / Frank J. Koepke), ITE		



8 Traffic Impact and Capacity Analyses

8.1 SCENARIOS ANALYSED

The AM and PM peak hour trip generation of the development was analysed. The critical peak hour analysis was considered for the following scenario:

- **Scenario 1a:** 2021 background peak hour traffic volumes
- **Scenario 1b:** 2021 background peak hour traffic volumes
(with upgrades where applicable)
- **Scenario 2:** 2021 background plus development generated peak hour traffic volumes
- **Scenario 3:** 2026 background plus development generated peak hour traffic volumes

This is in line with the TMH16 document requirement for scenarios to be considered in a Traffic Impact Assessment. Refer to **Appendix D** illustrating the SIDRA layouts.

8.2 CAPACITY ANALYSIS

8.2.1 R304 / Mount Simon Drive (Intersection 1)

- **Scenario 1a:** 2021 background peak hour traffic volumes

The Sidra analysis results indicate that the existing intersection will perform at a poor level of service during both the weekday AM and PM peak hours. Refer to **Appendix D** containing the detailed SIDRA results. The intersection will require upgrades as follows:

- It is proposed that the intersection be signalised.

The summary of the Sidra intersection results is contained in **Table 5a**.

**Table 5a: Summary of SIDRA intersection capacity analysis results****R304 / Mount Simon Drive Intersection, Scenario 1a**

CONTROL: STOP (TWO-WAY)

APPROACH		OPERATING CONDITIONS					
		AM PEAK HOUR			PM PEAK HOUR		
		V/C	DELAYS (SEC)	LOS	V/C	DELAYS (SEC)	LOS
NORTH BOUND	LEFT	0,020	5,5	A	0,041	5,5	A
	THROUGH	0,314	0,0	A	0,555	0,1	A
	RIGHT	0,012	12,1	B	0,031	9,2	B
	APPROACH	0,314	0,4	NA	0,555	0,6	NA
WEST BOUND	LEFT	0,294	20,4	C	0,254	19,6	C
	THROUGH	0,294	229,2	F	0,254	676,0	F
	RIGHT	1,304	898,8	F	1,579	1240,4	F
	APPROACH	1,304	180,4	F	1,579	485,3	F
SOUTH BOUND	LEFT	0,007	5,5	A	0,006	5,5	A
	THROUGH	0,450	0,1	A	0,328	0,0	A
	RIGHT	0,169	9,6	A	0,327	21,9	A
	APPROACH	0,450	1,2	NA	0,328	2,6	NA
EAST BOUND	LEFT	0,359	15,6	C	0,409	36,4	C
	THROUGH	0,359	232,6	F	0,409	616,0	F
	RIGHT	2,743	1867,4	F	4,912	3833,0	F
	APPROACH	2,743	432,7	F	4,912	1655,9	F
ALL VEHICLES		2,743	36,2	N/A	4,912	65,0	N/A

8.2.2 R304 / Mount Simon Drive (Intersection 1)

➤ **Scenario 1b:** 2021 background peak hour traffic volumes (with upgrades where applicable)

The SIDRA analysis results indicate that the intersection will perform at an overall LOS A during both the AM and PM peak hours. The summary of the SIDRA intersection results is contained in **Table 5b**. Refer to **Appendix D** containing the detailed SIDRA results.

**Table 5b: Summary of SIDRA intersection capacity analysis results****R304 / Mount Simon Drive Intersection, Scenario 1b**

CONTROL: TRAFFIC SIGNAL

APPROACH		OPERATING CONDITIONS					
		AM PEAK HOUR			PM PEAK HOUR		
		V/C	DELAYS (SEC)	LOS	V/C	DELAYS (SEC)	LOS
NORTH BOUND	LEFT	0,026	7,9	A	0,051	7,5	A
	THROUGH	0,403	3,4	A	0,708	4,3	A
	RIGHT	0,016	13,4	B	0,040	9,7	A
	APPROACH	0,403	3,8	A	0,08	4,6	A
WEST BOUND	LEFT	0,331	49,4	D	0,136	50,7	D
	THROUGH	0,331	43,8	D	0,136	45,2	D
	RIGHT	0,121	53,2	D	0,090	51,8	D
	APPROACH	0,331	49,8	D	0,136	50,9	D
SOUTH BOUND	LEFT	0,009	7,9	A	0,007	7,4	A
	THROUGH	0,581	4,3	A	0,409	2,8	A
	RIGHT	0,224	11,5	B	0,387	18,5	B
	APPROACH	0,581	5,1	A	0,409	4,7	A
EAST BOUND	LEFT	0,579	50,9	D	0,323	51,8	D
	THROUGH	0,579	45,3	D	0,323	46,3	D
	RIGHT	0,219	51,2	D	0,242	51,4	D
	APPROACH	0,579	50,8	D	0,323	51,6	D
ALL VEHICLES		0,581	9,3	A	0,708	6,9	A

8.2.3 R304 / Mount Simon Drive (Intersection 1)➤ **Scenario 2: 2021 background plus development generated peak hour traffic volumes**

The SIDRA analysis results indicate that the intersection will perform at a satisfaction level of service during both the AM and PM peak hours. The summary of the SIDRA intersection results is contained in **Table 6**. Refer to **Appendix D** containing the detailed SIDRA results.

**Table 6: Summary of SIDRA intersection capacity analysis results****R304 / Mount Simon Drive Intersection, Scenario 2**

CONTROL: TRAFFIC SIGNAL

APPROACH		OPERATING CONDITIONS					
		AM PEAK HOUR			PM PEAK HOUR		
		V/C	DELAYS (SEC)	LOS	V/C	DELAYS (SEC)	LOS
NORTH BOUND	LEFT	0,026	8,2	A	0,051	7,5	A
	THROUGH	0,409	3,8	A	0,778	4,3	A
	RIGHT	0,104	14,5	B	0,195	10,3	B
	APPROACH	0,409	4,5	A	0,8	5,0	A
WEST BOUND	LEFT	0,622	50,3	D	0,424	52,3	D
	THROUGH	0,622	44,8	D	0,424	46,8	D
	RIGHT	0,220	52,5	D	0,164	52,4	D
	APPROACH	0,622	50,5	D	0,424	52,1	D
SOUTH BOUND	LEFT	0,014	8,1	A	0,018	7,4	A
	THROUGH	0,606	4,7	A	0,412	2,8	A
	RIGHT	0,229	12,0	B	0,387	18,5	B
	APPROACH	0,606	5,6	A	0,412	4,8	A
EAST BOUND	LEFT	0,520	49,3	D	0,347	51,9	D
	THROUGH	0,520	43,8	D	0,347	46,4	D
	RIGHT	0,283	54,1	D	0,307	54,2	D
	APPROACH	0,520	50,2	D	0,347	52,5	D
ALL VEHICLES		0,622	11,3	B	0,778	8,0	A

8.2.4 R304 / Mount Simon Drive (Intersection 1)➤ **Scenario 3: 2026 background plus development generated peak hour traffic volumes**

The SIDRA analysis results indicate that the intersection will perform at a satisfaction level of service during both the AM and PM peak hours. The summary of the SIDRA intersection results is contained in **Table 7**. Refer to **Appendix D** containing the detailed SIDRA results.



**Table 7: Summary of SIDRA intersection capacity analysis results
R304 / Mount Simon Drive Intersection, Scenario 3**

CONTROL: TRAFFIC SIGNAL

APPROACH		OPERATING CONDITIONS					
		AM PEAK HOUR			PM PEAK HOUR		
		V/C	DELAYS (SEC)	LOS	V/C	DELAYS (SEC)	LOS
NORTH BOUND	LEFT	0,031	8,4	A	0,059	7,5	A
	THROUGH	0,482	4,5	A	0,956	36,1	D
	RIGHT	0,148	19,2	B	0,237	11,2	B
	APPROACH	0,482	5,3	A	0,956	32,6	C
WEST BOUND	LEFT	0,778	52,5	D	0,441	52,4	D
	THROUGH	0,778	47,0	D	0,441	46,8	D
	RIGHT	0,276	52,7	D	0,180	53,5	D
	APPROACH	0,778	52,4	D	0,441	52,5	D
SOUTH BOUND	LEFT	0,016	8,4	A	0,020	7,5	A
	THROUGH	0,858	12,6	B	0,480	3,1	A
	RIGHT	0,320	14,4	B	0,654	32,6	C
	APPROACH	0,858	12,7	B	0,654	6,6	A
EAST BOUND	LEFT	0,540	48,4	D	0,390	52,1	D
	THROUGH	0,540	42,8	D	0,390	46,6	D
	RIGHT	0,367	55,6	E	0,356	54,5	D
	APPROACH	0,540	49,8	D	0,390	52,9	D
ALL VEHICLES		0,858	15,7	B	0,956	24,7	C



9 On-site Parking

According to the Stellenbosch Municipality Zoning Scheme By-Law, 2019 a parking ratio of 1,0 covered parking bay per unit and 0,25 paved parking bay per unit for visitors is required. A proposed parking rate relates to **441** parking bays on site. The Sites A, B and C is to accommodate 107, 81 and 253 parking bays respectively. The parking bays will be 90 degrees having dimensions of 5,0 m long by 2,5 m wide and an aisle width of 7,5 m. The parking schedule requirements and calculations are illustrated in **Table 8**.

Table 8: Parking calculation

Land Use	Developable Site	Extent	Parking Ratio	Parking Required
Flats in LFR Zone	Site A	85 units	1,0 bays / unit plus 0,25 bays for visitors	107 bays
	Site B	64 units	1,0 bays / unit plus 0,25 bays for visitors	81 bays
	Site C	202 units	1,0 bays / unit plus 0,25 bays for visitors	253 bays
	Total	351 units	Total	441 bays



10 Internal Circulation

A vehicle manoeuvring assessment will be undertaken during the Site Development Plan submission stage.



11 Proposed Upgrades

11.1 PROPOSED ACCESS OFF MOUNT SIMON DRIVE (SITE A)

Access to the proposed residential development on Site A will be provided off Mount Simon Drive. Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:

- 3,0 m wide ingress lane.
- 3,0 m wide egress lane.
- Proposed access to accommodate both heavy and light vehicles.
- The access control device should be set back at least 12,0 m from the kerb line.
- The access should comprise of a separate pedestrian access gate.
- 2,0 m wide sidewalks on each side of the access.

11.2 PROPOSED ACCESS OFF MOUNT SIMON DRIVE (SITE B)

Access to the proposed residential development on Site B will be provided off Mount Simon Drive. Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:

- 3,0 m wide ingress lane.
- 3,0 m wide egress lane.
- Proposed access to accommodate both heavy and light vehicles.
- The access control device should be set back at least 12,0 m from the kerb line.
- The access should comprise of a separate pedestrian access gate.
- 2,0 m wide sidewalks on each side of the access.



11.3 PROPOSED ACCESS OFF MOUNT SIMON DRIVE (SITE C)

Access to the proposed residential development on Site C will be provided off Mount Simon Drive. Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:

- 3,0 m wide ingress lane.
- 3,0 m wide egress lane.
- Proposed access to accommodate both heavy and light vehicles.
- The access control device should be set back at least 12,0 m from the kerb line.
- The access should comprise of a separate pedestrian access gate.
- 2,0 m wide sidewalks on each side of the access.

11.4 PROPOSED R304 AND MOUNT SIMON DRIVE INTERSECTION UPGRADES

It is proposed that the intersection of R304 and Mount Simon Drive be signalised in order to accommodate the existing traffic volume and proposed development generated traffic volume. Refer to **Drawing CC03** illustrating the proposed traffic signal at intersection of R304 and Mount Simon Drive.

11.5 PROPOSED SIDEWALK

It is proposed that a 2,0 m wide paved sidewalk be extended along Mount Simon Drive which will ease the movement of pedestrians between the site access and public transport facilities. Refer to **Drawing CC03** illustrating the proposed sidewalks.



12 Non-motorised and Public Transport

12.1 BACKGROUND

In terms of the National Land Transport Act 5 of 2009, Section 38, it is a requirement that an assessment of the public transport be included in a Traffic Study.

12.2 EXISTING PUBLIC TRANSPORT SERVICES

The area surrounding the development site is currently served by the following public transport services:

MINIBUS TAXIS AND BUSES

It has been observed that minibus taxis and busses operate within the existing road network surrounding the site. It has been recorded that the intersection of R304 and Mount Simon Drive (Intersection 1) comprises approximately 91 and 43 minibus taxis pass the site during the weekday AM and PM peak hours respectively. Furthermore, 5 buses pass the site during the weekday AM peak hour. **Appendix C** containing the existing minibus taxi routes. Refer to **Drawings CC02** and **CC03** illustrating existing bus/taxi layby.

PROPOSED SIDEWALKS

It is proposed that a 2,0 m wide paved sidewalk be extended along Mount Simon Drive which will ease the movement of pedestrians between the site access and public transport facilities. Refer to **Drawing CC03** illustrating the proposed sidewalks.



13 Conclusions and Recommendations

The following conclusions and recommendations can be made based on the findings of this report:

- The report pertains to the Traffic Impact Assessment in support of a proposed Residential Development (3-4 storey walk up flats) on Erven 81/2 and 81/9, Stellenbosch.
- The study site is bound by the Mount Simon Residential development to the north, the R304 route to the south and west; and the Plankenburg River and railway line to the east and falls within the Stellenbosch Municipality area of jurisdiction. The suburbs of Kayamandi and Cloeteville is located to the west and east respectively from the site. Erven 81/2 and 81/9 has a site extent of 17,47 hectares which comprises of a portion of vacant land, portion of the R304 road reserve and the Plankenburg River.
- In order to establish the area of developable land that will be available for the residential development, the portion of the R304 road reserve and the area of the Plankenburg River together with the 32,0 m flood line buffer must be subtracted from the total site area. Based on the above land exclusions, the developable area will be 4,385 hectares, comprising of three portions namely Site A, Site B and Site C having an area of approximately 10665,0 m², 7984,0 m² and 25205,0 m² respectively.
- The intention of the client is to rezone Erven 81/2 and 81/9, Stellenbosch from "Agricultural" to "Residential 4." According to the *Department of Housing Development*, a density of 80 dwelling units per hectare will be applicable for this development. Therefore, the proposed Residential development will comprise of 351 units.
- The intention of the Client is to establish a Residential Development on Erven 81/2 and 81/9, Stellenbosch. The development will entail 351 Residential 4 Dwelling Units as follows:
 - Site Area = 17,47 ha
 - Developable Area = 4,385 ha
 - Site A = 10665,0 m² (85 units)
 - Site B = 7984,0 m² (64 units)
 - Site C = 25205,0 m² (202 units)
 - Total Number of Residential 4 Dwelling Units = 351 units
 - Number of storeys = 3 to 4



- 107 Parking Bays for Site A
- 81 Parking Bays for Site B
- 253 Parking Bays for Site C
- The proposed development is expected to generate approximately **136** trips during each of the AM and PM peak hours.
- Access to the proposed residential development on Site A will be provided off Mount Simon Drive (N S bound). Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:
 - 3,0 m wide ingress lane.
 - 3,0 m wide egress lane.
 - Proposed access to accommodate both heavy and light vehicle's.
 - The access control device should be set back at least 12,0 m from the kerb line.
 - The access should comprise of a separate pedestrian access gate.
 - 2,0 m wide sidewalks on each side of the access.
- Access to the proposed residential development on Site B will be provided off Mount Simon Drive (N S bound). Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:
 - 3,0 m wide ingress lane.
 - 3,0 m wide egress lane.
 - Proposed access to accommodate both heavy and light vehicle's.
 - The access control device should be set back at least 12,0 m from the kerb line.
 - The access should comprise of a separate pedestrian access gate.
 - 2,0 m wide sidewalks on each side of the access.
- Access to the proposed residential development on Site C will be provided off Mount Simon Drive (E W bound). Refer to **Drawing CC01** illustrating the access arrangement for the subject site. The access should be designed as follows:
 - 3,0 m wide ingress lane.
 - 3,0 m wide egress lane.
 - Proposed access to accommodate both heavy and light vehicle's.



- The access control device should be set back at least 12,0 m from the kerb line.
 - The access should comprise of a separate pedestrian access gate.
 - 2,0 m wide sidewalks on each side of the access.
- A proposed parking rate relates to **441** parking bays on site. The Sites A, B and C is to accommodate 107, 81 and 253 parking bays respectively. The parking bays will be 90 degrees having dimensions of 5,0 m long by 2,5 m wide and an aisle width of 7,5 m.
- A vehicle manoeuvring assessment will be undertaken during the Site Development Plan submission stage.
- It is proposed that the intersection of R304 and Mount Simon Drive (E W bound) be signalised in order to accommodate the existing traffic volume and proposed development generated traffic volume. Refer to **Drawing CC03** illustrating the proposed traffic signal at intersection of R304 and Mount Simon Drive.
- It is proposed that a 2,0 m wide paved sidewalk be extended along Mount Simon Drive which will ease the movement of pedestrians between the site access and public transport facilities. Refer to **Drawing CC03** illustrating the proposed sidewalks.
- It has been observed that minibus taxis and busses operate within the existing road network surrounding the site. It has been recorded that the intersection of R304 and Mount Simon Drive (Intersection 1) comprises approximately 91 and 43 minibus taxis pass the site during the weekday AM and PM peak hours respectively. Furthermore, 5 buses pass the site during the weekday AM peak hour.

It is therefore recommended that the proposed Residential Development on Erven 81/2 and 81/9, Stellenbosch be approved from a traffic engineering point of view.



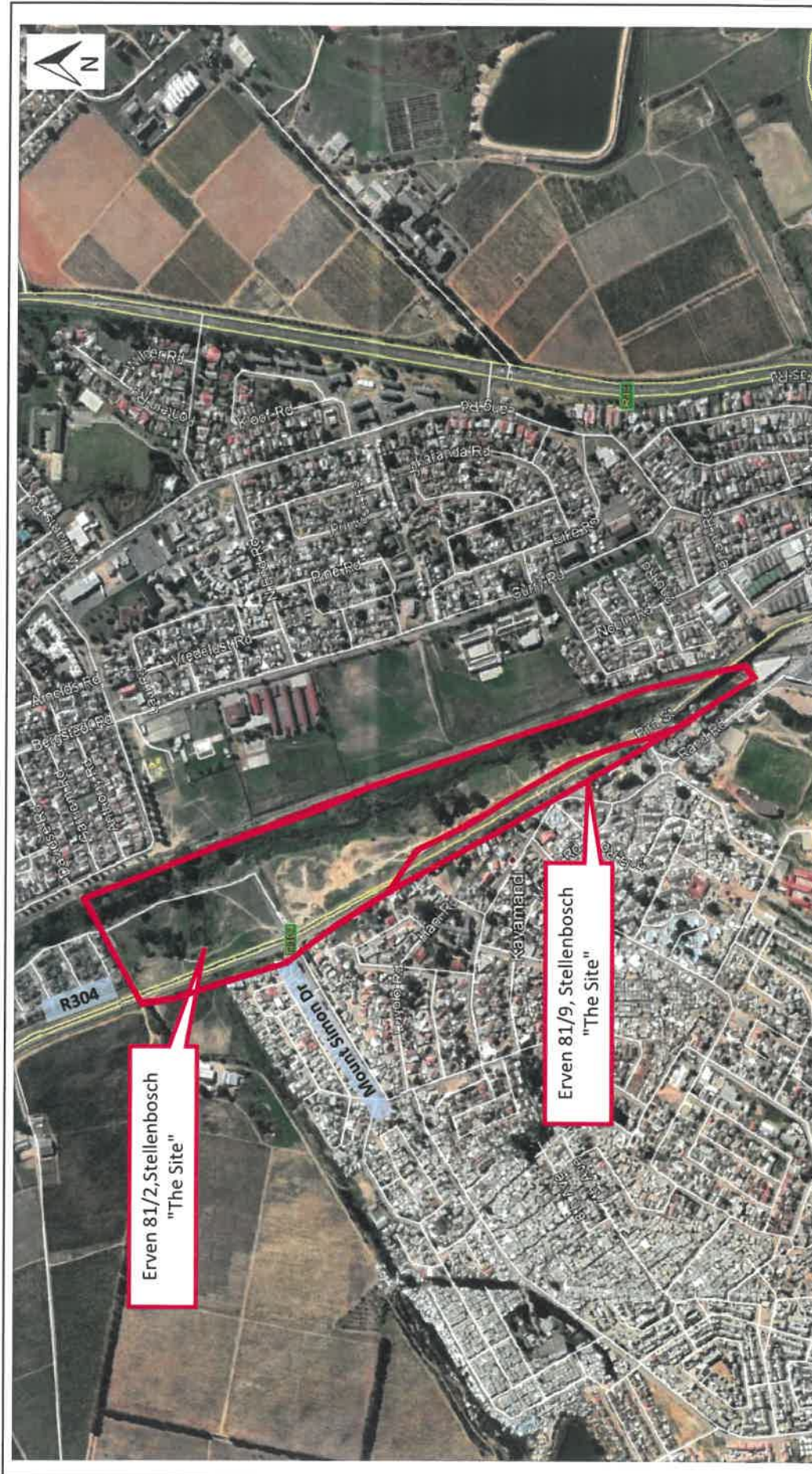
14 Reference

1. South African Parking Standards, 2nd Edition, Department of Transport (DOT), November 1985.
2. Stellenbosch Municipality Zoning Scheme By-Law, 2019.
3. TMH 16 Volume 2, South African Traffic Impact and Site Traffic Assessment Standards and Requirements Manual, Version 1.0, Committee of Transport Officials (COTO) August 2012. .
4. TMH 17 Volume 1, South African Trip Data Manual, Version 1.01, Committee of Transport Officials (COTO) September 2013.



Figures

Figure 1a	Locality plan
Figure 1b	Locality plan
Figure 2	2021 Weekday Peak Hour Traffic Volumes
Figure 3	2026 Background Weekday Peak Hour Traffic Volumes
Figure 4	Expected Development Trip Distribution
Figure 5	Expected Development Trip Assignment
Figure 6	2021 Background Plus Development Generated Peak Hour Traffic Volumes
Figure 7	2026 Background Plus Development Generated Peak Hour Traffic Volumes



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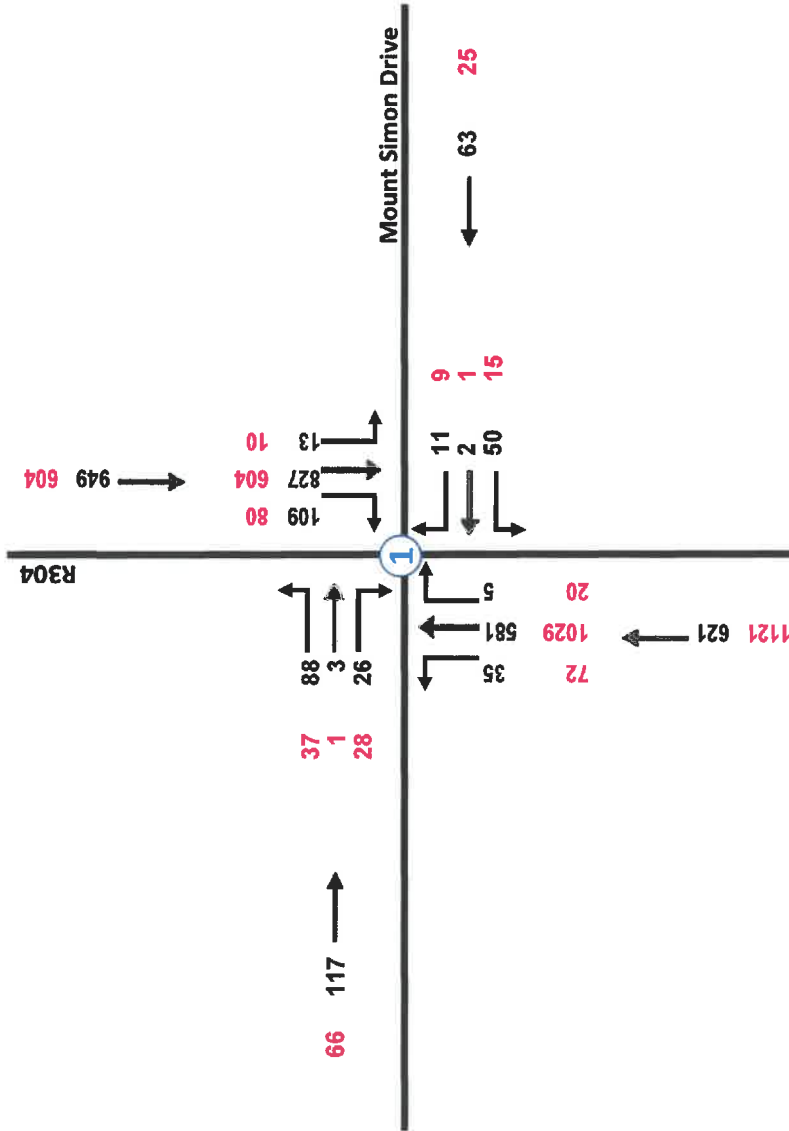
Project: C704-161220
PROPOSED RESIDENTIAL DEVELOPMENT ON
ERVEN 81/2 AND 81/9, STELLENBOSCH

Figure Description:

LOCALITY KEY PLAN

1b





Legend:

100	AM Peak Hour, 06:45 - 07:45
100	PM Peak Hour, 16:30 - 17:30

Project: C704-161220

PROPOSED RESIDENTIAL DEVELOPMENT ON
ERVEN 81/2 AND 81/9, STELLENBOSCH

Figure Description:

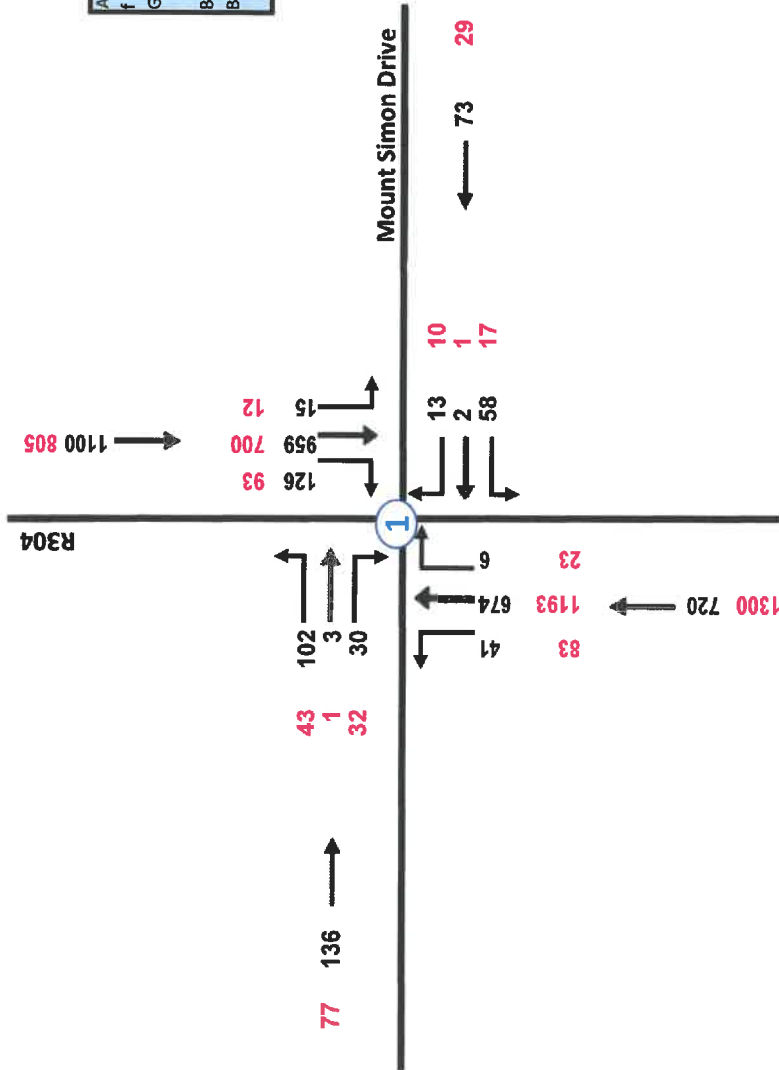
2021 BACKGROUND WEEKDAY PEAK HOUR TRAFFIC VOLUMES

2





$A = P \cdot (1+i)^n$	Enter	Yellow cells
$f = (1+i)^n$		
Growth Rate	i = 3%	
Base Year	n = 5	
Background Year	2021	2026
	f	1.159



Legend:

100	AM Peak Hour, 06:45 - 07:45
100	PM Peak Hour, 16:30 - 17:30

Project: C704-161220

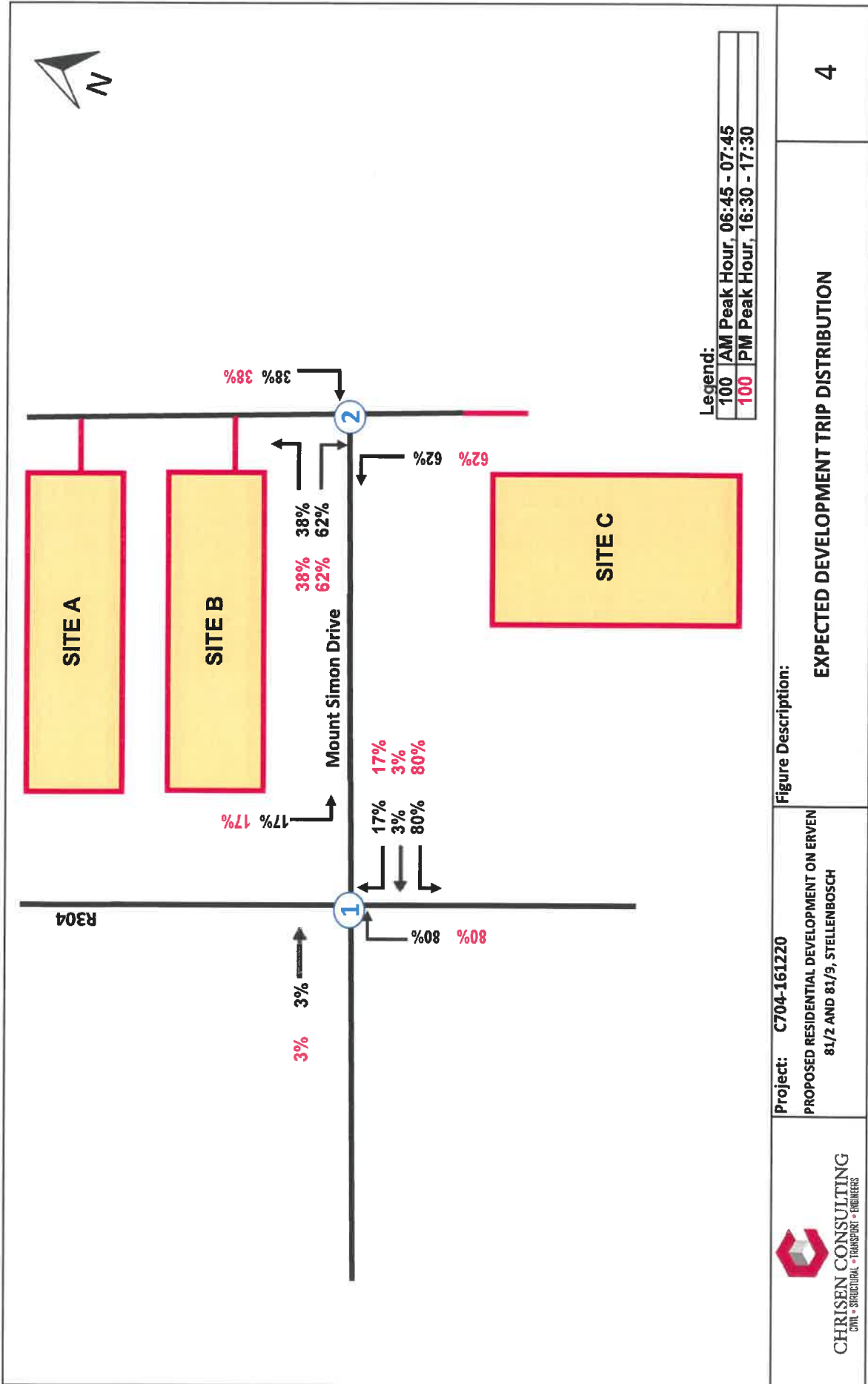
PROPOSED RESIDENTIAL DEVELOPMENT ON ERVEN
81/2 AND 81/9, STELLENBOSCH

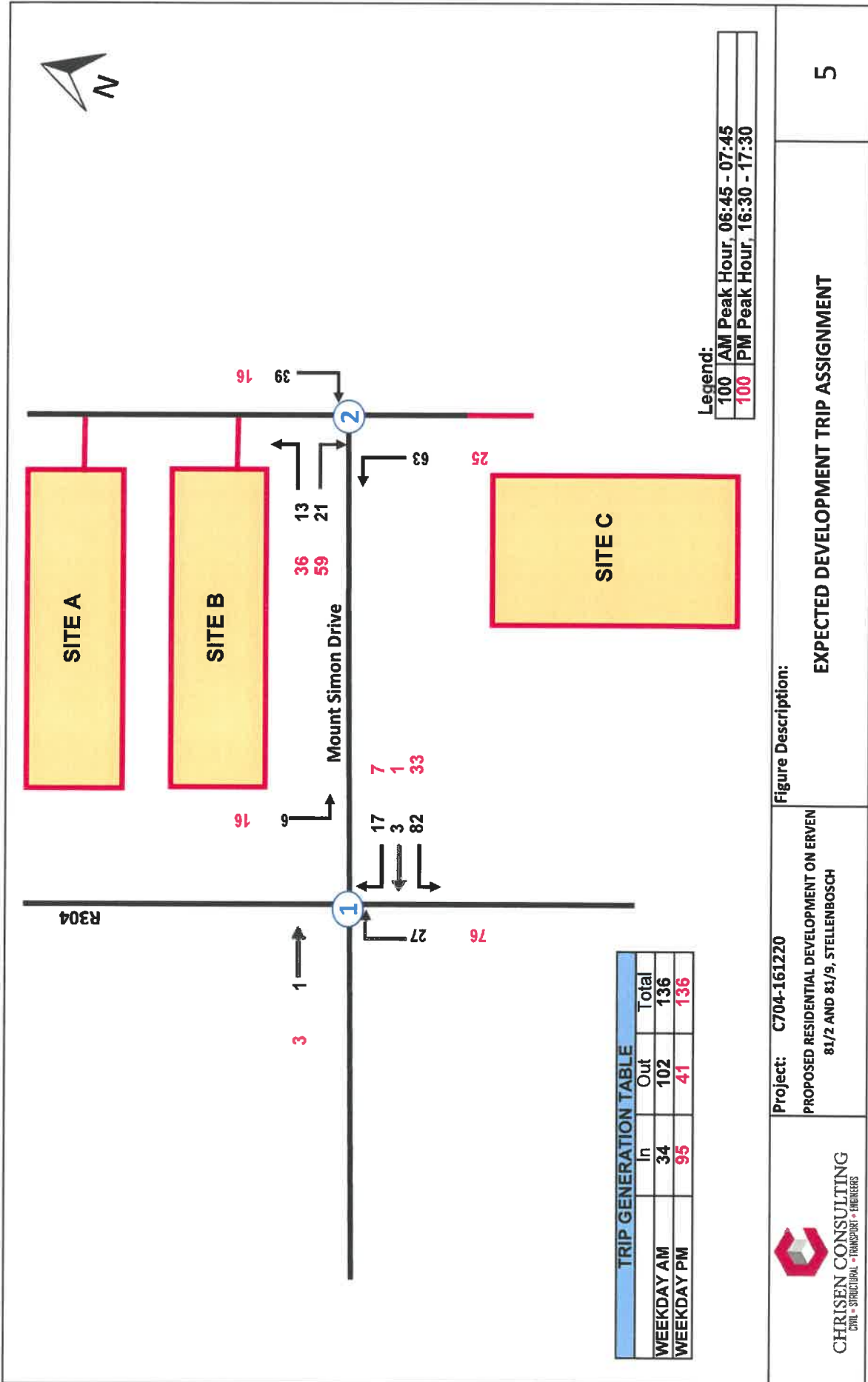


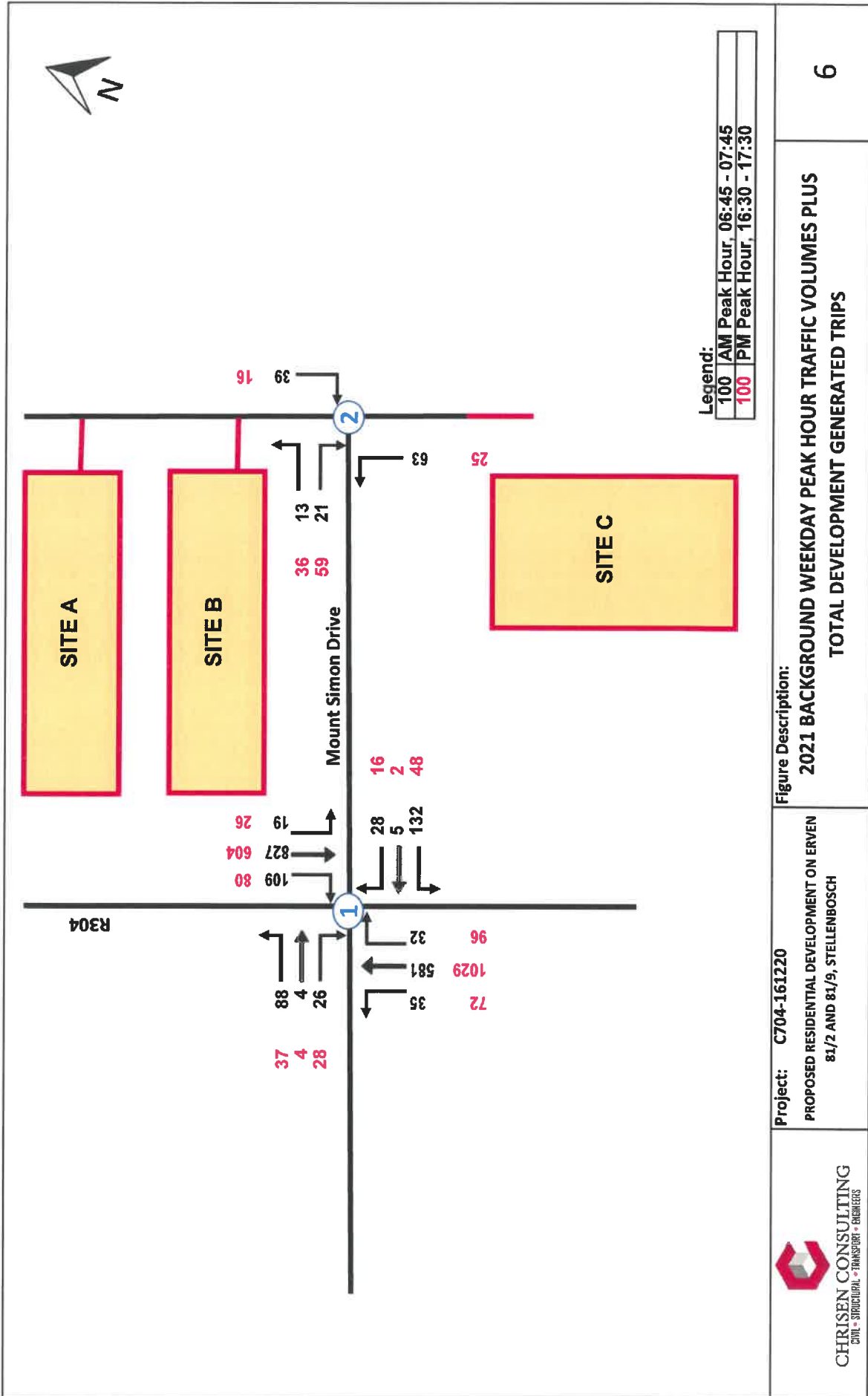
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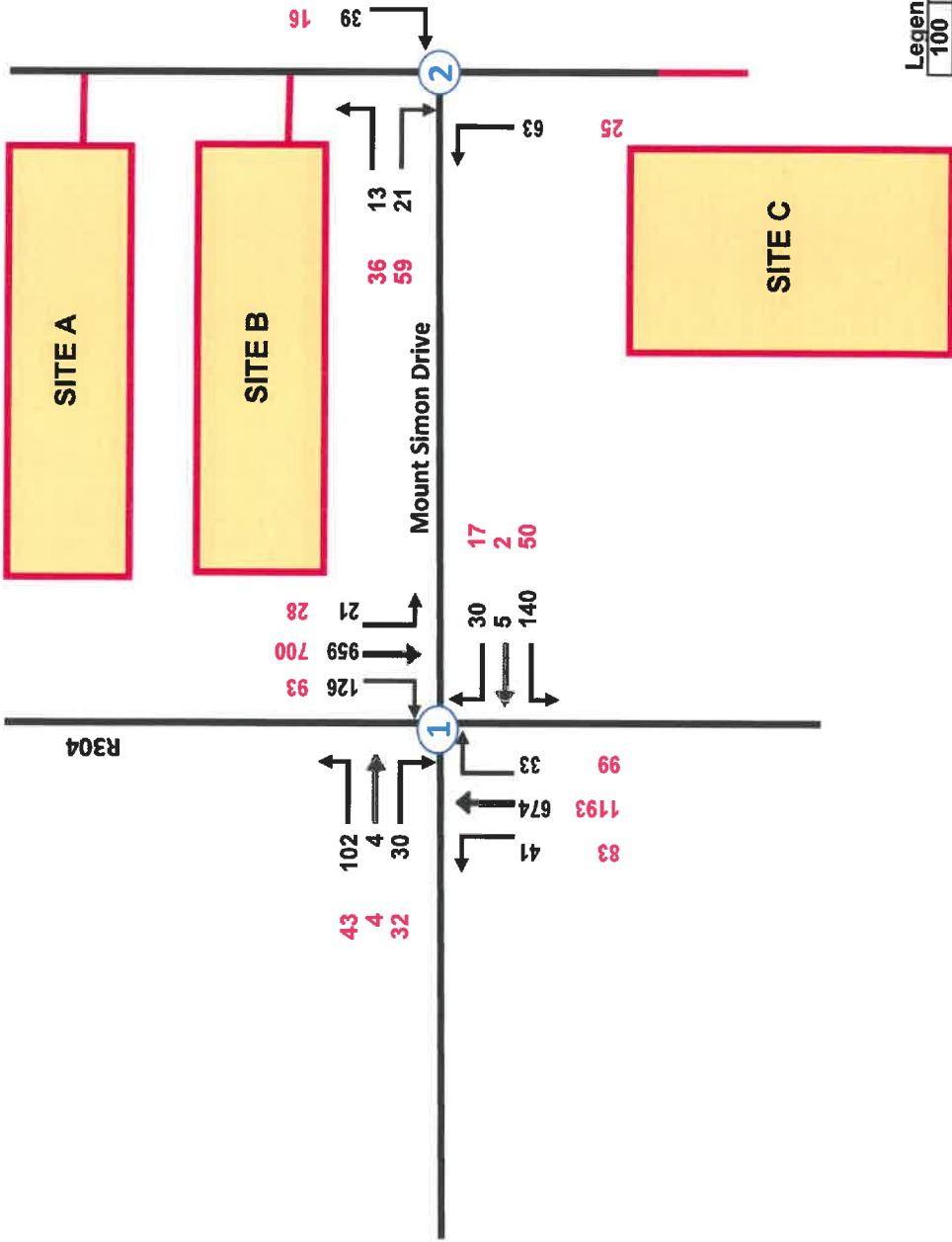
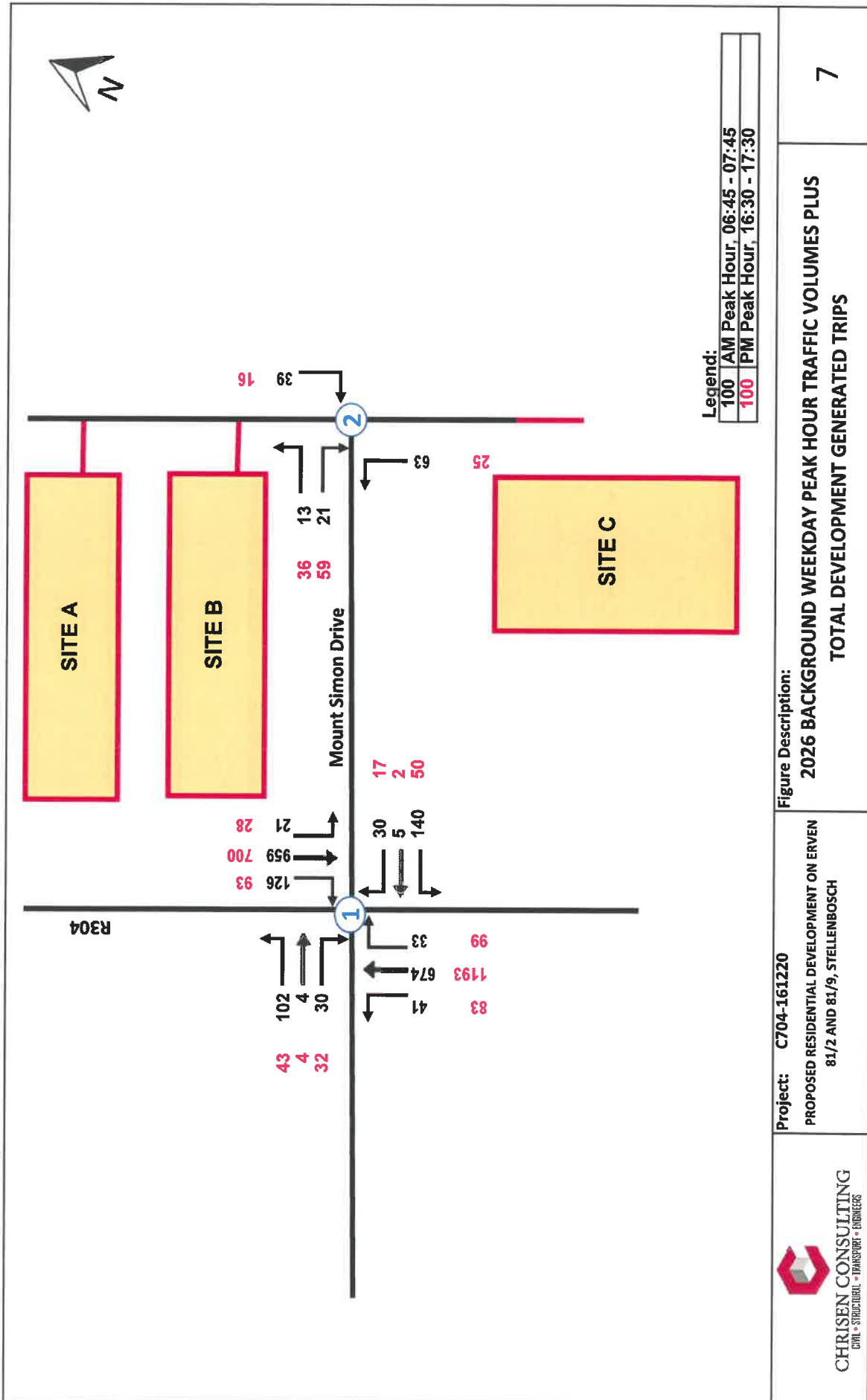
2026 BACKGROUND WEEKDAY PEAK HOUR TRAFFIC VOLUMES

2











Drawings

Drawing CC01	Area to be Developed
Drawing CC02	Existing R304 and Mount Simon Drive Intersection
Drawing CC03	Proposed Traffic Signal at R304 and Mount Simon Drive Intersection

LEGEND

	ROAD RESERVE
	RIVER SERVIDUDE
	SITE BOUNDARY



NO.	DATE	BY	DESCRIPTION	CR	CHK	APP

FOR INFORMATION

CHRISEN CONSULTING
TRAFFIC, TRANSPORTATION AND CIVIL ENGINEERING

PROJECT: PROPOSED DEVELOPMENT ON ERF 81-2 & 81-2d, STELLENBOSCH

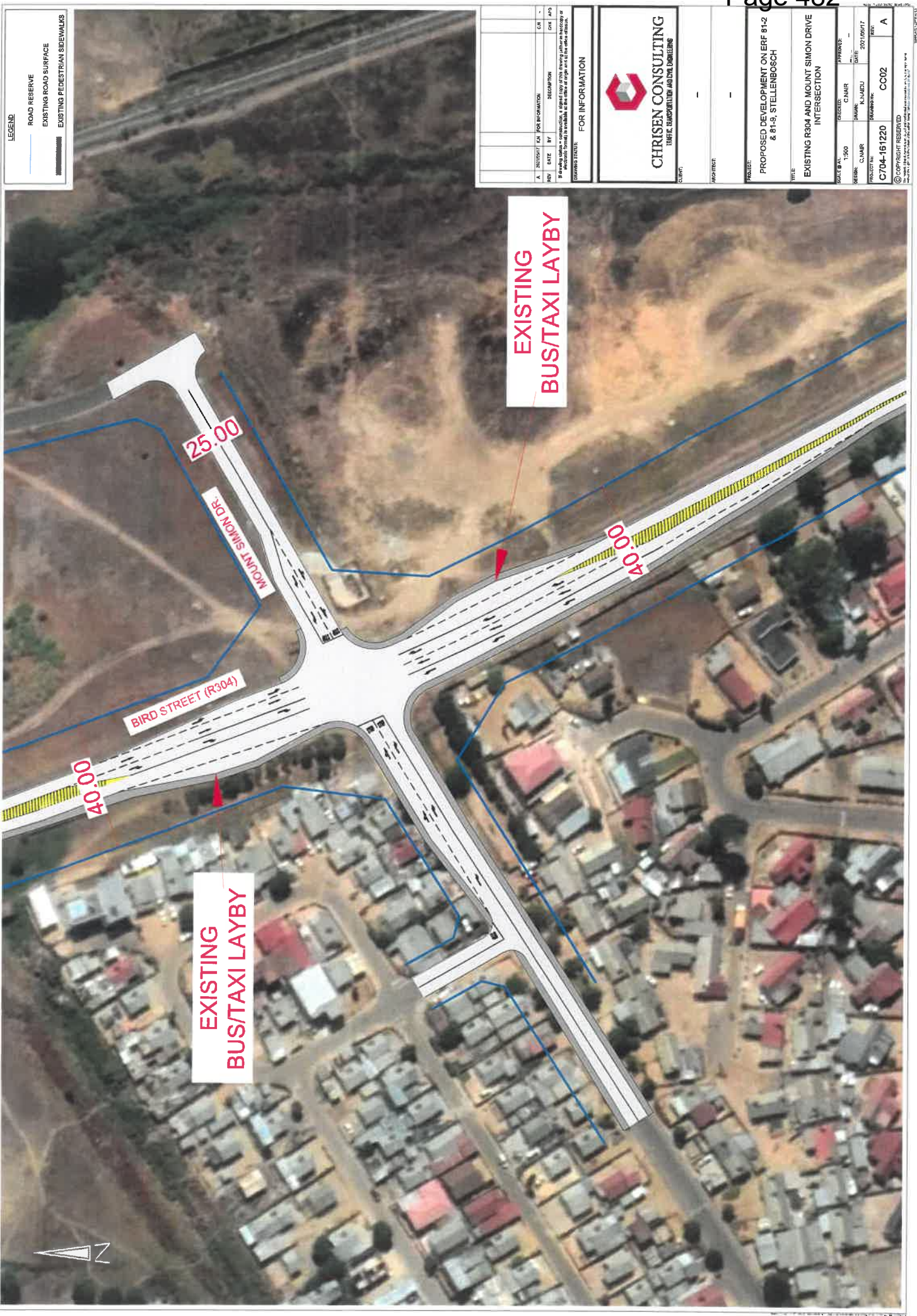
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SCALE @ A3:	1:500	C/NBR:		APPROVER:	
DESIGNER:	C/NBR:	DRAWN:	C/NBR:	DATE:	2021/08/17
PROJECT NO.:	C704-161220	ISSUE NO.:	CC01	REVISION:	A

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463 m



LEGEND

	ROAD RESERVE
	EXISTING ROAD SURFACE
	EXISTING PEDESTRIAN SIDEWALKS

FOR INFORMATION

A	REVISION/EN	FOR INFORMATION	DATE	BY	DESCRIPTION	DATE	BY

If a road name is mentioned in a report, it is the responsibility of the client to ensure that the name is correct and that the road is available for use at the time of the report.

CHRISEN CONSULTING
TRAFFIC, TRANSPORTATION AND URBAN ENGINEERING

PROJECT: PROPOSED DEVELOPMENT ON ERF 81-2 & 81-3, STELLENBOSCH

TITLE: EXISTING R304 AND MOUNT SIMON DRIVE INTERSECTION

SCALE: 1:500

DATE: 2017/05/17

PROJECT NO.: C704-161220

CLIENT: CC02

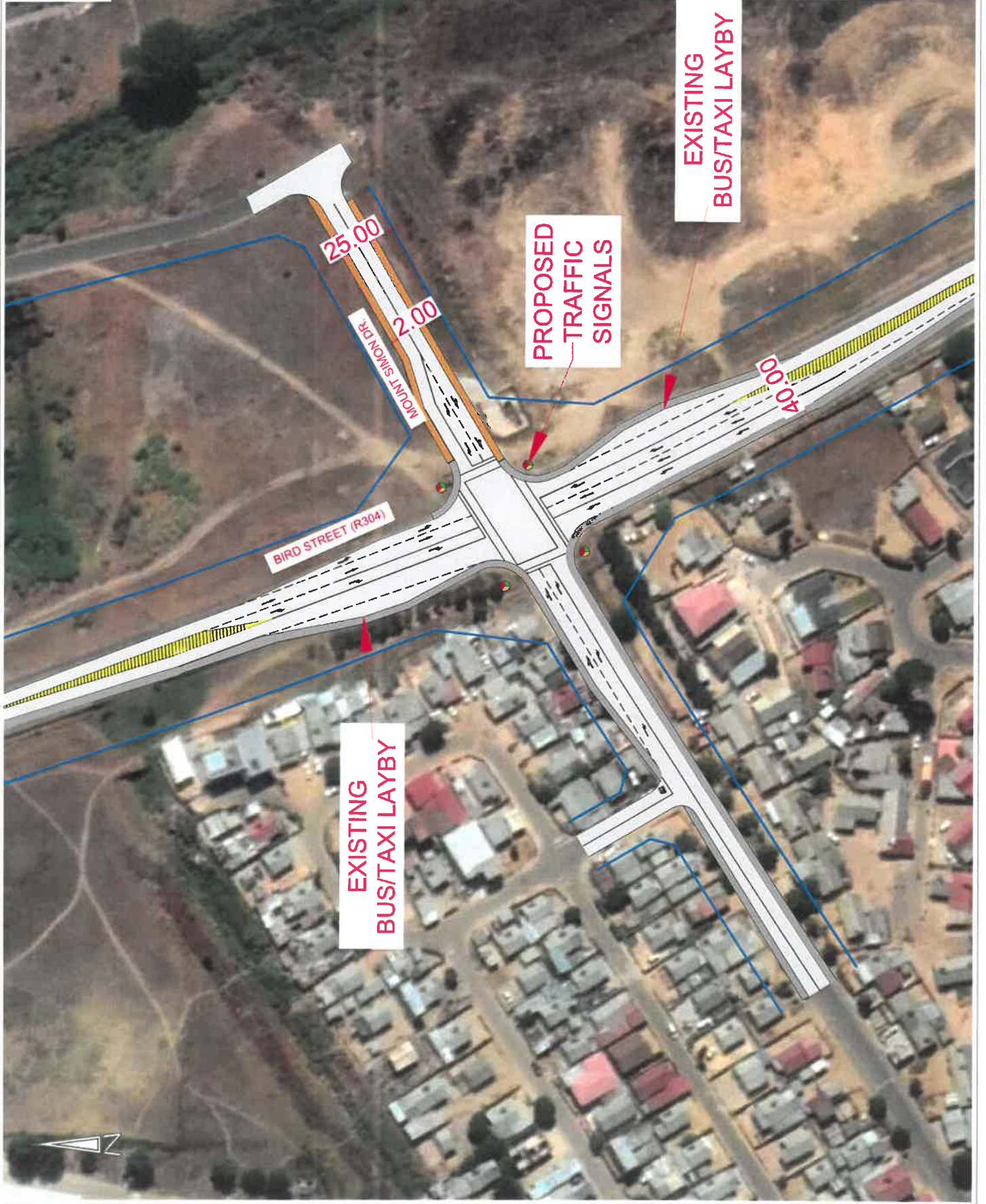
REF: A

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LEGEND

	ROAD RESERVE
	EXISTING ROAD SURFACE
	EXISTING PEDESTRIAN SIDEWALKS
	PROPOSED PEDESTRIAN SIDEWALKS
	PROPOSED TRAFFIC SIGNAL

NO.	DATE	BY	DESCRIPTION	DN	DR
<p>FOR INFORMATION</p> <p>PROVIDE THIS DOCUMENT TO ALL CONTRACTORS, SUPPLIERS AND OTHERS INVOLVED IN THE PROJECT AT THE TIME OF THE PROJECT AND THE OFFICE OF THE ARCHITECT.</p>					
<p>CHRISEN CONSULTING TRAFFIC TRANSPORTATION AND CIVIL ENGINEERING</p>					
<p>PROJECT: PROPOSED DEVELOPMENT ON ERF 81-2 & 81-3, STELLENBOSCH</p>					
<p>TITLE: PROPOSED TRAFFIC SIGNAL AT R304 AND MOUNT SIMON DRIVE INTERSECTION</p>					
SCALE:	DATE:	DESIGNED BY:	CHECKED BY:	APPROVED BY:	
1:500					
DESIGNED BY:	DATE:				
PROJECT NO.:					
CT04-161220					
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Appendix A

- Stellenbosch Municipality Road Network



Appendix A: Stellenbosch Municipality Road Network Hierarchy (2018)



Appendix B

- Trip Generation Calculation

Project No.: C704-161220

Date: 18/05/2021 08:55
 Author: Moosa Mthembu



Proposed Residential Development on Erven 81/2 and 81/9, Stellenbosch
DEVELOPMENT TRIP GENERATION TABLE

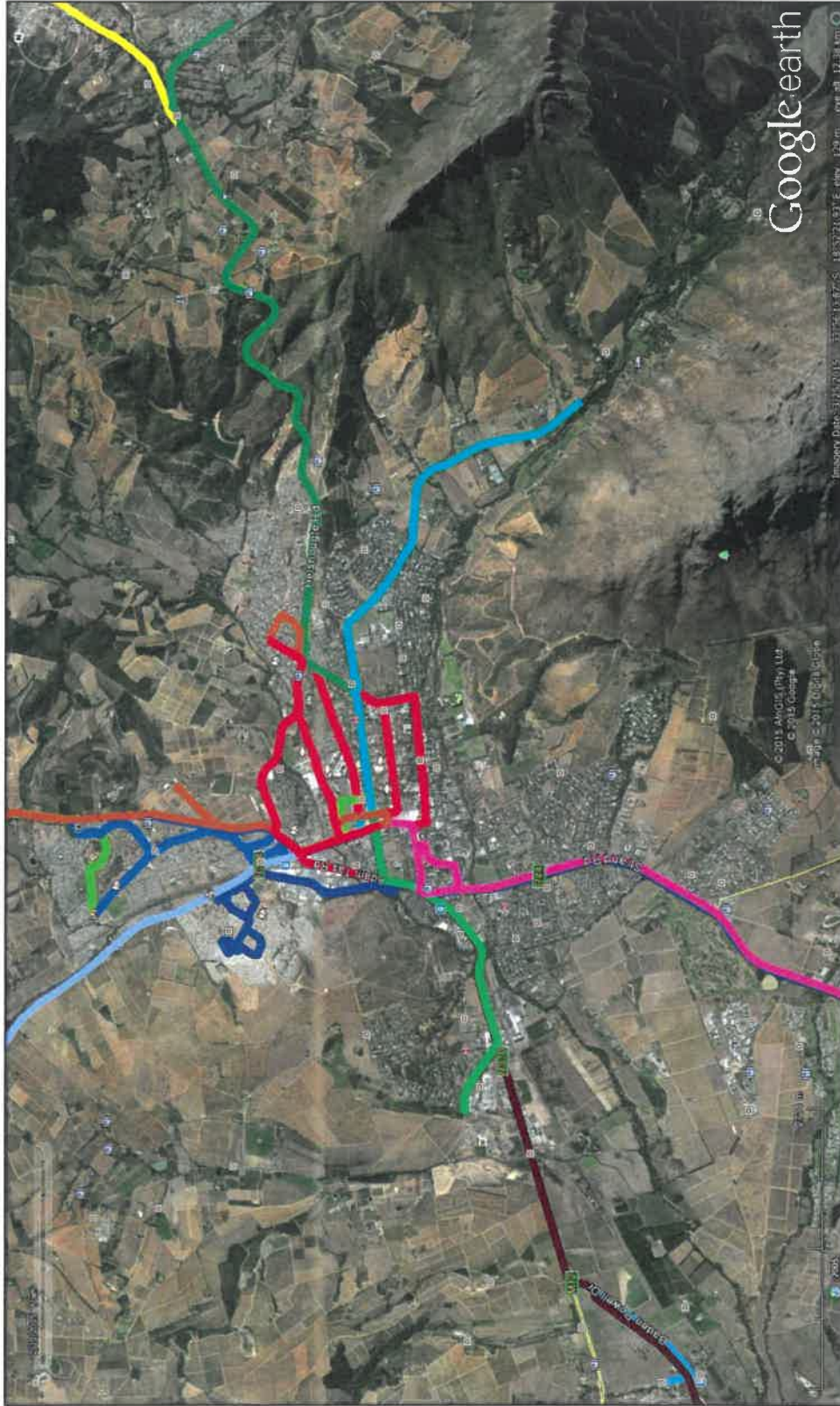
Trip Code	Land Use	Development	Size (m ²)	Unit of Measurement	COTO Peak Hour Base Trip Generation Rates (veh/h)						Trip Reduction Factors (%)			Adjusted Peak Hour Trip Rate (veh/h)		Total Expected Peak Hour Trip Generation (Veh/h)							
					AM PEAK		PM PEAK		SP/UT		Vehicle Ownership (Pv)	Transit Nodes or Corridors (Pt)	Total (Pc)	AM PEAK	PM PEAK	AM PEAK			PM PEAK				
					In	Out	In	Out	In	Out						In	Out	In	Out	In	Out	Total	
Z20	Apartments & Flats	Site A	10665.00	85 1 D/Unit	0.65	25%	75%	0.65	70%	30%	30%	30%	15%	40.5%	0.39	0.39	8	25	33	23	10	33	
Z20	Apartments & Flats	Site B	7984.00	64 1 D/Unit	0.65	25%	75%	0.65	70%	30%	30%	30%	15%	40.5%	0.39	0.39	6	19	25	17	7	25	
Z20	Apartments & Flats	Site C	25205.00	202 1 D/Unit	0.65	25%	75%	0.65	70%	30%	30%	30%	15%	40.5%	0.39	0.39	19	58	78	55	23	78	
TOTAL					43854.00	351	UNITS	TOTAL DEVELOPMENT GENERATED TRIPS:										34	102	136	95	41	136



Appendix C

- Existing Minibus Taxi Routes

Figure 7-2: Existing Minibus Taxi Routes – Central Municipal Area





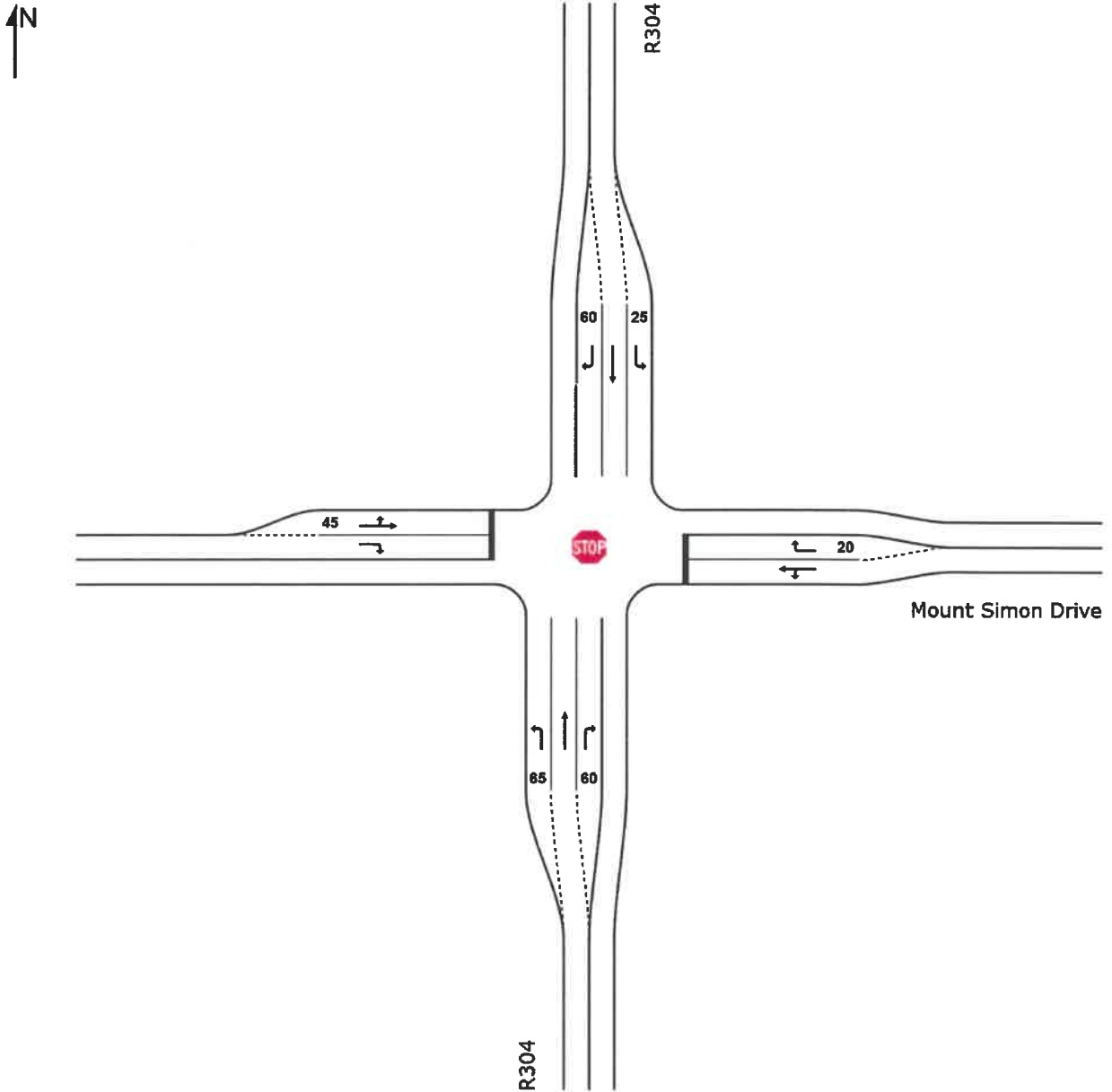
Appendix D

- SIDRA Intersection Results

SITE LAYOUT

 Site: [2021 Background Weekday AM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive
Site Category: (None)
Stop (Two-Way)



LANE LEVEL OF SERVICE

Lane Level of Service

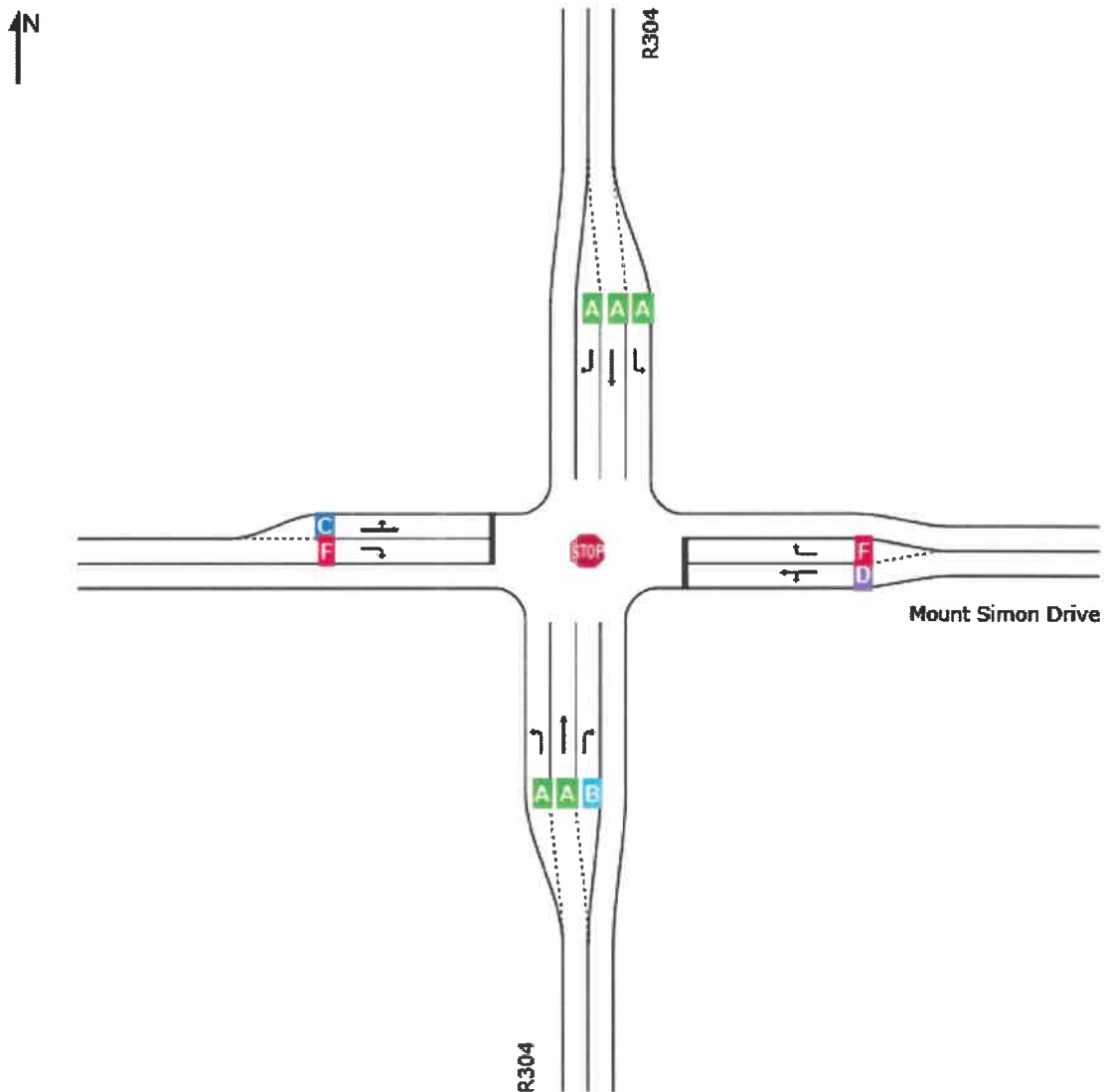
STOP Site: [2021 Background Weekday AM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Stop (Two-Way)

LOS	Approaches				Intersection
	South	East	North	West	
	NA	F	NA	F	NA



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

LANE LEVEL OF SERVICE

Lane Level of Service

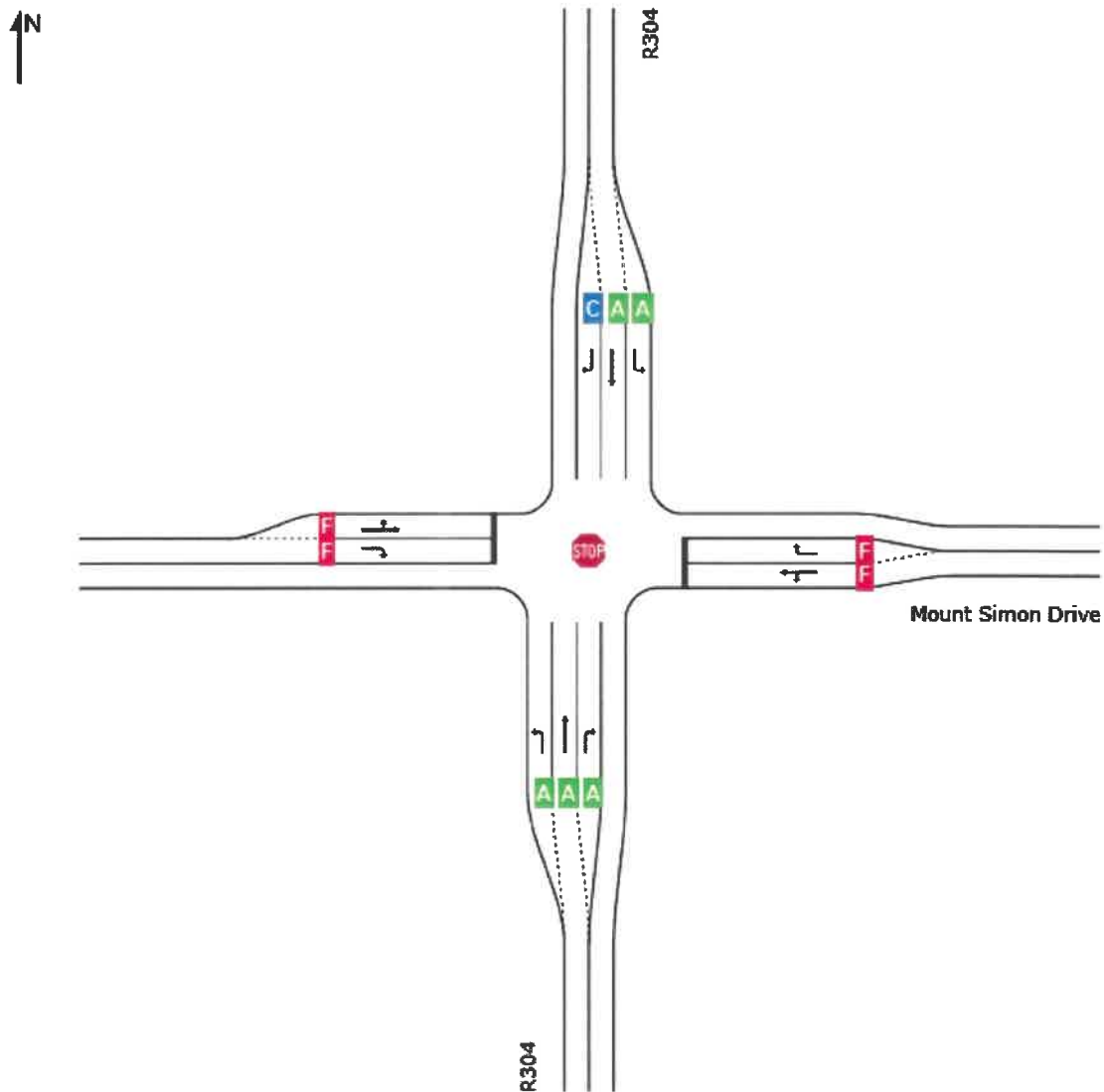
STOP Site: [2021 Background Weekday PM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Stop (Two-Way)

LOS	Approaches				Intersection
	South	East	North	West	
NA	NA	F	NA	F	NA



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

MOVEMENT SUMMARY

STOP Site: [2021 Background Weekday AM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive
 Site Category: (None)
 Stop (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	37	0.0	0.020	5.5	LOS A	0.0	0.0	0.00	0.58	0.00	53.6
2	T1	612	0.0	0.314	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
3	R2	5	0.0	0.012	12.1	LOS B	0.0	0.3	0.69	0.79	0.69	48.7
Approach		654	0.0	0.314	0.4	NA	0.0	0.3	0.01	0.04	0.01	59.4
East: Mount Simon Drive												
4	L2	53	0.0	0.294	20.4	LOS C	0.9	6.5	0.85	1.04	0.99	41.0
5	T1	2	0.0	0.294	229.2	LOS F	0.9	6.5	0.85	1.04	0.99	41.0
6	R2	12	0.0	1.304	898.8	LOS F	5.1	35.8	1.00	1.18	1.88	3.5
Approach		66	0.0	1.304	180.4	LOS F	5.1	35.8	0.88	1.06	1.14	14.3
North: R304												
7	L2	14	0.0	0.007	5.5	LOS A	0.0	0.0	0.00	0.58	0.00	53.6
8	T1	871	0.0	0.450	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
9	R2	115	0.0	0.169	9.6	LOS A	0.6	4.5	0.59	0.83	0.59	50.4
Approach		999	0.0	0.450	1.2	NA	0.6	4.5	0.07	0.10	0.07	58.5
West:												
10	L2	93	0.0	0.359	15.6	LOS C	1.3	9.2	0.75	1.07	0.97	43.6
11	T1	3	0.0	0.359	232.6	LOS F	1.3	9.2	0.75	1.07	0.97	43.6
12	R2	27	0.0	2.743	1867.4	LOS F	17.6	123.1	1.00	1.42	3.06	1.7
Approach		123	0.0	2.743	432.7	LOS F	17.6	123.1	0.80	1.15	1.43	6.8
All Vehicles		1842	0.0	2.743	36.2	NA	17.6	123.1	0.12	0.18	0.18	36.2

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

STOP Site: [2021 Background Weekday PM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Stop (Two-Way)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	76	0.0	0.041	5.5	LOS A	0.0	0.0	0.00	0.58	0.00	53.6
2	T1	1083	0.0	0.555	0.1	LOS A	0.0	0.0	0.00	0.00	0.00	59.8
3	R2	21	0.0	0.031	9.2	LOS A	0.1	0.8	0.56	0.73	0.56	50.7
Approach		1180	0.0	0.555	0.6	NA	0.1	0.8	0.01	0.05	0.01	59.2
East: Mount Simon Drive												
4	L2	16	0.0	0.254	19.6	LOS C	0.6	4.5	0.90	1.02	0.97	30.1
5	T1	1	0.0	0.254	676.0	LOS F	0.6	4.5	0.90	1.02	0.97	30.1
6	R2	9	0.0	1.579	1240.4	LOS F	5.9	41.1	1.00	1.17	1.86	2.5
Approach		26	0.0	1.579	485.3	LOS F	5.9	41.1	0.94	1.07	1.29	6.0
North: R304												
7	L2	11	0.0	0.006	5.5	LOS A	0.0	0.0	0.00	0.58	0.00	53.6
8	T1	636	0.0	0.328	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	59.9
9	R2	84	0.0	0.327	21.9	LOS C	1.2	8.3	0.87	0.99	1.04	43.1
Approach		731	0.0	0.328	2.6	NA	1.2	8.3	0.10	0.12	0.12	57.2
West:												
10	L2	39	0.0	0.409	36.4	LOS E	1.2	8.5	0.94	1.05	1.13	32.5
11	T1	1	0.0	0.409	616.0	LOS F	1.2	8.5	0.94	1.05	1.13	32.6
12	R2	29	0.0	4.912	3833.0	LOS F	25.6	179.5	1.00	1.33	2.64	0.9
Approach		69	0.0	4.912	1655.9	LOS F	25.6	179.5	0.96	1.17	1.77	1.9
All Vehicles		2006	0.0	4.912	65.0	NA	25.6	179.5	0.09	0.13	0.13	27.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

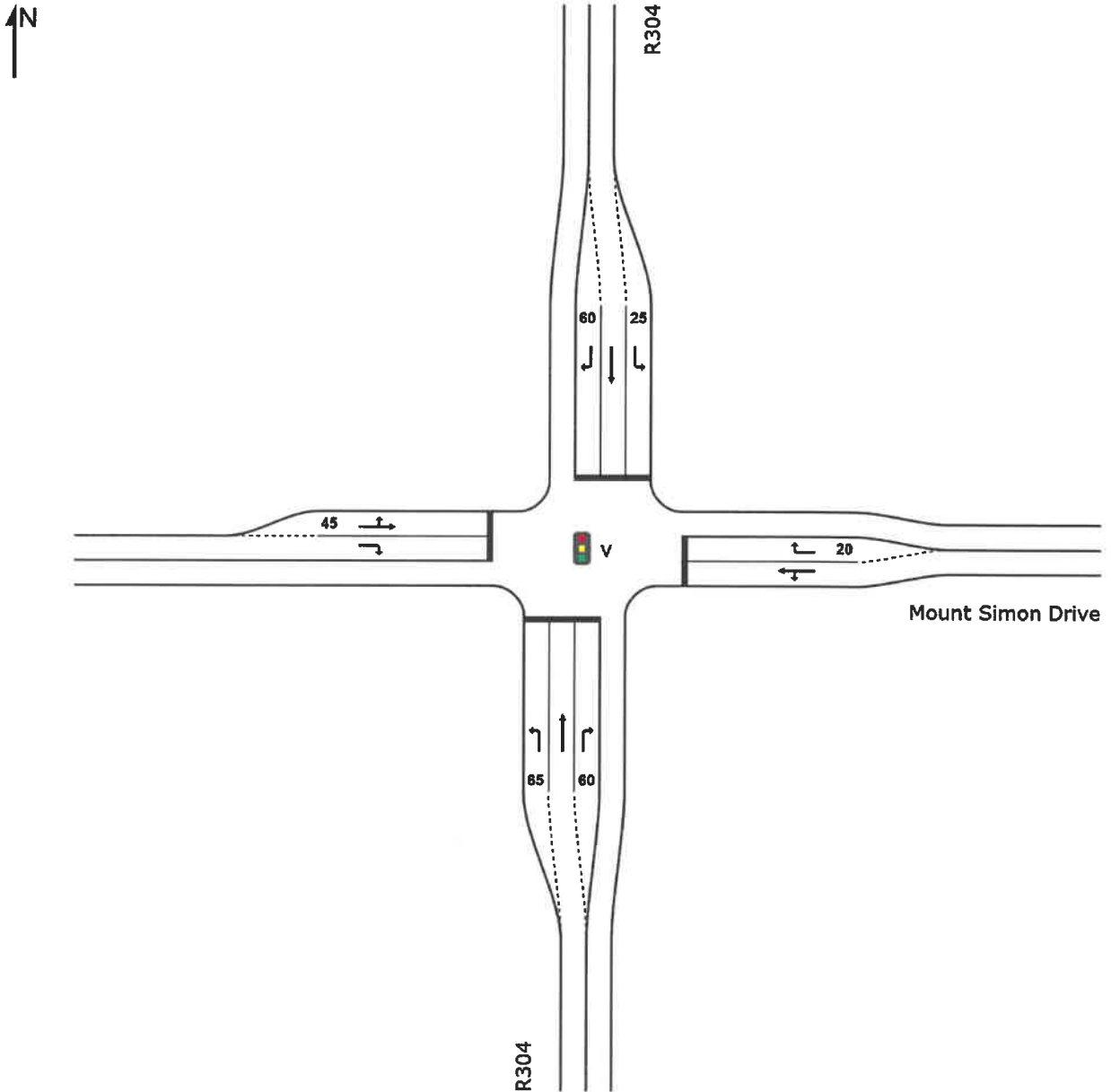
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SITE LAYOUT

 Site: v [2021 Background Weekday AM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive
Site Category: (None)
Signals - Fixed Time Isolated



LANE LEVEL OF SERVICE

Lane Level of Service

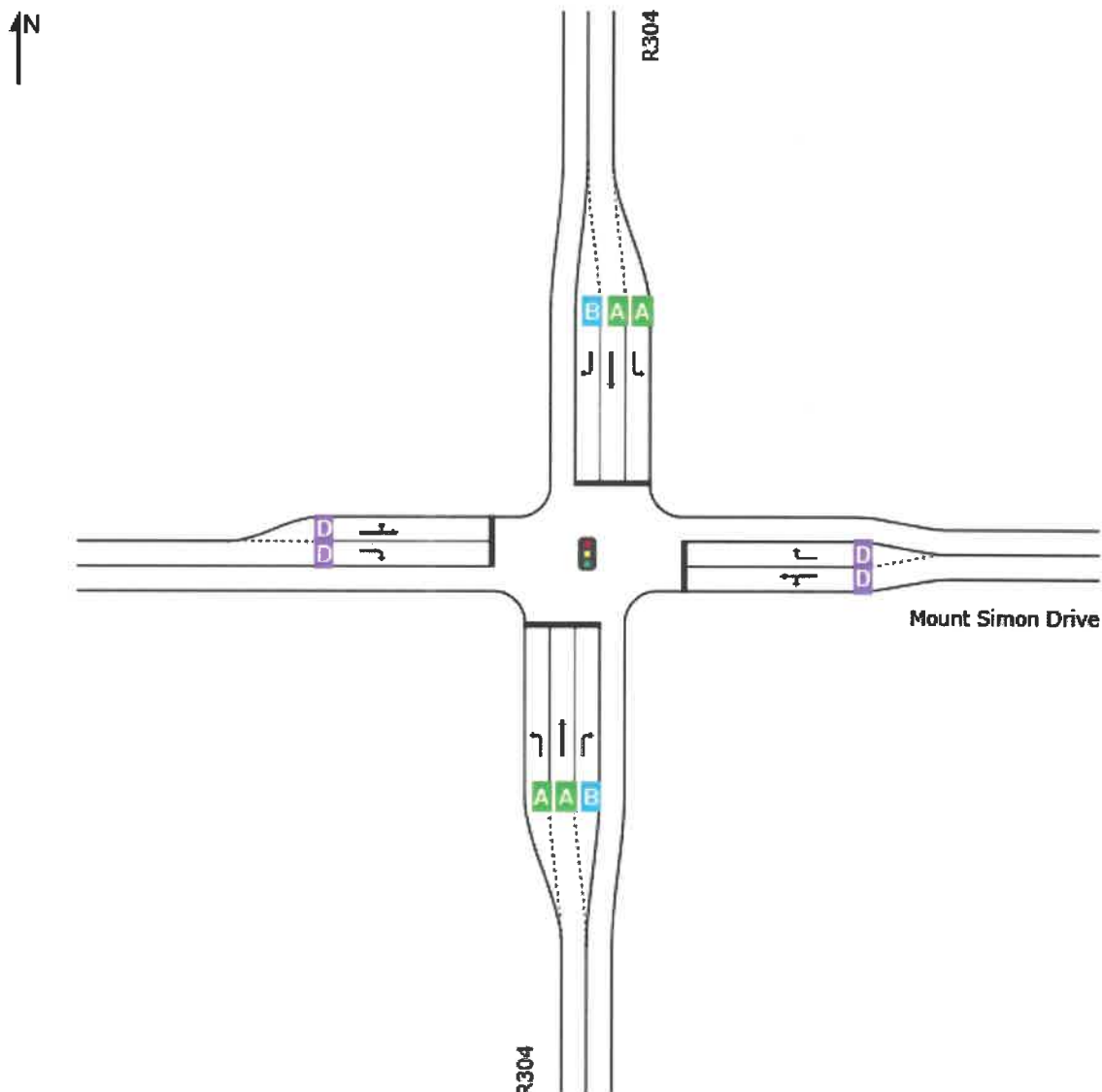
 Site: v [2021 Background Weekday AM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

LOS	Approaches				Intersection
	South	East	North	West	
A	D	A	D	A	



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

LANE LEVEL OF SERVICE

Lane Level of Service

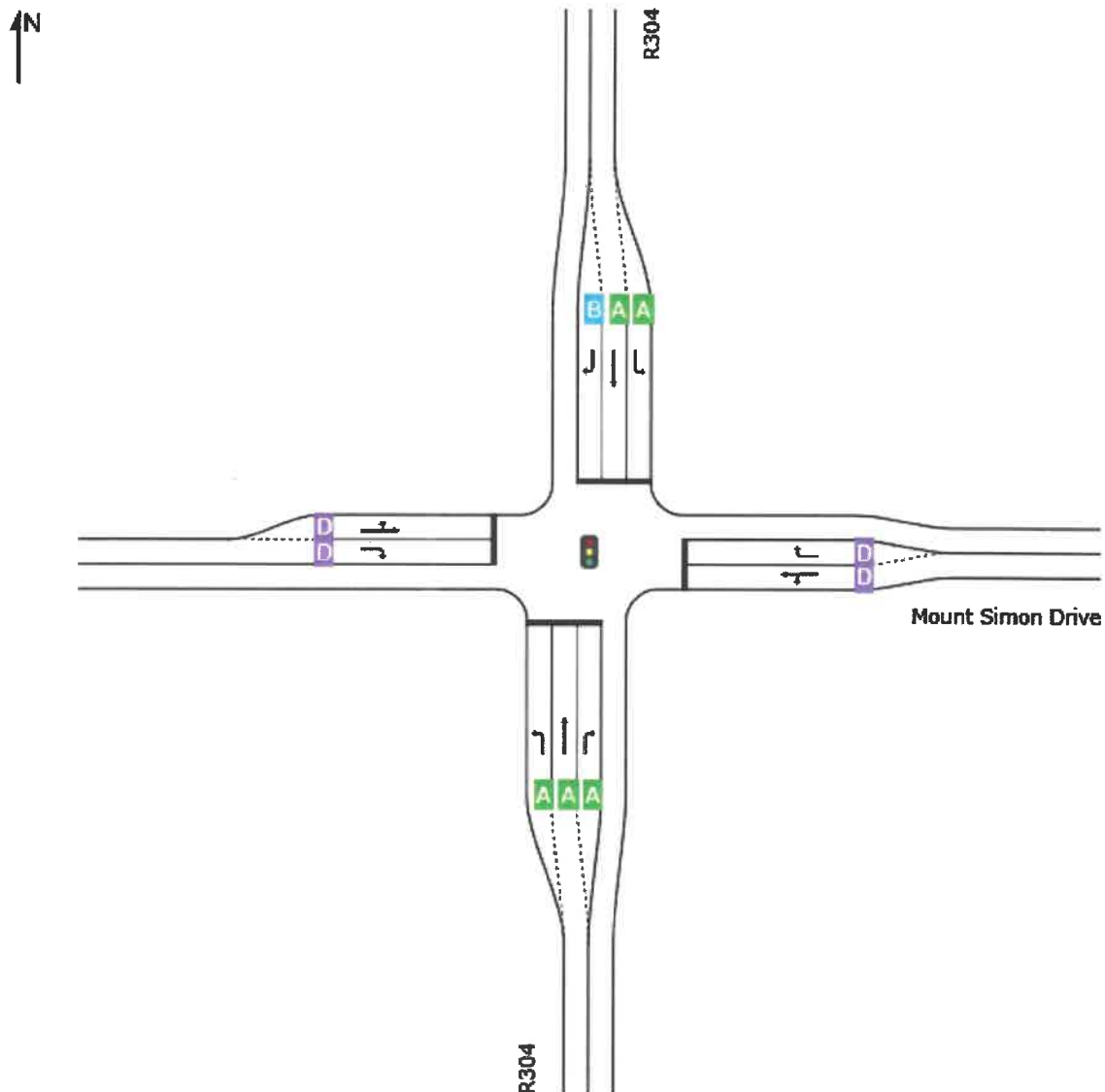
 Site: v [2021 Background Weekday PM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

LOS	Approaches				Intersection
	South	East	North	West	
A	D	A	D	A	



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

MOVEMENT SUMMARY

 Site: v [2021 Background Weekday AM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	37	0.0	0.026	7.9	LOS A	0.4	2.5	0.24	0.62	0.24	51.8
2	T1	612	0.0	0.403	3.4	LOS A	8.5	59.8	0.35	0.32	0.35	56.8
3	R2	5	0.0	0.016	13.4	LOS B	0.1	0.7	0.42	0.64	0.42	47.9
Approach		654	0.0	0.403	3.8	LOS A	8.5	59.8	0.34	0.34	0.34	56.4
East: Mount Simon Drive												
4	L2	53	0.0	0.331	49.4	LOS D	2.4	16.7	0.98	0.74	0.98	32.7
5	T1	2	0.0	0.331	43.8	LOS D	2.4	16.7	0.98	0.74	0.98	33.2
6	R2	12	0.0	0.121	53.2	LOS D	0.5	3.7	0.99	0.67	0.99	31.6
Approach		66	0.0	0.331	49.8	LOS D	2.4	16.7	0.98	0.73	0.98	32.5
North: R304												
7	L2	14	0.0	0.009	7.9	LOS A	0.1	0.9	0.23	0.61	0.23	51.9
8	T1	871	0.0	0.581	4.3	LOS A	15.1	105.8	0.44	0.40	0.44	56.1
9	R2	115	0.0	0.224	11.5	LOS B	1.9	13.6	0.40	0.69	0.40	49.1
Approach		999	0.0	0.581	5.1	LOS A	15.1	105.8	0.43	0.44	0.43	55.1
West:												
10	L2	93	0.0	0.579	50.9	LOS D	4.3	30.3	1.00	0.79	1.04	32.3
11	T1	3	0.0	0.579	45.3	LOS D	4.3	30.3	1.00	0.79	1.04	32.8
12	R2	27	0.0	0.219	51.2	LOS D	1.2	8.5	0.98	0.71	0.98	32.1
Approach		123	0.0	0.579	50.8	LOS D	4.3	30.3	1.00	0.77	1.02	32.2
All Vehicles		1842	0.0	0.581	9.3	LOS A	15.1	105.8	0.46	0.43	0.46	51.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

 Site: v [2021 Background Weekday PM Peak Hour Traffic Volumes]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	76	0.0	0.051	7.5	LOS A	0.7	4.7	0.22	0.62	0.22	52.1
2	T1	1083	0.0	0.708	4.3	LOS A	21.1	147.6	0.49	0.46	0.49	56.0
3	R2	21	0.0	0.040	9.7	LOS A	0.3	1.9	0.31	0.64	0.31	50.3
Approach		1180	0.0	0.708	4.6	LOS A	21.1	147.6	0.47	0.47	0.47	55.7
East: Mount Simon Drive												
4	L2	16	0.0	0.136	50.7	LOS D	0.7	5.2	0.97	0.69	0.97	32.4
5	T1	1	0.0	0.136	45.2	LOS D	0.7	5.2	0.97	0.69	0.97	32.9
6	R2	9	0.0	0.090	51.8	LOS D	0.4	2.9	0.97	0.67	0.97	32.0
Approach		26	0.0	0.136	50.9	LOS D	0.7	5.2	0.97	0.68	0.97	32.2
North: R304												
7	L2	11	0.0	0.007	7.4	LOS A	0.1	0.6	0.21	0.60	0.21	52.2
8	T1	636	0.0	0.409	2.8	LOS A	8.1	57.0	0.32	0.29	0.32	57.3
9	R2	84	0.0	0.387	18.5	LOS B	2.2	15.6	0.60	0.74	0.60	44.9
Approach		731	0.0	0.409	4.7	LOS A	8.1	57.0	0.35	0.35	0.35	55.5
West:												
10	L2	39	0.0	0.323	51.8	LOS D	1.8	12.6	0.99	0.73	0.99	32.0
11	T1	1	0.0	0.323	46.3	LOS D	1.8	12.6	0.99	0.73	0.99	32.5
12	R2	29	0.0	0.242	51.4	LOS D	1.3	9.2	0.98	0.72	0.98	32.1
Approach		69	0.0	0.323	51.6	LOS D	1.8	12.6	0.99	0.72	0.99	32.0
All Vehicles		2006	0.0	0.708	6.9	LOS A	21.1	147.6	0.45	0.44	0.45	53.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

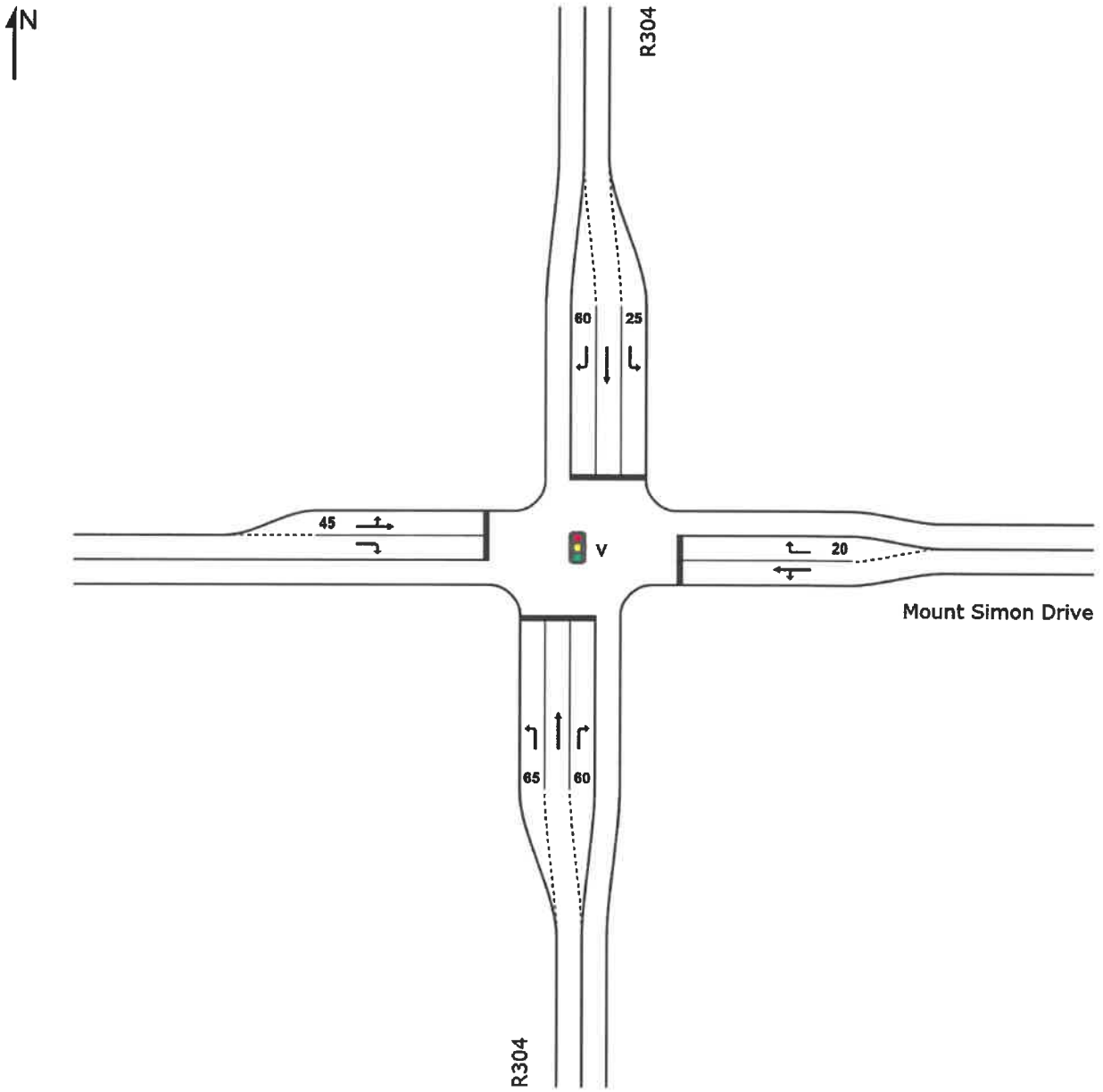
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SITE LAYOUT

 Site: v [2021 Background Weekday AM Peak Hour Traffic Volumes Plus Development]

R304 / Mount Simon Drive
Site Category: (None)
Signals - Fixed Time Isolated



LANE LEVEL OF SERVICE

Lane Level of Service

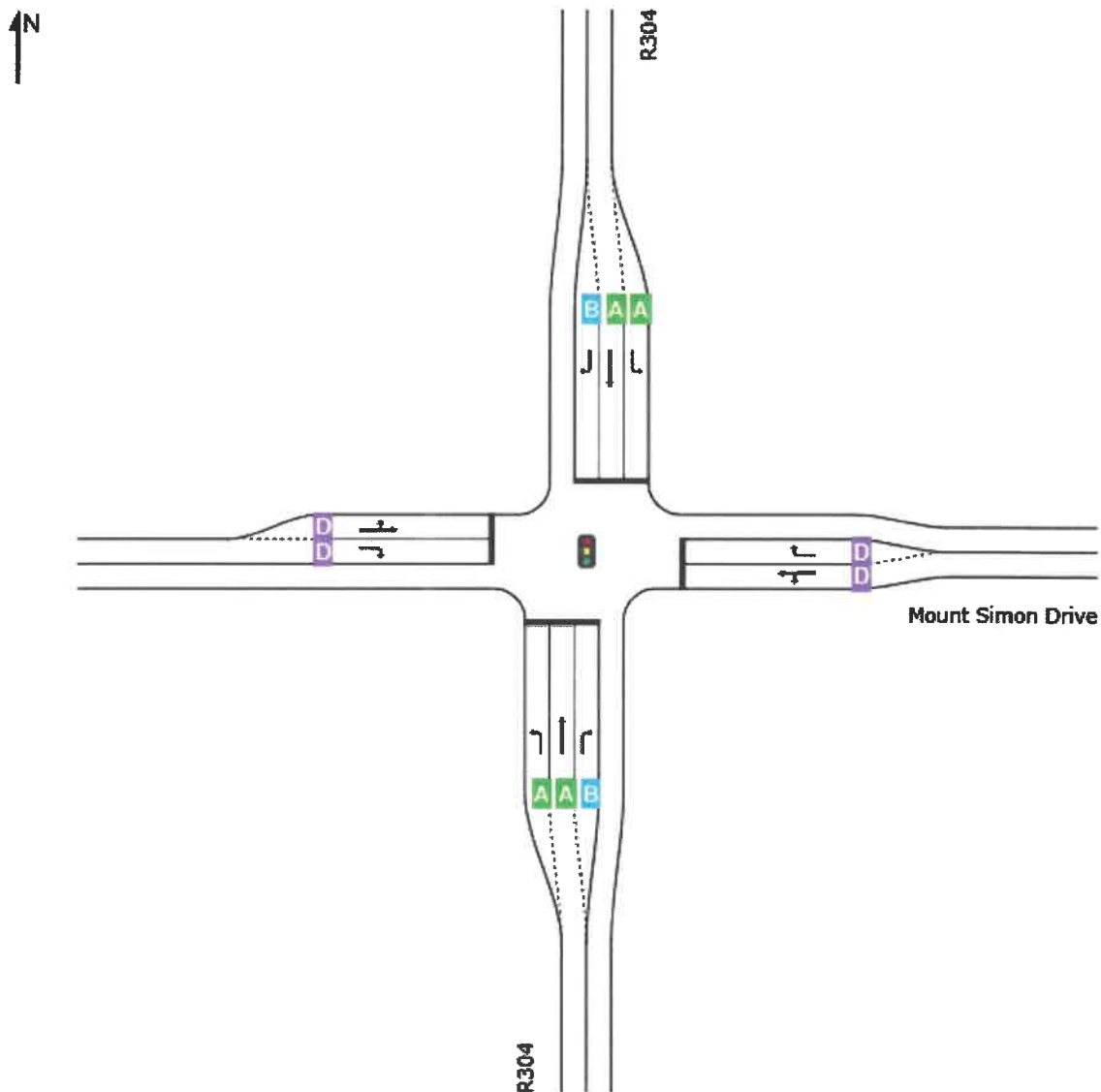
 **Site: v [2021 Background Weekday AM Peak Hour Traffic Volumes Plus Development]**

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

LOS	Approaches				Intersection
	South	East	North	West	
A	D	A	D	B	



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

LANE LEVEL OF SERVICE

Lane Level of Service

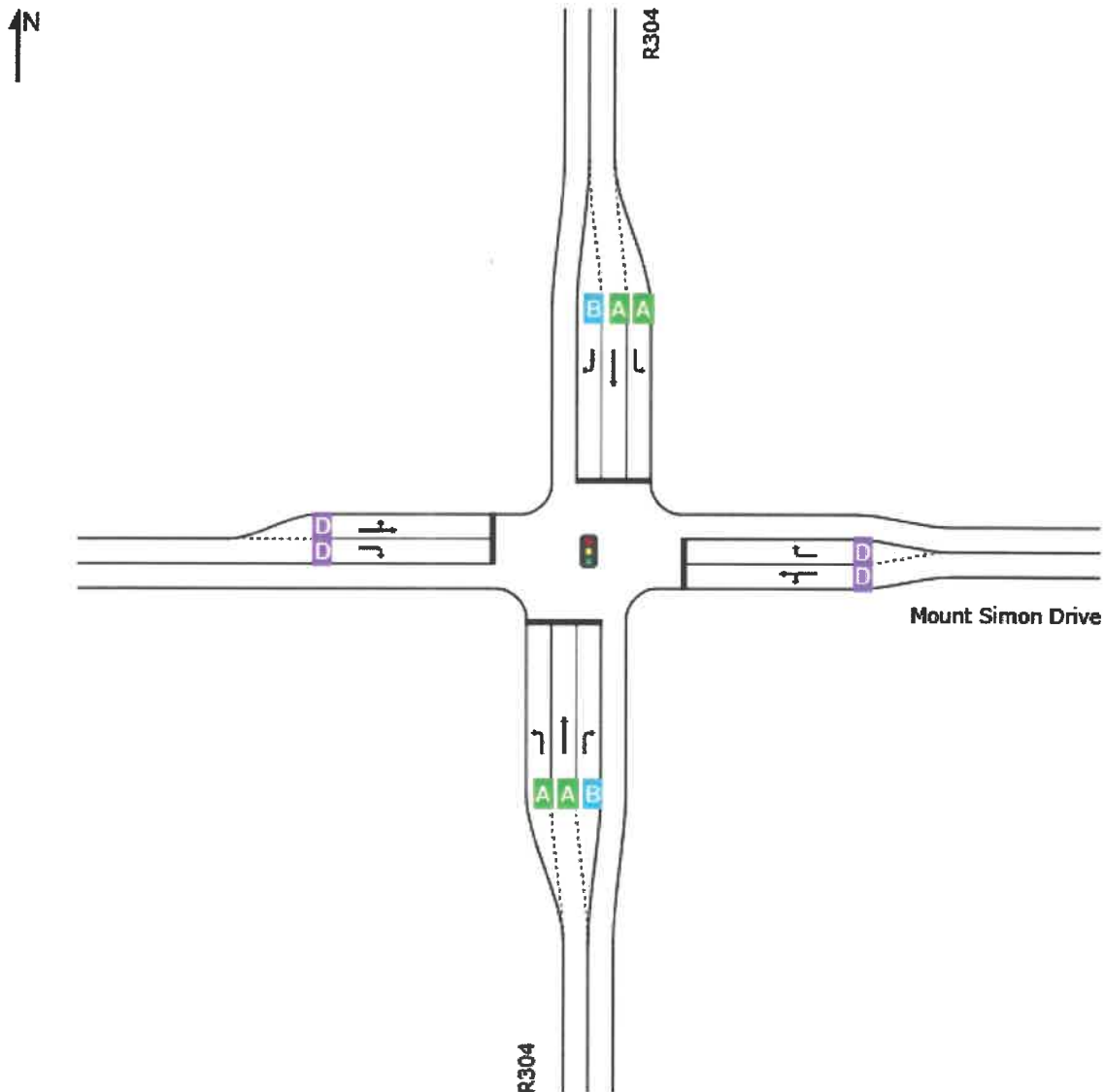
 Site: v [2021 Background Weekday PM Peak Hour Traffic Volumes Plus Development]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

LOS	Approaches				Intersection
	South	East	North	West	
A	D	A	D	A	



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

MOVEMENT SUMMARY

 Site: v [2021 Background Weekday AM Peak Hour Traffic Volumes Plus Development]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles												
Mov. ID	Turn	Demand Total	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	37	0.0	0.026	8.2	LOS A	0.4	2.6	0.25	0.62	0.25	51.6
2	T1	612	0.0	0.409	3.8	LOS A	9.0	62.8	0.37	0.33	0.37	56.5
3	R2	34	0.0	0.104	14.5	LOS B	0.7	4.7	0.46	0.68	0.46	47.2
Approach		682	0.0	0.409	4.5	LOS A	9.0	62.8	0.37	0.36	0.37	55.7
East: Mount Simon Drive												
4	L2	112	0.0	0.622	50.3	LOS D	5.2	36.5	1.00	0.81	1.06	32.4
5	T1	4	0.0	0.622	44.8	LOS D	5.2	36.5	1.00	0.81	1.06	32.9
6	R2	24	0.0	0.220	52.5	LOS D	1.1	7.6	0.99	0.70	0.99	31.8
Approach		140	0.0	0.622	50.5	LOS D	5.2	36.5	1.00	0.79	1.05	32.3
North: R304												
7	L2	20	0.0	0.014	8.1	LOS A	0.2	1.4	0.25	0.62	0.25	51.7
8	T1	871	0.0	0.606	4.7	LOS A	15.9	111.1	0.46	0.42	0.46	55.7
9	R2	115	0.0	0.229	12.0	LOS B	2.0	14.1	0.42	0.69	0.42	48.8
Approach		1005	0.0	0.606	5.6	LOS A	15.9	111.1	0.45	0.46	0.45	54.7
West:												
10	L2	93	0.0	0.520	49.3	LOS D	4.3	29.9	0.99	0.78	0.99	32.7
11	T1	4	0.0	0.520	43.8	LOS D	4.3	29.9	0.99	0.78	0.99	33.2
12	R2	27	0.0	0.283	54.1	LOS D	1.3	8.8	1.00	0.70	1.00	31.4
Approach		124	0.0	0.520	50.2	LOS D	4.3	29.9	0.99	0.76	0.99	32.4
All Vehicles		1952	0.0	0.622	11.3	LOS B	15.9	111.1	0.49	0.47	0.50	50.3

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

 Site: v [2021 Background Weekday PM Peak Hour Traffic Volumes Plus Development]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	76	0.0	0.051	7.5	LOS A	0.7	4.7	0.22	0.62	0.22	52.1
2	T1	1083	0.0	0.778	4.3	LOS A	21.1	147.6	0.49	0.46	0.49	56.0
3	R2	101	0.0	0.195	10.3	LOS B	1.5	10.6	0.36	0.68	0.36	49.9
Approach		1260	0.0	0.778	5.0	LOS A	21.1	147.6	0.46	0.49	0.46	55.2
East: Mount Simon Drive												
4	L2	51	0.0	0.424	52.3	LOS D	2.4	16.7	1.00	0.74	1.00	31.9
5	T1	2	0.0	0.424	46.8	LOS D	2.4	16.7	1.00	0.74	1.00	32.4
6	R2	17	0.0	0.164	52.4	LOS D	0.8	5.3	0.98	0.69	0.98	31.8
Approach		69	0.0	0.424	52.1	LOS D	2.4	16.7	0.99	0.73	0.99	31.9
North: R304												
7	L2	27	0.0	0.018	7.4	LOS A	0.2	1.7	0.21	0.61	0.21	52.2
8	T1	636	0.0	0.412	2.8	LOS A	8.1	57.0	0.32	0.29	0.32	57.3
9	R2	84	0.0	0.387	18.5	LOS B	2.2	15.6	0.60	0.74	0.60	44.9
Approach		747	0.0	0.412	4.8	LOS A	8.1	57.0	0.35	0.35	0.35	55.4
West:												
10	L2	39	0.0	0.347	51.9	LOS D	1.9	13.6	0.99	0.73	0.99	32.1
11	T1	4	0.0	0.347	46.4	LOS D	1.9	13.6	0.99	0.73	0.99	32.6
12	R2	29	0.0	0.307	54.2	LOS D	1.4	9.5	1.00	0.71	1.00	31.3
Approach		73	0.0	0.347	52.5	LOS D	1.9	13.6	0.99	0.72	0.99	31.8
All Vehicles		2149	0.0	0.778	8.0	LOS A	21.1	147.6	0.46	0.46	0.46	52.7

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

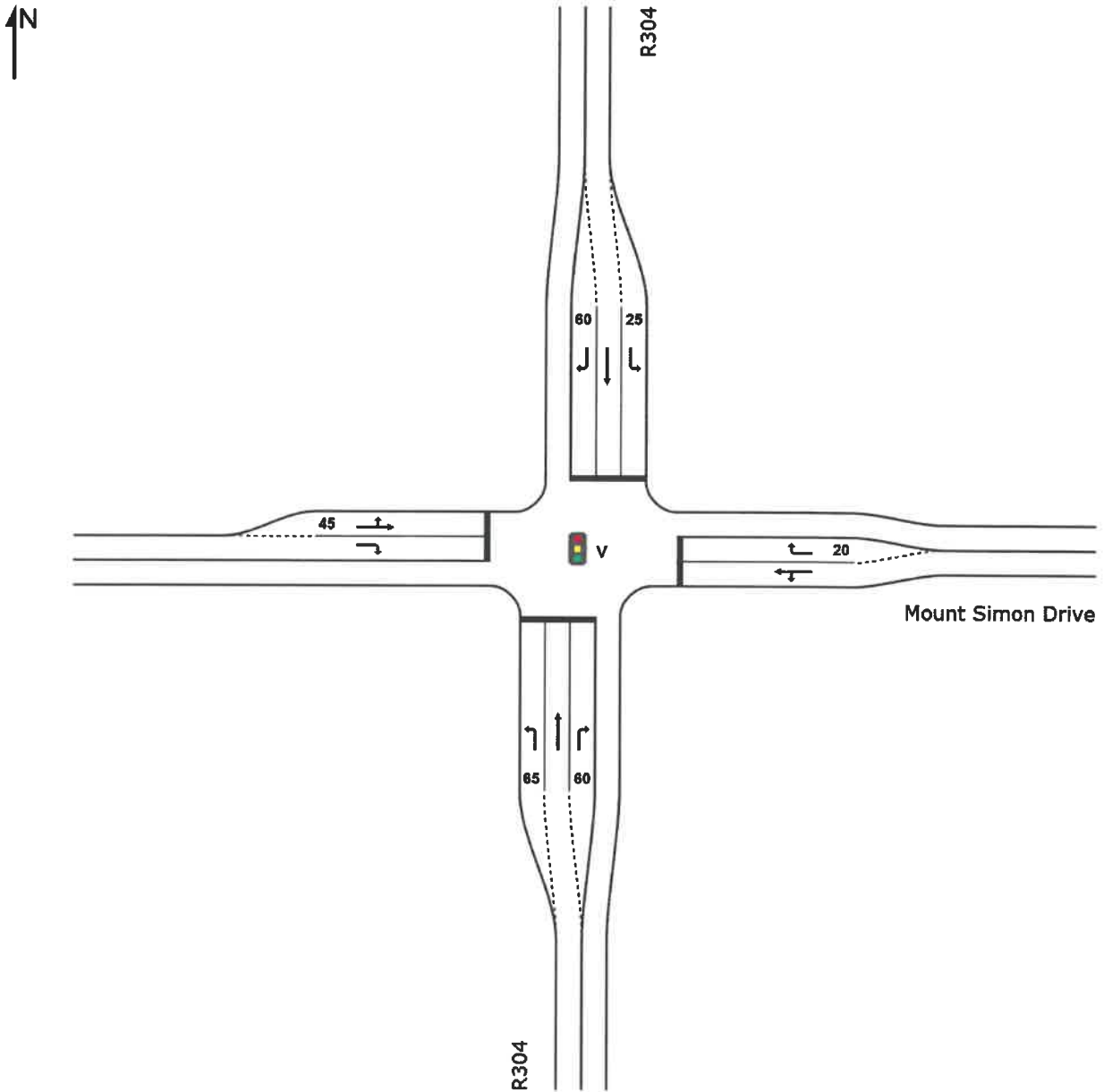
SITE LAYOUT

 **Site: v [2026 Background Weekday AM Peak Hour Traffic Volumes Plus Development]**

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated



LANE LEVEL OF SERVICE

Lane Level of Service

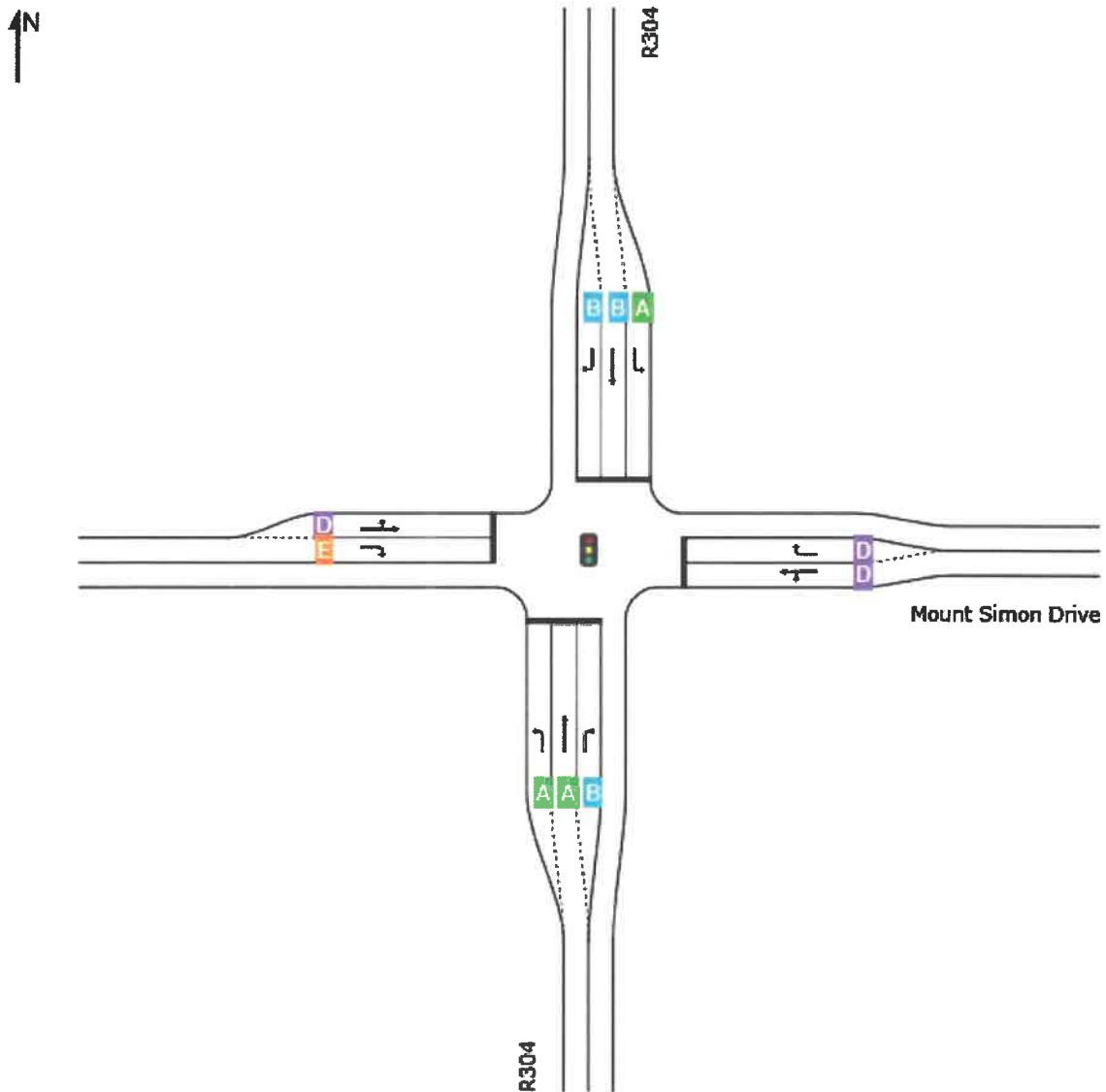
 Site: v [2026 Background Weekday AM Peak Hour Traffic Volumes Plus Development]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

LOS	Approaches				Intersection
	South	East	North	West	
	A	D	B	D	B



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

LANE LEVEL OF SERVICE

Lane Level of Service

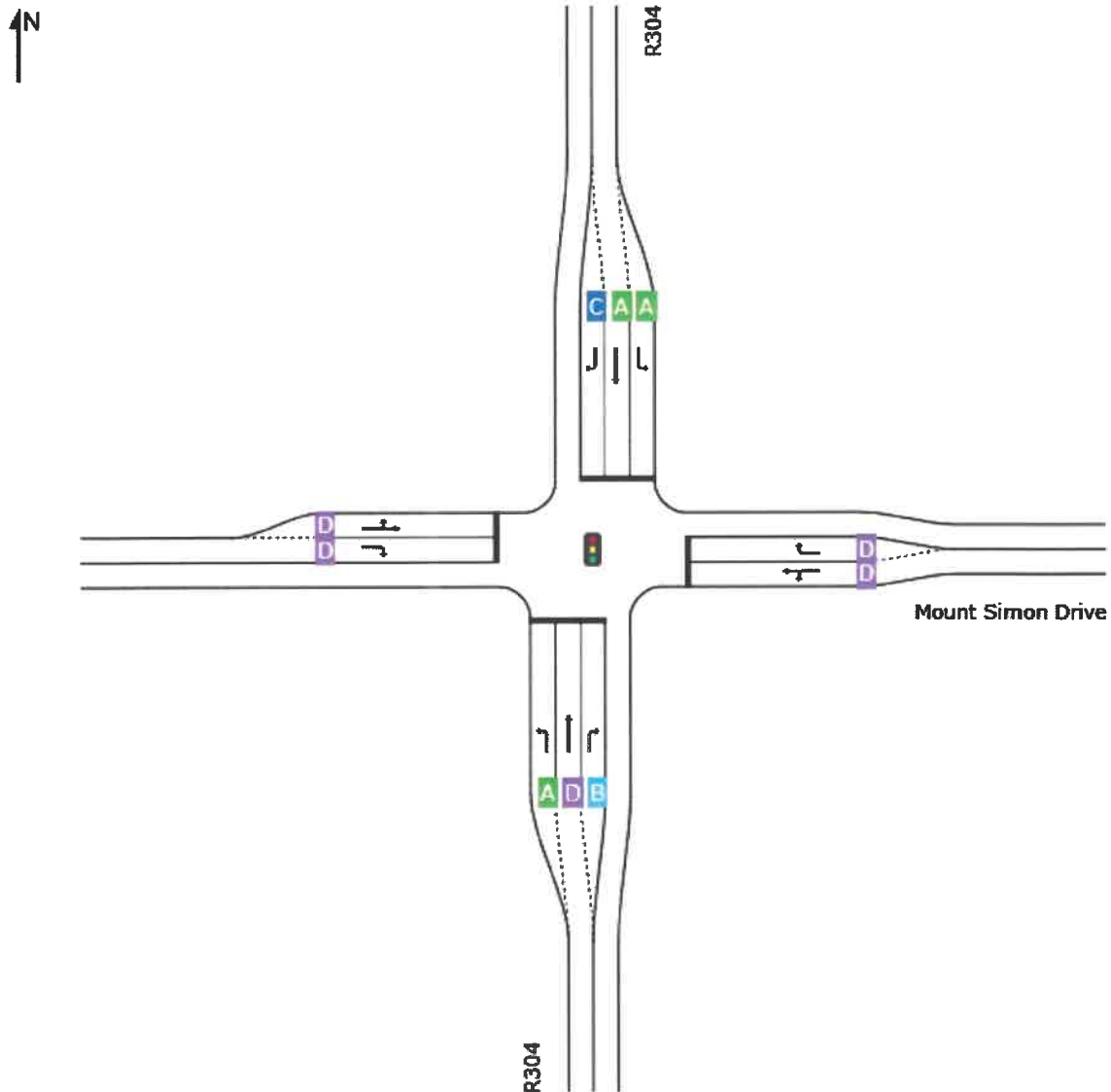
 Site: v [2026 Background Weekday PM Peak Hour Traffic Volumes Plus Development - Copy]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

LOS	Approaches				Intersection
	South	East	North	West	
	C	D	A	D	C



Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

MOVEMENT SUMMARY

 Site: v [2026 Background Weekday AM Peak Hour Traffic Volumes Plus Development]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	of Queue Distance m	Prop Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	43	0.0	0.031	8.4	LOS A	0.5	3.2	0.26	0.63	0.26	51.5
2	T1	709	0.0	0.482	4.5	LOS A	11.8	82.5	0.42	0.38	0.42	55.9
3	R2	35	0.0	0.148	19.2	LOS B	0.9	6.0	0.57	0.71	0.57	44.5
Approach		787	0.0	0.482	5.3	LOS A	11.8	82.5	0.41	0.41	0.41	55.0
East: Mount Simon Drive												
4	L2	147	0.0	0.778	52.5	LOS D	7.2	50.3	1.00	0.90	1.24	31.8
5	T1	5	0.0	0.778	47.0	LOS D	7.2	50.3	1.00	0.90	1.24	32.3
6	R2	32	0.0	0.276	52.7	LOS D	1.4	10.0	0.99	0.71	0.99	31.7
Approach		184	0.0	0.778	52.4	LOS D	7.2	50.3	1.00	0.87	1.20	31.8
North: R304												
7	L2	22	0.0	0.016	8.4	LOS A	0.2	1.6	0.26	0.62	0.26	51.5
8	T1	1009	0.0	0.858	12.6	LOS B	27.9	195.1	0.55	0.57	0.63	49.7
9	R2	133	0.0	0.320	14.4	LOS B	2.8	19.8	0.50	0.72	0.50	47.3
Approach		1164	0.0	0.858	12.7	LOS B	27.9	195.1	0.54	0.59	0.61	49.5
West:												
10	L2	107	0.0	0.540	48.4	LOS D	4.9	34.1	0.99	0.78	0.99	33.0
11	T1	4	0.0	0.540	42.8	LOS D	4.9	34.1	0.99	0.78	0.99	33.5
12	R2	32	0.0	0.367	55.6	LOS E	1.5	10.4	1.00	0.70	1.00	31.0
Approach		143	0.0	0.540	49.8	LOS D	4.9	34.1	0.99	0.77	0.99	32.5
All Vehicles		2279	0.0	0.858	15.7	LOS B	27.9	195.1	0.56	0.56	0.61	47.4

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

MOVEMENT SUMMARY

Site: v [2026 Background Weekday PM Peak Hour Traffic Volumes Plus Development - Copy]

R304 / Mount Simon Drive

Site Category: (None)

Signals - Fixed Time Isolated Cycle Time = 90 seconds (Site User-Given Cycle Time)

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	of Queue Distance m	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed km/h
South: R304												
1	L2	87	0.0	0.059	7.5	LOS A	0.8	5.5	0.22	0.63	0.22	52.1
2	T1	1256	0.0	0.956	36.1	LOS D	56.6	396.5	0.61	0.82	0.92	37.6
3	R2	104	0.0	0.237	11.2	LOS B	1.7	12.2	0.39	0.69	0.39	49.3
Approach		1447	0.0	0.956	32.6	LOS C	56.6	396.5	0.57	0.80	0.84	38.9
East: Mount Simon Drive												
4	L2	53	0.0	0.441	52.4	LOS D	2.5	17.4	1.00	0.74	1.00	31.8
5	T1	2	0.0	0.441	46.8	LOS D	2.5	17.4	1.00	0.74	1.00	32.3
6	R2	18	0.0	0.180	53.5	LOS D	0.8	5.7	0.99	0.69	0.99	31.5
Approach		73	0.0	0.441	52.5	LOS D	2.5	17.4	1.00	0.73	1.00	31.8
North: R304												
7	L2	29	0.0	0.020	7.5	LOS A	0.3	1.8	0.21	0.61	0.21	52.2
8	T1	737	0.0	0.480	3.1	LOS A	10.2	71.6	0.35	0.32	0.35	57.1
9	R2	98	0.0	0.654	32.6	LOS C	4.0	28.2	0.83	0.87	0.99	38.2
Approach		864	0.0	0.654	6.6	LOS A	10.2	71.6	0.40	0.39	0.42	53.9
West:												
10	L2	45	0.0	0.390	52.1	LOS D	2.2	15.3	0.99	0.74	0.99	32.0
11	T1	3	0.0	0.390	46.6	LOS D	2.2	15.3	0.99	0.74	0.99	32.4
12	R2	34	0.0	0.356	54.5	LOS D	1.6	10.9	1.00	0.71	1.00	31.3
Approach		82	0.0	0.390	52.9	LOS D	2.2	15.3	1.00	0.73	1.00	31.7
All Vehicles		2466	0.0	0.956	24.7	LOS C	56.6	396.5	0.54	0.65	0.70	42.5

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Vehicle movement LOS values are based on average delay per movement.

Intersection and Approach LOS values are based on average delay for all vehicle movements.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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7.5	INFRASTRUCTURE SERVICES : (PC : CLLR Z DALLING (MS))
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7.5.1	LEASING OF PARKING AREAS (CHECKERS/ STELMARK/ STELLENBOSCH MALL) TO RETAILERS ADJACENT TO THE PARKING AREAS APPROVAL OF INFORMATION STATEMENT
-------	--

Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

19 April 2022

1. SUBJECT: LEASING OF PARKING AREAS (CHECKERS/ STELMARK/ STELLENBOSCH MALL) TO RETAILERS ADJACENT TO THE PARKING AREAS APPROVAL OF INFORMATION STATEMENT

2. PURPOSE

To request approval from Council of the information statements following an in-principle council resolution to rent the parking areas at Pick -and- Pay and Checkers to the retail outlets mentioned for parking purposes

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Requests were received from the retailers situated at the mayor retail areas Pick-and-Pay, Checkers and Eikestad Mall Council that they will be willing to manage these areas whilst renting the properties. This follows on a process where the municipality managed these areas and it became clear that such an arrangement is not sustainable. Council review, rescind and amend the decision on 26 February 2020 to allow for the management of off-street parking at the two of the single level areas adjacent to the retail outlets of Pick and Pay, Checkers by the retail outlets at which these areas are situated. This decision is a pilot and after the advertising of council's intention to lease the areas and the management thereof to them for public for comment. The comments will be brought back to council before a final decision on the leasing and management of these areas by the proposed companies.

The Asset Transfer Regulations requires that the public participation process takes the form of an information statement that is published an that Council must approve. Attached hereto is the information statement for Council approval and before publication.

5. RECOMMENDATION

that Council approves the Information statement attached as **APPENDIX 1**.

6. DISCUSSION

6.1 Background

In terms of the Constitution, the service provision of Parking is listed under Part B of Schedule 5 and as such the provision of parking is a service that the Municipality has to provide to the public.

The Municipality has therefore commenced with a Section 78 process which basically have the following requirements:

- 78(1) Investigate whether such a service extension can be done internally.
- 78(2) Before deciding to render a service internally the Municipality may also commence with an exercise to render a service externally
- 78(3) Investigate the provision of such a service through an external service provider
- 78(4) Council to decide on the best outcome provide by the best method, whether internal or external.

6.2 Discussion

The municipality proceeded to employ staff under supervision of existing staff to manage all on-street and off-street parking. It was found that on-street parking was managed effectively, but that the management of off-street parking was not viable and effective without the use of proper automatic parking tokens.

The Municipality has recently employed the operation of Off-Street parking on an Internal basis as per resolution 4.5(a) mentioned above. Upon performing this service for a few months a report was produced as to the effectiveness of this approach and it was found that the Municipality could not provide this service at a viable cost and do not have the internal capacity to operate the management internally.

The Retailers adjacent to two parking areas requested to provide a parking management service. These are:





Council resolved

6.3 Financial Implications

The current provision of parking management by the municipality internally is operated at a loss. Council will not have to employ people for the management and will receive a standard fee from the companies for the management of the parking areas. The value of the parking areas are above R10 million and therefore the public participation process involves an Information statement that must be approved by Council.

6.4 Legal Implications

The recommendations is in line with the legislative requirements of the Asset Transfer Regulations.

6.5 Staff Implications

There are no full-time staff that will be affected. There are no posts on our structure. Sixteen people are currently deployed to the three parking areas and they will be used at on street parking pilot for as long as it still runs.

6.6 Previous / Relevant Council Resolutions:

SPECIAL COUNCIL: 2022-02-23: ITEM 8.11.2

RESOLVED (nem con)

- (a) that the content of this report be noted;
- (b) that it is noted that a MSA section 78 (3) investigation was done to which Council took a section 78 (4) decision on 26 February 2020;

(c) that Council now review, rescind and replace 4.5 of the 26 February 2020 decision to read as follows:

“4.5 that Council, in terms of the MSA Act 32 of 2000 as amended, section 78 (4), accepts that the method of providing parking generally be considered as follows:

a Provision of open one level **off-street** parking space needs, be performed on **an external service delivery Mechanism except where the internal mechanism is clearly more viable and effective;** “

(d) that the two requests of the management of the following parking spaces:

a Checkers Complex Parking, **ANNEXURE A**

b Stelmark Centre Parking, **ANNEXURE B**

be approved in principle as interim pilot projects for a period of not more than three years.

(e) Council confirm that Eikestad multi-level parking will be done through a Public-Private Partnership as envisage in the Section 78 (3) report,

(f) that given the project life cycle for PPP process the parking be leased out a short-term base until the PPP process is finalised.

(g) that the intention to outsource the management of these areas on an interim basis be advertised for public comment; and

(h) that after the public participation process the comments be considered by Council before a final decision is taken.

6.7 RISKS

The risks are addressed through the content of the item

6.8 INPUTS FROM SENIOR MANAGERS

No input was requested as this is part of the implementation of the Council Resolution

FOR FURTHER DETAILS CONTACT:

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DIRECTORATE	Infrastructure Services
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REPORT DATE	10 February 2022

7.6	PARKS, OPEN SPACES AND ENVIRONMENT: (PC: J JOON)
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NONE

7.7	PLANNING :(PC: CLLR C VAN WYK (MS)
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7.7.1	APPLICATION TO UNDERTAKE A PUBLIC PARTICIPATION PROCESS FOR THE DRAFT ADAM TAS CORRIDOR LOCAL SPATIAL DEVELOPMENT FRAMEWORK (ATC LSDF) & THE ADAM TAS CORRIDOR DEVELOPMENT GUIDELINES
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Collaborator No: 728382
 IDP KPA Ref No: Valley of Opportunity
 Meeting Date: 19 April 2022

1. SUBJECT:APPLICATION TO UNDERTAKE A PUBLIC PARTICIPATION PROCESS FOR THE DRAFT ADAM TAS CORRIDOR LOCAL SPATIAL DEVELOPMENT FRAMEWORK (ATC LSDF) & THE ADAM TAS CORRIDOR DEVELOPMENT GUIDELINES

2. PURPOSE

To provide the Council with the pertinent facts to approve the commencement of a Public Participation Process (“PPP”) for the Draft Adam Tas Corridor Local Spatial Development and the accompanying Draft Adam Tas Corridor Development Guidelines, as prescribed in terms of Sections 3(2)(a), 9 and 10 of the Stellenbosch Municipality Land Use Planning Bylaw, 2015.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The request to obtain the approval for the commencement of the Public Participation Process of the Final Draft Adam Tas Corridor Local Spatial Development and Development Guidelines.

5. RECOMMENDATIONS

- (a) that Council approve the commencement of the Public Participation Process (“PPP”) for a period of sixty (60) days, to obtain comment in respect of the Final Draft Adam Tas Corridor Local Spatial Development Framework and the Development Guidelines, attached as **APPENDIX 1** to this report;
- (b) that Council approve the Proposed Public Participation Plan, attached as **APPENDIX 2**;
- (c) that Council take note of the process plan for the adoption of the Final Draft ATC LSDF and Development Guidelines, attached as **APPENDIX 3**;

6. DISCUSSION / CONTENTS

6.1 Background

The ATC is the start of Stellenbosch's emerging urban transformation district, and the vision is to create an integrated urban development corridor that is liveable, safe, resource-efficient, socially integrated, economically inclusive and globally competitive, in which all citizens can actively participate.

On 29 May 2019, at the 27th Council Meeting, Council resolved the following:

- (a) *That Council authorises the Municipal Manager to enter into a multi-stakeholder engagement involving the key national departments, relevant local government institutions, the university, private stakeholders, and various landowners;*
- (b) *That Council authorises the Municipal Manager to explore a public private partnership for the Adam Tas Re-generation Initiative;*
- (c) *That Council authorises the Municipal Manager to undertake further work to explore the feasibility, dependencies, and associated risks, etc. in determining the appropriate path for unlocking the Adam Tas Corridor; and*
- (d) *That the Municipal Manager provides feedback to Council."*

On 20 March 2020, the Municipal Manager agreed with the recommendations as put forward by the then, Acting Director: Planning & Economic Development to commence with the compilation of the draft ATC LSDF, these recommendations were as follows:

"Delegated: for decision by the Municipal Manager"

It is recommended that:

- 10.1 *the commencement of the drafting of a Local Spatial Development Framework for the Adam Tas Corridor ("ATC") area be approved;*
- 10.2 *the Adam Tas Corridor ("ATC") geographic area to which the Local Spatial Development Framework will apply, as specified in 4.2 of this report, be approved;*
- 10.3 *the Senior Managers: Development Planning and Development Management be appointed as Co-Project Leaders for the formulation of the ATC LSDF;*
- 10.4 *the Municipal Manager & the Chief Financial Officer take note of the proposed budget for the project, as specified in Section 7 of this report, and duly support the proposal put forward;*
- 10.5 *the Co-Project Leaders be authorised to commence with the procurement processes to appointment a suitably qualified and skilled multi-disciplinary team to undertake the required professional services for the compilation of the LSDF;*
- 10.6 *the Co-Project Leaders within two (2) weeks of this approval submit project plans for the procurement process and the proposed project cycle with critical paths, and projected cash flow to the Municipal Manager & Chief Financial Officer for consideration and approval; and*
- 10.7 *the Senior Manager: Development Planning be authorised to publish the commencement of the ATC Local Spatial Development Framework within the local*

newspapers, as prescribed in terms of the Stellenbosch Municipality Land Use Planning Bylaw, 2015.”

A visioning exercise was undertaken along with the Stellenbosch Municipality’s Municipal Spatial Development Framework (“MSDF”), which was aimed at providing high-level insight into the possibility of including the ATC as a catalytic project within the Municipal IDP and MSDF.

The emerging vision for ATC proposed the following:

- Restructuring and transforming Stellenbosch Town, using existing underutilised assets in a manner to benefit all and address critical needs;
- Establishing a process and plan which gives certainty and sufficient flexibility to accommodate the unknown while enabling a “Starting through staring, learning by doing and using small steps to inform the next” methodology.”;
- Broadening opportunity for a range of stakeholders, while accommodating varying readiness and material means; and
- To place Stellenbosch in the heart of the most important urban development project in the country today.

Although, the MSDF has defined ATC as a catalytic initiative, and a lot of previous visioning work which has been completed by both the public and private sector, a need was identified by Council to provide planning guidance in terms of the detailed desired nature and form of development within the ATC area. It is thus envisaged to achieve the key outcomes from the preparation of the LSDF, the following must be included within the LSDF:

- Achieving a unified spatial concept and framework for the area, which has been engaged upon with key stakeholder groupings;
- Providing an enabling framework to guide decision-making on land use applications in line with the intended imperatives such as Transit-Orientated Development, Live-Work-Play, Spatial Transformation (including inclusionary housing and implementation projects and proposals of Stellenbosch Municipality’s Restructuring Zones, etc);
- Identifying key lead actions and / or projects necessary to enable development in line with the agreed vision and concept for the ATC area;
- Identification of infrastructure requirements and funding mechanisms to enable development of areas that have been prioritised.

6.2 Discussion

Council through its Directorate: Planning & Economic Development appointed Built Environment Partnership (“BEP”) during December 2020 to assist the municipality to compile a Draft Adam Tas Local Spatial Development Framework which included the following scope of works:

- Compile the Draft ATC LSDF which must include engagements with the identified officials within Stellenbosch Municipality, WCG, any other relevant state departments, landowners in respect of their respective landholdings and Interested and Affected Parties.
- Compilation of a Market Potential Analysis Study (including an Economic Analysis which must contain a Capital Investment Strategy for the Implementation of the ATC, as well as identification of areas for establishing Urban Development Incentives Zones (“UDZ”).

- Confirming the corridor Vision within a long term spatial and accessibility transformation vision for Stellenbosch Town.
- Spatial Structure – setting out an Integrated Transport Network, including private vehicles, NMT and public transport, including the soft and hard space network integrated with the river corridor, heritage and landscape fixes.
- Provide land use schedule which must include land uses and land use mix; land use bulk parameters; parking ratios; infrastructure capacities, condition and requirements, which must include proposals for development triggers / thresholds, interdependencies, alternatives and sequencing and phasing.
- Provision of detailed urban design and landscape guidelines for the public realm and the private sector interface. This must also include architectural guidelines with a component dealing with heritage, and providing proposals to acknowledge and celebrate tangible and intangible heritage resources.
- Provide proposal and guidelines for the inclusion of a Beneficiation Framework which must include, but are not limited to the following:
 - Provision of Inclusionary Housing Contributions
 - Shared social facilities requirements
 - Development contributions i.t.o. Council’s Development Contributions Policy;
 - Public infrastructure that must be developed with opportunities for SMMEs, training and development, etc.
 - Co-funding or incentive options for public benefit (“UDZ”)
 - Risk-sharing framework

BEP was also required to compile a detailed land use framework and to undertake the process of demarcating and including an overlay zone within the Stellenbosch Municipality Zoning, 2019, which included the following components:

- Develop a regulatory instrument as far as possible in parallel with the LSDF.
- Specifically test and confirm development rights through impact and technical assessments, which include, but are not limited to TIA, EIA, HIA and legal due diligence (scoping for title deed restrictions, servitudes, etc)
- Provide public investment proposals through identifying development triggers, sequencing and phasing, and provide a projected timing of identified development options.
- Provision of a funding strategy.
- Provision of urban management and operational recommendations which focus on suitable temporary rights, long term management, operation and activation of the public realm.

BEP has from January 2021 had several engagements which include meetings on 25 March 2021, with the Passenger Rail Agency of South Africa (“PRASA”), DEA&DP and the Roads Departments of Council; on 09 June 2021 a workshop with identified Municipal Departments and Western Cape Government.

The draft ATC LSDF was presented to the WCG Departments of DEA&DP, Human Settlements (“HS”) and DT&PW during October 2021, whereafter the draft was presented to the municipal departments during November 2021.

The draft was also presented to the Interim ATC Steering Committee, which served as an advisory body to the project, which consisted of the following organisations, individuals: Hannes van Zyl (founding members of the ATC idea; REMGRO; STIAS; Stellenbosch University; WCG: DEA&DP’s Head of Department, Piet van Zyl, in his capacity as the Chairperson of the advisory body. The draft was duly supported by the advisory body.

Based on the aforementioned engagements and positive responses, the Directorate, therefore request that the broader Stellenbosch public be granted an opportunity to peruse and provide comments i.r.o. the ATC Project and specifically the draft LSDF and Development Guidelines.

The Department further notes that the detailed land use framework, which will include the details in respect of the proposed regulatory framework and possible institutional arrangements will be finalised during the 60-day public participation process (“PPP”) and re-submitted to Council for comment and request to be advertised with the intention to include this framework as an addendum to Council’s current zoning scheme bylaw, which will also include the detail in respect of the Urban Development Zone submission to the South African Revenue Services (“SARS”) requesting for possible tax rebates for possible urban renewal precincts within the ATC.

6.3 Financial Implications

The project is currently funded by the WCG: DEA&DP in the amount of R1 400 000.00, with a budget of R75 000.00 paid from the municipal funds. Based on the current process plan and deliverables which must be achieved, there will exist a minor rollover of the RSEP Grant to the 2022 / 2023 financial year. This funding will however be spent before the end of 2022. Currently approximately R1 163 097 of the RSEP Grant has been spent.

The Directorate will during the 2nd quarter of the 2022 / 2023 finalise the land use framework and will at this stage in a position to advise Council on any additional foreseen financial implications, it must however be noted that any capital expenditure in respect of the ATC Project forms part of the Capital Expenditure Framework (“CEF”) which is currently being advertised as part of the 5th Generation IDP and the MSDF, 2019.

6.4 Legal Implications

The ATC LSDF and deliverables contained in the Scope of Works will be drafted in accordance with the Spatial Planning & Land Use Management Act, Act 16 of 2013 (“SPLUMA”); the Western Cape Land Use Planning Act, Act 3 of 2014 (“LUPA”), the Stellenbosch Municipality Land Use Planning Bylaw, 2015; the National Environmental Management Act, Act 107 of 1998 and the National Heritage Resources Act, Act 25 of 1999, and such regulations.

6.5 Staff Implications

The process for the adoption of the ATC LSDF will not have any staffing implications for Council, the Directorate will however as part of the proposed land use framework provide Council with the details and proposals in respect of the implementation and ongoing urban management of the ATC Project.

6.6 Previous / Relevant Council Resolutions:

On 29 May 2019, at the 27th Council Meeting, Council resolved the following:

- (a) *That Council authorises the Municipal Manager to enter into a multi-stakeholder engagement involving the key national departments, relevant local government institutions, the university, private stakeholders, and various landowners;*
- (b) *That Council authorises the Municipal Manager to explore a public private partnership for the Adam Tas Re-generation Initiative;*
- (c) *That Council authorises the Municipal Manager to undertake further work to explore the feasibility, dependencies, and associated risks, etc. in determining the appropriate path for unlocking the Adam Tas Corridor; and*
- (d) *That the Municipal Manager provides feedback to Council.”*

6.7 Risk Implications

At this stage, no risks have been identified by the Project Leader to complete the project within the required timeframes and proposed budget.

APPENDICES

Appendix 1: Draft Adam Tas Corridor Local Spatial Development Framework, 2021 and the Draft Adam Tas Corridor Development Guidelines, 2021

Appendix 2: Proposed Public Participation Plan

Appendix 3: Proposed Process Plan for the adoption of the ATC LSDF

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REPORT DATE	10 April 2022

APPENDIX 1



Adam Tas Corridor

Local Spatial Development Framework

Stellenbosch Municipality

September 2021



Contact

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Glossary of Abbreviations

ATC -	Adam Tas Corridor	PSP -	Western Cape Government Provincial Strategic Plan
CCG -	Consolidated Capital Grant	PRASA -	Passenger Rail Agency of South Africa
CWD -	Cape Winelands District	RSEP -	Regional Socio-economic Programme
DAG -	Development Action Group	RZ -	Restructuring Zone
DEADP -	Department of Environmental Affairs and Development Planning	SDF -	Spatial Development Framework
DF -	Development Framework	SEIA -	Socio-economic impact assessment
DTPW -	Department of Transport and Public Works	SHI -	Social Housing Institutions
GCM RSIF -	Greater Cape Metro Regional Spatial Implementation Framework	SM -	Stellenbosch Municipality
GDPR -	Gross Domestic Product per capita (per person)	SOE -	State-owned Enterprise
HRA -	Heritage Resources Act	SPLUMA -	Spatial Planning and Land Use Management Act
IDP -	Integrated Development Plan	STIAS -	Stellenbosch Institute of Advanced Studies
IUDF -	Integrated urban Development Framework	US -	University of Stellenbosch
IZS -	Integrated Zoning Scheme	WCG -	Western Cape Government
LSDF (s) -	Local Spatial Development Framework (Frameworks)		
LUMS -	Land Use Management System		
LUPA -	(Western Cape) Land Use Planning Act		
MSDF -	Municipal Spatial Development Framework		
MTREF -	Medium Term Revenue and Expenditure Framework		
NEMA -	National Environmental Management Act		
NDP -	National Development Plan		
NGO -	Non-government organisation		
NMT -	Non-motorized transport		
NSDF -	National Spatial Development Framework		
PSDF -	Provincial Spatial Development Framework		

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Executive Summary

The ATC LSDF area covers some 375ha, stretching along the R310 and R44 along the foot of Papegaaiberg from the largely disused Cape Sawmills site in the west to Khayamandi and Cloeteville in the north. It forms the western edge to the town but is not well integrated with the rest of Stellenbosch, largely because of the divisive nature of the R44 and the railway line. Much of the area has a manufacturing use history, is underutilized or undergoing the withdrawal of previous activity.

Work to investigate the redevelopment potential of the Adam Tas Corridor (ATC) came from the private and community sectors in Stellenbosch. Following initial discussions, the Western Cape Government, Stellenbosch Municipality, Stellenbosch University, Remgro, Distell, and Stellenbosch Institute for Advanced Study (STIAS) formed an early partnership to support and resource investigations.

The partners believed that if the different landowners, large institutions, government, and communities in Stellenbosch explore, plan, and execute the development of the land together, they could do so in a manner that serves the public interest. In this way, the scale of development achievable will ensure new infrastructure to unlock the area to its full potential.

The initial planning work culminated in a Draft Development Framework early in 2019, aligned the Municipal Spatial Development Framework (MSDF). In 2021, Stellenbosch Municipality appointed service providers to prepare a Local Spatial Development Framework (LSDF) in terms of the provisions of the Spatial Planning and Land Use Management Act (SPLUMA) and the Stellenbosch Land Use Planning By-law 2015. In broad terms work on the LSDF comprises:

- Preparation of a Development Framework or broad spatial plan, describing the preferred mix and distribution of activities, built form, movement system, and associated infrastructure implications for the area to meet project objectives.
- An indication of how to phase development and infrastructure.
- The anticipated economic impact of the development over time.
- How the development rights implied by the LSDF – and associated landowner obligations – will be cemented in law, including the processes to be followed to execute development rights.

The working vision for the ATC envisages an integrated, inclusive environment for living, work, and enjoyment, established as a pro-active partnership between the public, private, and community sectors in response to citizen needs and national, provincial, and municipal policy. It must embody best knowledge of what constitutes good, equitable, and efficient settlement. Spatially, it represents a “new town in town” in Stellenbosch, integrating fragmented parts of the town, using neglected resources, and based on non-motorised and public transport. In the process, the historic and environmental assets of Stellenbosch is respected and expanded.

With the LSDF, municipal approval is sought to incorporate the area as a Local Area Overlay Zone in the Stellenbosch Zoning Scheme By-Law 2018. The Local Area Overlay Zone is the mechanism for cementing the development rights implied by the LSDF in law. The current zoning – largely related to the manufacturing, storage, and distribution of wine and similar products – cannot support dense, mixed-use development.

Based on the common urban regeneration focus, the Local Area Overlay Zone defines specific development parameters related to activities permitted, the nature and form of structures, the detailed planning process, and landowner obligations. As the ATC will develop over time, marked by changes in market conditions and societal needs, planning should be flexible to accommodate change and provide upfront investor security. The proposed draft Local Area Overlay Zone gives security of development rights and flexibility to landowners and streamlined processes seldom encountered in South Africa.

While the Overlay Zone will secure the rights of landowners in perpetuity, it will also spell out the conditions for utilising the rights in broad terms. It is envisaged that agreements between landowners and the Municipality will be concluded, dealing with, among other things:

- Shared responsibility for providing infrastructure services and the phasing of infrastructure, including the extent and use of development contributions.
- Incentives to landowners, including the cost of public land available for development and conditions associated with its development.
- Shared responsibility related to the formation and operation of institutional arrangements established in support of the Adam Tas Corridor Overlay Area.

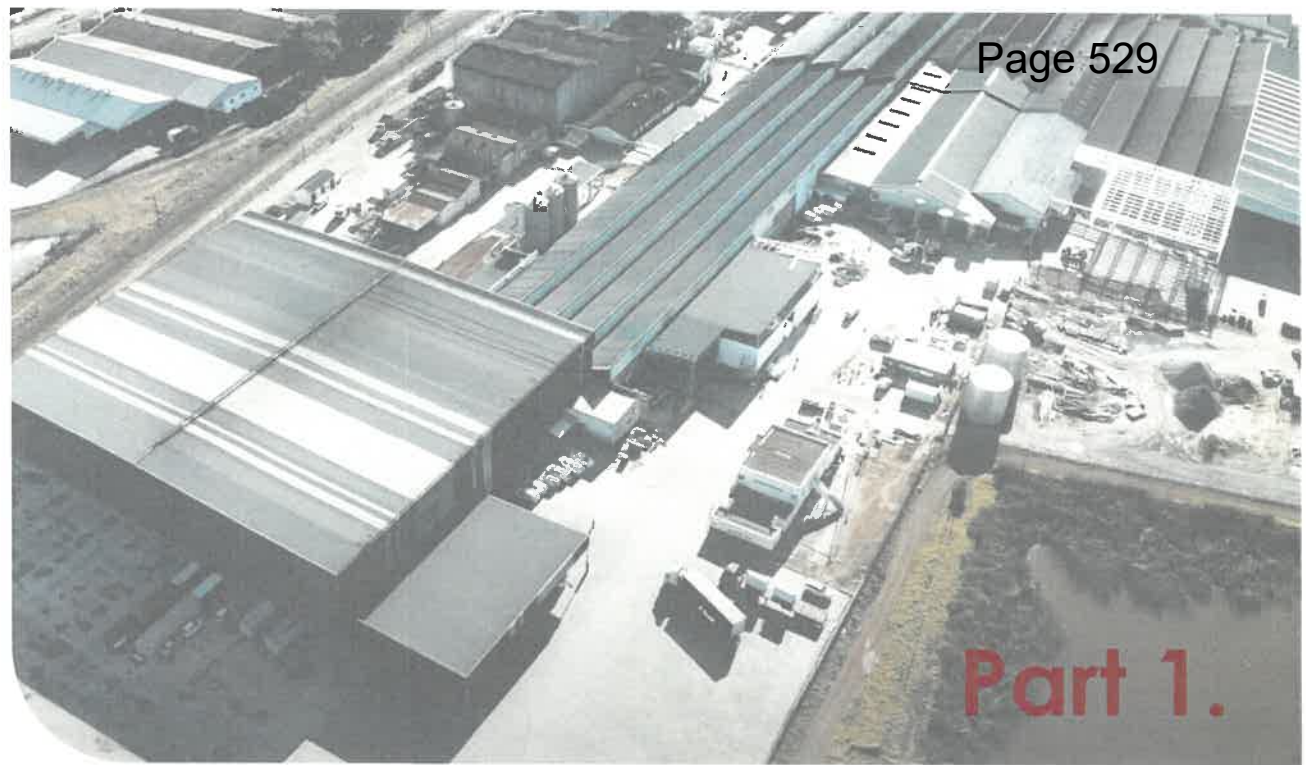
- Landowner and shared responsibility related to the provision of affordable housing.
- Shared responsibility related to undertaking environmental remediation work.
- Shared responsibility related to the provision and operation of public facilities.

It is envisaged that the bulk allocated to an ATC and its precincts remains “floating” across the area, subject to landowners meeting agreed obligations related to expanding the commons and precinct planning. The transfer of rights happens at the Site Development Planning Stage. Managing the floating of rights and activities over time and space is a balancing act to maintain the overall development intent.

To enable project roll-out, it is believed essential to establish formal project specific institutional arrangements responsible for inter alia:

- Coordination of detailed planning initiatives by the landowners within the framework set by the LSDF, the Adam Tas Corridor Local Area Overlay zone, and associated agreements/ measures.
- Assistance in preparing and monitoring of applications related to the ATC area for decision-making by Stellenbosch Municipality and other statutory bodies.
- Assisting in preparing detailed planning for precincts requiring an active role by the Municipality (e.g., the George Blake area).
- The storage and dissemination of knowledge related to the project on behalf of stakeholders.
- Advocacy, public communication, and fundraising related to the project.

To begin with development within the Development Framework, the landowners will have to work together and with other partners to complete the planning process, supportive institutional arrangements, and the formulation of development conditions. In the best scenario the land owners in partnership with Stellenbosch Municipality and the Western Cape government will form an active partnership to develop the ATC.



Part 1.

Introduction

1. Introduction

1.1. Background

1.1.1. The Task and Team

Following a public tender, the Built Environment Partnership (BEP) was appointed by Stellenbosch Municipality (SM) during January 2021 to prepare a Local Spatial Development Framework (LSDF) for the Adam Tas Corridor (ATC) area.

The purpose of an LSDF is expanded upon in section 4.

To undertake the task, BEP formed a team with the following specialist service providers:

- GAPP: Urban design
- Zutari: Engineering services
- Infinity Environmental: Environmental resource management
- Nicolas Baumann Urban conservation and planning: Heritage and culture
- FTI: Economic impact
- ACG Architects and Development Planners: Landscape architecture

In executing the task, the BEP team worked with a team of officials from SM and advisors from the Western Cape Government (WCG). The BEP team acknowledges the numerous contributions from individuals and organisations in conceptualising the ATC project over a number years. This work is referred to in section 1.2.

1.1.2. The ATC LSDF Area

The ATC LSDF area stretches along the R310 and R44 along the foot of Papegaaiberg from the largely disused Cape Sawmills site in the west to Khayamandi and Cloetesville in the north.

It forms the western edge to the town but is not well integrated with the rest of Stellenbosch, largely

because of the divisive nature of the R44 and the railway line. Much of the area has a manufacturing use history. It includes the disused sawmill site, the government owned Droë Dyke area, Distell's Adam Tas facility, Oude Libertas and surrounds, various Remgro property assets, Bosman's Crossing, Oude Molen, the station, Bergkelder complex, Van der Stel sports complex, the George Blake Road area, and Kayamandi south. Large parts of the area

are underutilized or undergoing the withdrawal of previous activity.

In addition to the area covered by conceptual work preceding the LSDF, Papegaaiberg has been included as part of the LSDF area – not for detailed study and planning – but because it potentially forms a core element in the structuring of new development opportunity and its integration with existing areas in Stellenbosch.

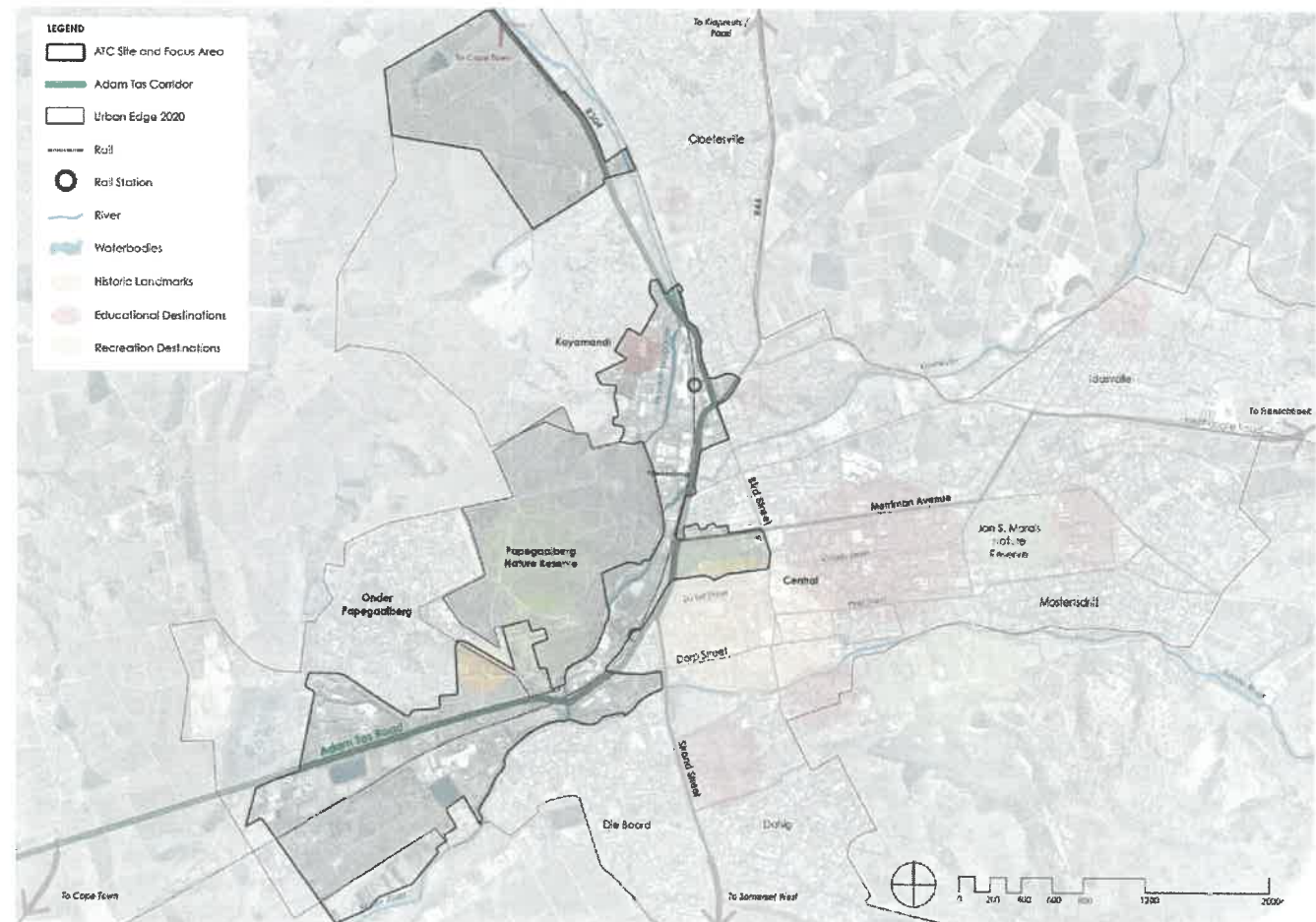


Figure 1. ATC LSDF area map, delineating the corridor focus area and indicating key route and landmarks

The ATC covers an area of some 375ha, compared to the 120ha of the Victoria & Alfred Waterfront and 250ha of Century City in Cape Town (see Figure 2).

1.1.3. Status of the Project

The ATC project is a catalytic project in the approved SM Municipal Spatial Development Framework (MSDF) and Integrated Development Plan (IDP). The project also has the support of the WCG and is included as a focus area in the WCG's Regional Socio-economic Programme (RSEP). The University of Stellenbosch (US), Stellenbosch Institute for Advanced Study (STIAS), Remgro, and Distell have also supported the project through draft memoranda of agreement and actively providing financial and other support to previous work undertaken for the ATC.

1.2. Previous Work Undertaken for the ATC

1.2.1. History of the Project

Work to investigate the redevelopment potential of the ATC area started a number of years ago. The idea came from the private sector. One local resident, entrepreneur, and philanthropist – Hannes van Zyl – in particular worked to advocate and resource pre-feasibility investigations. Early conceptual planning work – and discussions with key landowners – was enabled by Kelvin Campbell, an internationally acclaimed urbanist attached to STIAS at the time.

Following very extensive discussions with key stakeholders an initial partnership was formed between the WCG, SM, US, Remgro, Distell, and STIAS to support and resource investigations. The partners agreed that, following tradition and the norm, it is possible for individual landowners in the area to “go it alone”, to alienate land no longer needed for their purposes, or attempt profitable development for alternative uses. However, it was believed that much is to be gained if the different landowners, large institutions, government, and communities in Stellenbosch explore, plan, and

Adam Tas Corridor (375 ha)



Figure 2. Size comparison of the ATC in relation to other large scale developments such as the V&A Waterfront or Century City

V&A Waterfront (120ha)



Century City (250ha)



execute development of the land together, in a manner which best serves the public interest. Only in this way is a scale of development achievable which will ensure affordability of required infrastructure to unlock the area to its full potential, and to achieve a full range of activities and benefits, including the highly profitable, ones requiring subsidisation, the large and the small. It is an opportunity similar in potential scope and impact over generations to the establishment of the university, the Rupert-initiated drive to save and sustain historic precincts and places, and the declaration of core nature areas for preservation.

This work culminated in the release of a Draft Development Framework and associated testing of infrastructure services and economic impact early in 2019¹. As a new MSDF for Stellenbosch was under preparation at the time, initial work on the ATC was closely aligned with that on the MSDF, ensuring integration between higher and lower order planning.

The project was given impetus with Distell's decision to secure more appropriately located and configured land – meeting current-day manufacturing and logistics requirements – for the gradual relocation and consolidation of many of its operations, dispersed through the metropolitan region and also located in central Stellenbosch (at, for example, Bergkelder). Suitable land was found in Klapmuts, an event which made exploring alternative uses for land to be vacated, and its broader use for a range of urban activities, becoming "real" and urgent.

From the start, the ATC was aimed at achieving agreed national, provincial, and local settlement development and management objectives, as also interpreted and stated in the SM MSDF and SM IDP. This includes the aim to grow the economy and protect finite environmental resources through establishing compact, well-connected, vibrant, and sustainable communities, where residents move

around efficiently, and have access to a range of development and livelihood opportunities.

In as much as the exploration of what is possible in the ATC area is aligned with agreed policy, it is important that the work also be integrated in the legal system for development and land use management. With this in mind, the SM initiated the ATC LSDF process, ensuring that land planning for the ATC will be undertaken in compliance with agreed legal processes and regulations.

1.2.2. Draft Development Framework

The 2019 Draft Development Framework and associated work indicated the following:

- It is possible to achieve a development of some 3 million m² of bulk, including 13 500 housing opportunities.
- Integration between the ATC and main town will require bridging at selected points.
- Bulk infrastructure required to service the development can be provided within the cost envelope provided for in development contributions.
- Bulk infrastructure requirements provide a relatively clear understanding of how development can be phased over time.
- The inhibitive current zoning of most of the area provides government with the means to negotiate development with significant public benefits.
- Based on precedent studies, the ATC will have a significant positive impact on economic development and job creation in Stellenbosch and the Western Cape.

Since completion of the work, further investigation and discussion has revealed a need to explore inter alia:

- A clearer definition of precincts to overlap with landownership as far as possible (given that

landowners will probably be responsible for preparing more detailed precinct level plans).

- The inclusion of Papegaaiberg as part of the main structure of Stellenbosch town and the opportunity to increase access to the reserve through the development.
- The extent of affordable housing that could be provided as part of the development.
- A clearer definition of phasing of development (and specifically the link between development and specific bulk infrastructure investments required to support development)
- The Land Use Management System (LUMS) required to support development.

1.3. ODA Work on the ATC Process and Institutional Management

Towards the end of 2019, following on the pre-feasibility work, finalization of the concept ATC Development Framework and its testing for engineering and macro-economic impact, ODA – appointed by the project partners - undertook bi-lateral discussions with the main partners with a view to frame recommendations on the governance and management of the development process going forward².

ODA's report contains a summary of the main issues and proposals emanating from the bi-lateral engagements, a framework for reflecting on the project at the time, a framework for mapping the way forward, a high-level model for governing and managing the ATC development process, and recommended immediate next steps.

ODA summarised the main proposals emanating from the bilateral discussions as:

- Bring other significant role players onboard (e.g., the landowners of Oude Molen).

¹ As part of assessing the work, a peer review was undertaken during April 2019 with recognised experts in the field of large urban change projects in South Africa, including Messrs David Jack, Peter de Tolly, and Rod Lloyd.

² Adam Tas Corridor Development Process: Report on the bi-lateral engagements held during Oct/Nov 2019 with recommendations on the governance and management of the development process going forward, 2019 (unpublished report by ODA)

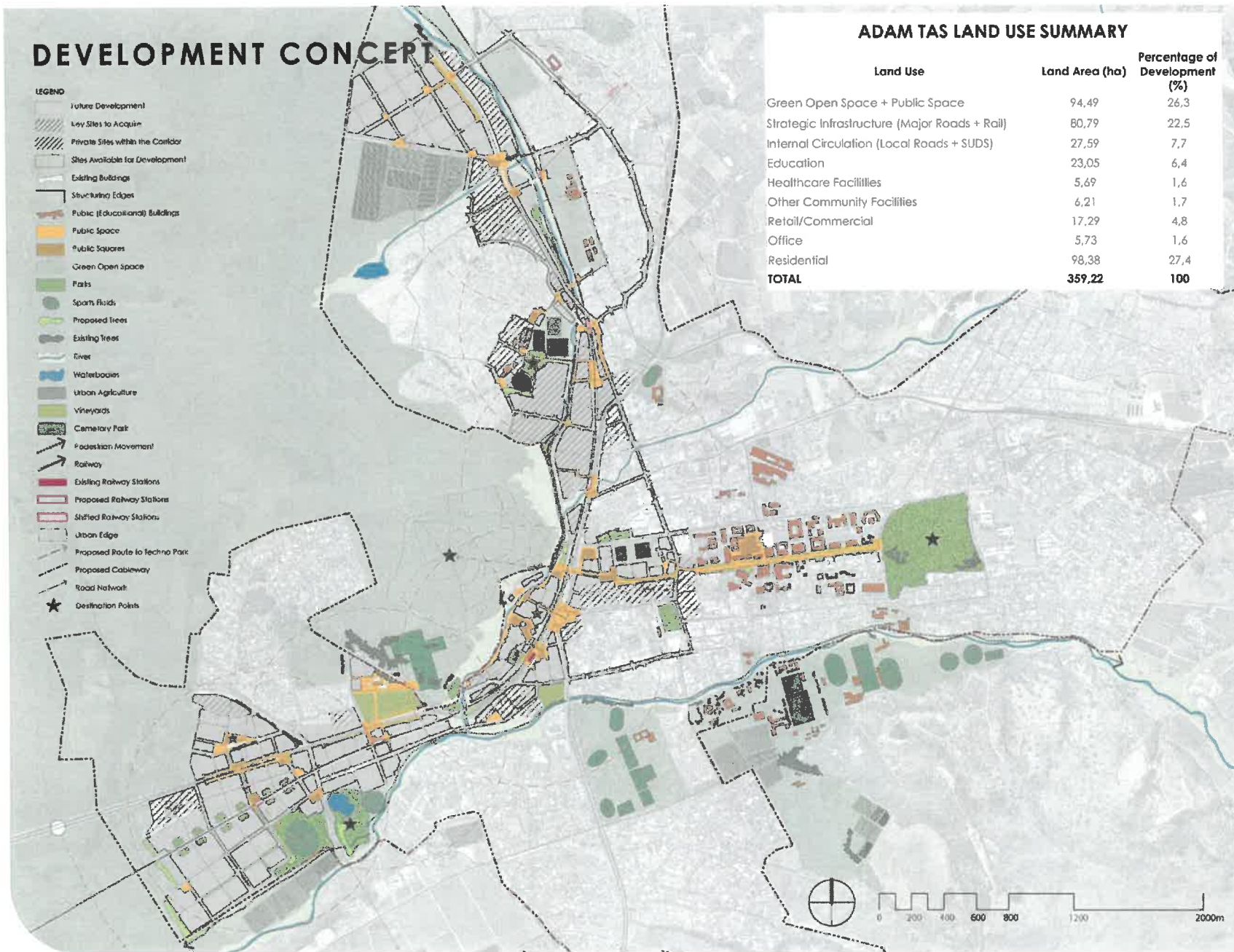


Figure 3. Draft Development Framework from 2019

- Determine process management requirements and devise an equitable funding arrangement.
- Make innovation and learning an integral part of the process.
- Create a neutral space for reflection and problem solving.
- Explore appropriate mechanisms for community beneficiation.
- Build Municipal capacity to deliver the required statutory frameworks.
- Identify a package of catalytic or lead projects.
- Conclude the pre-feasibility phase by issuing a prospectus or information memorandum.

The consultant's framework for moving the process forward highlights the following main issues for consideration:

- The need to invest in the development of a compelling, long term and co-owned vision/ future state for the town and its environs in order to guide the unfolding of the spatial concept for the ATC in a holistic and integrated manner.
- The need for the main landowners and key stakeholders to establish interim and final phase governance and management arrangements that will enable the formulation of joint proposals to the relevant authorities and the taking of timely collective decisions on matters of common interest.
- The need to reintroduce the role of a high value independent third party such as STIAS to facilitate access to research, innovation and learning and to provide a space for retreat and reflection as and when required.
- The need to consider the appointment (for an initial period of ± 18 months) of an experienced Process Coordinator who can establish process management architecture proposed in this report and can drive the delivery of the critical inputs, (e.g., beneficiation framework, affordable housing model, urban mobility

framework, long-term vision development, etc.), in the desired time frames.

- The need to resolve the beneficiation model and framework of duties and obligations on which the allocation of additional land use rights will be premised.
- The need to consider the role of innovation and learning from international best practice in designing the future of the corridor, the town and its environs.
- The need to conclude the work undertaken during the conceptual phase and to enter the planning and mobilisation phase with due consideration of the risks involved in the, to be anticipated, "crisis of complexity".

The report concludes with the proposal of an interim governance and management arrangement and outlines the final phase governance and management arrangement in accordance with which the main private landowners should organise themselves in order to produce the collective proposals, decisions and undertakings that will be required by the planning authority for the allocation and management of additional land use rights.

The spatial planning related proposals related to the ODA recommendations have largely been incorporated into the current LSDF assignment. ODA's institutional proposals are addressed in section 8.2.8 under Implementation Framework.

1.4. Case Studies

During 2020, as part of a STIAS fellowship opportunity focused on the ATC project, Stephen Boshoff – a member of the team prepared the Draft Development Framework and practitioner at BEP – explored case studies which may benefit a review of work undertaken to date and further roll-out of the ATC project.

In-depth case studies were undertaken of the Cambridge North-west development, Victoria & Alfred Waterfront, the regeneration of the Poblenou district in Barcelona (22@barcelona), and the

transformation of Bilbao. Specific aspects of other urban development projects were also explored. A common basis for analysing case studies was established by combining two well-known and documented frameworks for planning and analysing organisation or transformational change, the one focused on stepped transformational change and the other related to key factors affecting the ability of an organisation to achieve change steps.

Key conclusions drawn from the analysis – presented as 21 propositions – are summarised in Appendix A.

1.5. The ATC Project and Covid-19

Covid-19 unfolded in parallel to the tender process for preparing the ATC LSDF. Expectedly, at the time, the impact of the virus on the project was raised in various discussions related to project roll-out. Some suggested that both public and private sector resources will be curtailed to such an extent through its focus on covid-related related matters that the project will be seriously inhibited.

The alternative argument is that – despite its devastating impact – Covid-19 has assisted in making a case for the ATC project. In some ways, impact of Covid-19 has and will be one of foreshortening future scenarios of need in Stellenbosch; the Covid-19 Stellenbosch of today and the one emerging is perhaps one where the future is experienced without having addressed critical past challenges fully. It is one of a deepening need for housing and livelihood opportunity, including jobs, education, and the recognition of various forms of cultural expression. Deepening crime and other forms of social malaise is likely. There will certainly be increased pressure on public and private resources (whether those of most institutions or individual households).

In other words, the *underlying reasons* for embarking on the ATC project remain, and in many ways are becoming more pronounced through Covid-19, and more in need of concerted attention.



Part 2.

Legislative Context

2. Legislative Context

2.1. Key Legislation

Section 156 of the **Constitution of the Republic of South Africa 1996**, grants municipalities constitutional executive and administrative authority over matters listed in Part B of Schedule 4 and Part B of Schedule 5, as well as any other matter assigned to it by national or provincial legislation. Part B of Schedule 4 includes "municipal planning" (not defined but which the Constitutional Court has stated assumes a "well-established meaning which includes the zoning of land and the establishments of townships" and "the control and regulation of land"). National and provincial governments have legislative and executive authority to regulate the exercise by municipalities of their executive authority over Part B of Schedule 4 and Part B of Schedule 5.

Chapter Two of the Constitution contains the **Bill of Rights**, a charter that protects the civil, political, socio-economic, and environmental rights of all people in South Africa. The rights in the Bill apply to all law and bind all spheres of the government.

The **Municipal Systems Act, 32 of 2000** (MSA) first introduced the concept of a Spatial Development Framework (SDF) as a component of the mandatory Integrated Development Plan (IDP) that every municipality must adopt to govern its allocation of resources. Chapter 5 of the Act deals with integrated development planning and provides the legislative framework for the compilation and adaptation of IDPs by municipalities. Within the chapter, Section 26(e) specifically requires an Municipal SDF (MSDF) as a mandatory component of the municipal IDP.

With the enactment of the **Spatial Planning and Land Use Management Act 16 of 2013** (SPLUMA), a new planning regime was introduced in South Africa. It replaced disparate apartheid era laws with a coherent legislative system as the foundation for all spatial planning and land use

management activities in South Africa. It seeks to promote consistency and uniformity in procedures and decision-making. Other objectives include addressing historical spatial imbalances and the integration of the principles of sustainable development into land use and planning regulatory tools and legislative instruments.

In broad terms, SPLUMA differentiates between two components of the planning system:

- Spatial planning (traditionally also referred to as "forward planning").
- The Land Use Management System (LUMS).

MSDFs reflect a municipality's spatial planning for the municipal area while LSDFs would reflect planning for a specific part of a municipal area. MSDFs and LSDFs are guiding and informing documents that indicate the desired spatial form and define strategies and policies to achieve this. They inform and guide the LUMS, which includes town planning or zoning schemes, allocating development rights, and the procedures and processes for maintaining the maintenance of or changes in development rights. MSDFs and LSDFs also inform sector plans (e.g., specific plans for transport or housing) and the municipality's capital investment framework (indicating where and how the municipality will allocate financial resources over the medium to longer term).

MSDFs and LSDFs are not rigid or prescriptive plans that predetermine or try to deal with all eventualities or sets out complete land use and development parameters for every land portion or cadastral entity. They should, however, contain sufficient clarity and direction to provide guidance to land use management decisions while still allowing some flexibility and discretion. SDFs need to distinguish between critical non-negotiables and fixes, and what can be left to more detailed studies. They should be based on normative principles including performance principles that form the basis of monitoring and evaluation of impacts.

Similar to SPLUMA, the **National Environmental Management Act, Act 107 of 1998** (NEMA), is identified as "framework legislation", intended to define overarching and generally applicable principles to guide related legislation as well as all activities integral to environmental management. Its broad purpose is to provide for co-operative environmental governance by establishing principles for decision-making on matters effecting the environment, institutions that will promote co-operative governance and procedures for coordinating environmental functions exercised by organs of the state, provide for certain aspects of the administration and enforcement of other environmental management laws, and related matters.

NEMA is critical in so far as the issues of environmental sustainability, resilience to climate change, and wise use of the natural resource base, are key to the current and future socio-economic wellbeing of residents in the municipal area. This is especially so because of the fact that sectors such as agriculture and tourism, which all rely to a great extent on the natural assets of the area, remain of great importance to the local economy and are likely to do so in future. In this regard, the National Environmental Management Principles are important and are to be applied in tandem with the development principles set out in SPLUMA. It is also notable that both SPLUMA and NEMA provide for an integrated and coordinated approach towards managing land use and land development processes.

The **National Heritage Resources Act (HRA), Act 25 of 1999**, provides for general principles, norms, and standards governing heritage resources management throughout the Republic and an integrated system for the identification, assessment and management of the heritage resources, including the protection and management of conservation-worthy places and areas by local authorities.

Provincial and municipal laws likewise provide for broad land use planning powers serving the public interest. The **Western Cape Land Use Planning Act (LUPA) 3 of 2014** provides that “municipalities are responsible for land use planning” and that “[a] municipality must regulate . . . the development, adoption, amendment and review of a zoning scheme for the municipal area.” Municipalities also must regulate the imposition of conditions of approval for land use applications. The purpose of the zoning scheme is to “make provision for orderly development and the welfare of the community” and determine use rights and development parameters with due consideration to LUPA’s principles.

The **Stellenbosch Municipality Land Use Planning By-law of 2015** applies to all land situated within the Stellenbosch Municipal area, and sets out the planning instruments, processes, and institutional arrangements for exercising its authority as provided for in the Constitution, SPLUMA, and LUPA.

The **Stellenbosch Municipality Zoning Scheme By-Law 2018** describes the lawful uses of land in the municipal area in detail, as well as associated regulations related to exercising use rights and the control of the use of land.

2.2. The Broad Objectives and Mandate of Planning Legislation

The South African planning and land use law is broad in its objectives and mandate, including its use to meet agreed societal objectives.

A recent study published by the Development Action Group (DAG) observes that the South African planning and land use regulatory regime is recognised as “empowering municipalities to significantly restrict the use of property in a non-arbitrary manner, even where the value of the property is diminished, while still protecting property owners’ rights to use and enjoy their property in

a reasonable manner.”³ Albeit the study focuses on inclusionary housing, the focus of broad objectives sought through planning and land use instruments include matters beyond housing such as the environment, infrastructure provision, public facilities, and so on.

The Bill of Rights states inter alia that the state must take reasonable legislative and other measures, within its available resources, to foster conditions which enable citizens to gain access to land on an equitable basis. In its preamble and principles, SPLUMA specifically acknowledges the spatial planning legacy of racial inequality and segregation in the South African planning regime, the need to strive to meet the basic needs of previously disadvantaged, and the recognition of the right to housing, which includes equitable spatial patterns. Its stated objectives include that planning and land use management promotes social and economic inclusion as well as redress of imbalances of the past and to ensure equity in the application of planning and land use management requirements.

With the above in mind, the DAG report holds inter alia that:

- The Constitution enshrines normative rights, and affirmative obligations by the state to achieve those rights.
- The Constitution’s grant of municipal authority over municipal planning provides municipalities with a tool to legitimately direct the law towards furthering the inclusionary principles regarding housing and access to land.
- Constitutional Court decisions to date acknowledge and support the Constitution’s deference towards redress of past and present injustice, suggesting that applicable laws would be interpreted to allow for planning

³ Legal Aspects of Inclusionary Housing in South Africa, 2020. The work emanates from the 3-year National Land Value Capture Programme, launched in 2020 by a tripartite partnership between DAG, the Lincoln Institute of Land Policy, and the National Treasury’s Cities Support Programme (CSP) and aimed at strengthening the capability of metropolitan governments to efficiently and effectively implement innovative Land Value Capture tools and strategies.

requirements that seek to address inequality and segregation.

In exercising their authority – and again with specific reference to inclusionary housing – the DAG report recommends that:

- Municipalities must implement and administer this broader use of planning and land use regulations to enable matters such as inclusionary housing through its local land use management scheme and/ or land use approval process in conformance with SPLUMA.
- To avoid challenges based on arbitrariness and/ or lack of procedural justice, municipalities need to develop policies to guide their inclusionary housing requirements and amend their local bylaws to give legal effect to these policies. Practices of imposing ad-hoc mandatory inclusionary housing conditions through land-use approvals, ad hoc adjustment or restriction of unused development rights, or providing inclusionary housing requirements only through policy without more formal changes to municipal planning bylaws and spatial development frameworks, present a higher risk of invalidation based on the current requirements under SPLUMA, and constitutional requirements.
- Where new, previously un-enjoyed rights are granted under a land use regime, there is less of a question of whether limitation of those new rights constitute an infringement on private property rights. In contrast, where rights enjoyed by private landowners under an existing land use regime are curtailed in order to enable their re-allocation conditioned on compliance with inclusionary housing requirements, the impact on the existing use and enjoyment of property is more obviously impacted.

The DAG report is more tentative in its findings as to whether the planning and land use regulatory regime provides for an in-lieu fee option to enable inclusionary housing. DAG takes the position that the best justification for in-lieu fees – under the current law – is as a “functional equivalent” of an inclusionary housing requirement, although to their knowledge this legal theory has not been directly tested in South African courts.



Part 3.

Policy and Planning Context

3. Policy and Planning Context

Numerous integrated and sector specific policy frameworks and plans – ranging in spatial reach from the national to the local – impact on the ATC LSDF. The paragraphs below highlight key frameworks and plans, with a view to identify key themes to be considered in preparing the LSDF.

3.1. The 2030 National Development Plan (NDP), 2012

The NDP is an all-encompassing national development plan grounded in the tenets of the Constitution and Bill of Rights. It addresses the varied needs and challenges facing the country, the underlying causes of challenges and factors inhibiting change; and provides detailed guidance on responding to all of these.

Importantly, the NDP recognises that overcoming our triple challenges of inequality, unemployment and poverty will require, inter alia, transforming our physical space. There is a need to disrupt and undo inherited and persisting colonial and apartheid economic, social and spatial investment logics, and the resultant spatial forms and land-use patterns which impede inclusive sustainable human development.

Of particular relevance for the ATC LSDF are the recommendations set out in Chapter 8 of the NDP – Transforming Human Settlements and the National Space Economy – including the upgrading of all informal settlements on suitable, well-located land, increasing urban densities to support public transport and reduce sprawl, promoting mixed housing strategies and compact urban development in close proximity to services and livelihood opportunities, and investing in public transport infrastructure and systems (with a special focus on commuter rail) to ensure more affordable, safe, reliable and coordinated public transport.

Following on from this NDP guidance, government prepared policy and legislation that gives further expression to Chapter 8 of the NDP. These include the 2016 Integrated Urban Development Framework (IUDF) and SPLUMA (detailed in the section on legal context).

3.2. The Integrated Urban Development Framework (IUDF), 2016

The IUDF builds on the NDP, notably Chapter 8. It establishes a guiding vision for settlement development and management in South Africa of “liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life”.

The IUDF puts forward a “new deal” for South Africa’s cities and towns – ranging from the very large metropolitan regions to the smallest towns in rural areas – focused on maximising the potential of urban areas, and integrating planning, budgeting and investment in such a way that it improves and enhances urban structure and form in a manner serving sustainable human development.

The IUDF defined four strategic goals for all urban areas – spatial integration, inclusion and access, growth, and governance – supported by nine “policy levers” to achieve the goals: integrated urban planning and management, integrated transport and mobility, integrated and sustainable human settlements, integrated urban infrastructure, efficient land governance and management, inclusive economic development, empowered active communities, effective urban governance, and sustainable finances. The active participation of a range of stakeholders, including all three spheres of government – across sectors – the private sector, NGOs, NPOs and local community

organisations, is recognised as a prerequisite in implementing the policy goals of the IUDF.

3.3. The Draft National Spatial Development Framework (NSDF) 2020

The NSDF follows on the IUDF and SPLUMA’s call for spatial plans across scales of space, from national to local. Among the outcomes sought by the NSDF is “a network of consolidated, transformed and well-connected national urban nodes, regional development anchors, and development corridors that enable South Africa to derive maximum transformative benefit from urbanisation, urban living and inclusive economic development.”

The NSDF emphasises that settlement development in South Africa must be undertaken in such a way that it increases development density, reduces urban sprawl, prevents the unsustainable use of productive land, and optimises investment in infrastructure networks.

In terms of the NSDF, broader Cape Town, Gauteng and eThekweni are regarded as a national urban regions, where urbanisation should be consolidated in “compact, productive, sustainable, inclusive and well-governed urban core regions.”

3.4. Western Cape Government Provincial Strategic Plan (PSP) 2019-2024

The PSP sets out the Western Cape Government’s vision and strategic priorities. The PSP vision and strategic priorities are illustrated in diagram ...

In relation to mobility and spatial transformation, the PSP envisages that “residents live in well-connected, vibrant, and sustainable communities and move around efficiently on safe, affordable, low-carbon public transport”.

3.5. The Provincial Spatial Development Framework (PSDF) 2014

The PSDF sets out to:

- Address the lingering spatial inequalities that persist because of apartheid's legacy – inequalities that contribute both to current challenges (lack of jobs and skills, education and poverty, and unsustainable settlement patterns and resource use) and to future challenges (climate change, municipal fiscal stress, food insecurity, and water deficits).
- Provide a shared spatial development vision for both the public and private sectors and to guide to all sectoral considerations about space and place.
- Direct the location and form of public investment and to influence other investment decisions by establishing a coherent and logical spatial investment framework.

The spatial agenda advocated by the PSDF is summarised in diagram 1. The PSDF sets out the key strategic spatial transitions required to achieve a more sustainable use of provincial assets, the opening-up of opportunities in the space-economy and the development of integrated and sustainable settlements. These are summarised in tables 1 and 2.

The PSDF includes a composite map which graphically portrays the Western Cape's spatial agenda. In line with the Provincial spatial policies, the map shows what land use activities are suitable in different landscapes and highlights where efforts should be focused to grow the Provincial economy. For the agglomeration of urban activity, the Cape Metro functional region, which includes the Stellenbosch Municipality, as well as the emerging regional centres of the Greater Saldanha functional region and the George/ Mossel Bay functional region, is prioritised.



Diagram 1. The Western Cape Government PSP vision and strategic priorities (WCG, 2020)

Through more mixed-use, mixed-income neighbourhoods and sustainable densification of economic centres, the average time, cost, and distance of commuting is reduced, and through leveraging provincial and municipal investments in infrastructure, human settlements, spaces, and services, communities can be healed, connected, integrated, and transformed while reducing the vulnerability to climate change. Neighbourhoods should become safe places of equal opportunity, dignity and belonging.

The PSP recognises that distance to economic opportunity and social services carries both direct and indirect costs, and disproportionately so for the poor and vulnerable. It is recognised that South African cities are generally limited in achieving their economic potential – known as “reaping the urban dividend”. This is due to their low densities, inverted

spatial form, mono-functional land use patterns, and spatial poverty traps.

Four focus areas are identified for achieving mobility and spatial transformation:

1. Create better linkages between places through safe, efficient and affordable public transport.
2. Establishing Inclusive places of opportunity.
3. Enabling more opportunities for people to live in better locations.
4. Improving the places where people live.

Table 1. The key PSDF Transitions

PSDF THEME	FROM	TO
Resources and Assets (Bio-Physical Environment)	Mainly curative interventions	More preventative interventions
	Resource consumptive living	Sustainable living technologies
	Reactive protection of natural, scenic and agricultural resources	Proactive management of resources as social, economic and environmental assets
Opportunities in the Space Economy (Socio-Economic Environment)	Fragmented planning and management of economic infrastructure	Spatially aligned infrastructure planning, prioritisation and investment
	Limited economic opportunities	Variety of livelihood and income opportunities
	Unbalanced rural and urban space economies	Balanced urban and rural space economies built around green and information technologies
Integrated and Sustainable Settlements (Built Environment)	Suburban approaches to settlement	Urban approaches to settlement
	Emphasis on 'greenfields' development and low density sprawl	Emphasis on 'brownfields' development
	Low density sprawl	Increased densities in appropriate locations aligned with resources and space-economy
	Segregated land use activities	Integration of complementary land uses
	Car dependent neighbourhoods and private mobility focus	Public transport orientation and walkable neighbourhoods
	Poor quality public spaces	High quality public spaces
	Fragmented, isolated and inefficient community facilities	Integrated, clustered and well located community facilities
	Focus on private property rights and developer led growth	Balancing private and public property rights and increased public direction on growth
	Exclusionary land markets and top-down delivery	Inclusionary land markets and partnerships with beneficiaries in delivery
	Limited tenure options and standardised housing types	Diverse tenure options and wider range of housing typologies
Delivering finished houses through large contracts and public finance and with standard levels of service	Progressive housing improvements and incremental development through public, private and community finance with differentiated levels of service	

Table 2. The PSDF Spatial Agenda

Focus	What it Involves
GROWING THE WESTERN CAPE ECONOMY IN PARTNERSHIP WITH THE PRIVATE SECTOR, NON-GOVERNMENTAL AND COMMUNITY BASED ORGANISATIONS	<ul style="list-style-type: none"> Targeting public investment into the main driver of the Provincial economy (i.e. the Cape Metro functional region, the emerging Saldanha Bay/ Vredenburg and George/ Mossel Bay regional industrial centres, and the Overstrand and Southern Cape leisure and tourism regions). Managing urban growth pressures to ensure more efficient, equitable and sustainable spatial performance. Aligning, and coordinating public investments and leveraging private sector and community investment to restructure dysfunctional human settlements. Supporting municipalities in managing urban informality, making urban land markets work for the poor, broadening access to accommodation options, and improving living conditions. Promoting an urban rather than suburban approach to settlement development (i.e. diversification, integration and intensification of land uses). Boosting land reform and rural development, securing the agricultural economy and the vulnerability of farm residents, and diversifying rural livelihood and income earning opportunities.
USING INFRASTRUCTURE INVESTMENT AS PRIMARY LEVER TO BRING ABOUT THE REQUIRED URBAN AND RURAL SPATIAL TRANSITIONS	<ul style="list-style-type: none"> Aligning infrastructure, transport and spatial planning, the prioritisation of investment and on the ground delivery. Using public transport and ICT networks to connect markets and communities. Transitioning to sustainable technologies, as set out in the WCIF. Maintaining existing infrastructure.
IMPROVING OVERSIGHT OF THE SUSTAINABLE USE OF THE WESTERN CAPE'S SPATIAL ASSETS	<ul style="list-style-type: none"> Safeguarding the biodiversity network and functionality of ecosystem services, a prerequisite for a sustainable future. Prudent use of the Western Cape's precious land, water and agricultural resources, all of which underpin the regional economy. Safeguarding and celebrating the Western Cape's unique cultural, scenic and coastal resources, on which the tourism economy depends. Understanding the spatial implications of known risks (e.g. climate change and its economic impact, sea level rise associated with extreme climatic events) and introducing risk mitigation and/or adaptation measures.

3.6. The Greater Cape Metro Regional Spatial Implementation Framework (GCM RSIF) 2017

The Greater Cape Metro (GCM) Regional Spatial Implementation Framework (RSIF), completed in 2017, aims to build consensus between the spheres of government and state-owned companies on what spatial outcomes the GCM should strive for, where in space these should take place, and how they should be configured. The GCM covers the municipal jurisdictions of Cape Town, Saldanha Bay, Swartland, Drakenstein, Stellenbosch, Breede Valley, Theewaterskloof, and Overstrand.

The regional settlement concept proposed by the GCM RSIF is built on the following key tenets:

- Containing settlement footprints by curtailing the further development of peripheral dormitory housing projects.
- Targeting built environment investments within regional centres, specifically in nodes of high accessibility and economic opportunity.
- Targeting these locations for public and private residential investment, especially rental housing, to allow for maximum mobility between centres within the affordable housing sector.
- Using infrastructure assets (specifically key movement routes) as “drivers” of economic development and job creation.
- Promoting regeneration and urban upgrading within strategic economic centres as well as high-population townships across the functional region.
- Shifting to more urban forms of development within town centres including higher densities and urban format social facilities.
- Connecting these nodes within an efficient and flexible regional public transport and freight network.

- Maintaining valuable agricultural and nature assets.

In terms of role and function, Paarl and Wellington is designated as the Northern Winelands service, administrative, tertiary education, agri-processing and distribution, and tourist centre, with very high/high growth potential. Stellenbosch is designated as the Southern Winelands service, administrative, tertiary education and research, and agri-processing centre, as well as home to multi-national enterprise headquarters, a key tourism destination, and focus for technology industry, with very high growth potential.

3.7. Regional Socio-Economic Programme (RSEP) 2014

The RSEP is an intergovernmental programme of the WCG. The primary goal of the programme is urban upgrading and renewal focusing on previously disadvantaged neighbourhoods through pro-poor

and social upliftment interventions and to address the legacies of spatial segregation in South Africa.

This is done by implementing physical projects that will have an immediate impact and demonstrate “what can be done” in order for municipalities to mainstream this directive in their normal day-to-day work and future planning initiatives and budgeting processes. In addition, non-physical projects are also undertaken (e.g., precinct planning, urban design, and facilitating partnerships and collaboration).

The programme also aims to promote a “whole-of-society” approach which envisions provincial and local government partnering with active citizens, communities and stakeholders to promote social and economic inclusion; and furthermore, to establish a “whole-of-government” approach to enhance planning-led budgeting through coordinated multi-sector spending in the province. The programme is therefore focused on bringing together a range of stakeholders, both

COMPONENTS OF TOOLKIT



TYPICAL TOWN MORPHOLOGY

* Based on Venturzburg

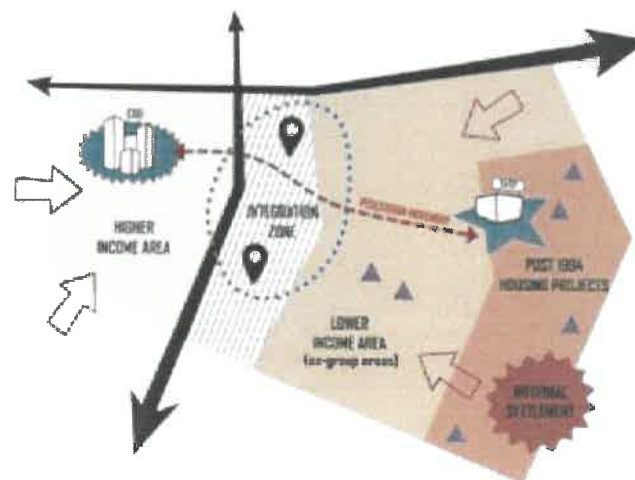


Diagram 2. RSEP Reconstruction Framework (WCG)

local, provincial, national and private, in order to achieve effective and efficient joint planning and implementation at the local level and to improve quality of life of citizens and in communities.

One of the key deliverables developed by the RSEP to be utilized and implemented as a new directive by the municipalities, is a "Reconstruction Framework" for their towns, which can be used as a "toolkit" for upgrading and integration. The framework comprises of a model that investigates the town structure in terms of the impact of apartheid planning, post-apartheid housing developments and the current location of poor communities and their relationship and interaction with the rest of the town. It is aligned to a number of policies such as the IUDF, the NDP and the PSDF.

The RSEP Reconstruction Framework aligns with National Treasury's Urban Network Strategy, which attempts to align and crowd-in public spending and unlock private investment in order to re-stitch fragmented spatial forms through catalytic interventions. Components of the framework include:

- Transition/ integration zones.
- Strategic vacant or underutilised land.
- Government facilities.
- Neighbourhood facilities and public spaces.
- Satellite nodes.
- Clustered social facilities/hubs.
- Pedestrian routes and movement patterns.

The Reconstruction Framework and its components is illustrated in diagram 2.

SM is one of the new local municipalities participating in Phase 2 of the RSEP Programme. Three projects have been identified for Stellenbosch, the construction of Cloeteville outdoor gym and playpark, the formalisation of the taxi rank and LED market stalls in the Kayamandi/ Stellenbosch integration zone and co-funding for further detailed planning of the ATC.

Table 3. IDP Strategic Focus Areas and the MSDF

IDP STRATEGIC FOCUS AREA	LSDF DIRECTION
Valley of possibility	<ul style="list-style-type: none"> • Containment of settlements to protect nature/ agricultural areas and enable public and non-motorized transport and movement. • A focus on public and non-motorized transport and movement.
Green and sustainable valley	<ul style="list-style-type: none"> • Protection of nature areas, agricultural areas, and river corridors.
Safe valley	<ul style="list-style-type: none"> • Denser settlements with diverse activity to ensure surveillance.
Dignified living	<ul style="list-style-type: none"> • A specific focus on the needs of "ordinary" citizens, experiencing limited access to opportunity because of restricted available material resources.
Good governance and compliance	<ul style="list-style-type: none"> • Presenting information, including opportunities and choices in a manner that assists its internalization by all.

3.8. The Stellenbosch Municipality Integrated Development Plan (IDP)

The SM Integrated Development Plan 2017-2022 (IDP) is aimed at coordinating the efforts of various municipal departments in achieving the vision for the municipality as a "valley of opportunity and innovation". Efforts to achieve this vision are channelled into five specific focus areas:

- Valley of possibility – aimed at attracting investment, growing the economy and employment.
- Green and sustainable valley – aimed at ensuring that the asset base of the municipality is protected and enhanced.
- Safe Valley – aimed at ensuring that its residents are and feel safe.
- Dignified living – aimed at improving conditions for residents through access to education and economic opportunities.
- Good governance – aimed at ensuring that municipality is managed efficiently and effectively to the benefit of all stakeholders.

Budget expenditure is closely linked to these focus areas and achieving these outcomes.

Table 3 illustrates how spatial planning in the LSDF can contribute, in terms of its focus and contribution, to achieving the aims articulated for each strategic focus area.

3.9. The Stellenbosch Municipal Spatial Development Framework (MSDF), 2019

The MSDF is a statement of public policy that seeks to influence the overall spatial distribution and form of land use, associated infrastructure, public facilities within the Municipal area to give effect to the vision, goals and objectives of the Municipal Integrated Development Plan (IDP).

Prepared in terms of SPLUMA, it attempts to answer the following questions: "How should the municipal area develop over the next five to thirty years to meet the needs of its citizens? What kind of development will take place, where will it take place, and who will be responsible for what aspect of the development?"

This focus is important. Future growth, expansion and innovation cannot be allowed to unfold in haphazard ways as this is likely to result in expensive outward low-density sprawl of housing and commercial areas and the related destruction of valuable eco-system and agricultural resources. This kind of development is also likely to exacerbate spatial divisions and exclude citizens with lesser materials resources from opportunity to live in proximity to work, commercial opportunity, and social facilities.

Ad hoc development removes the certainty that everyone needs to make long-term investment decisions, including municipal leadership – planning for associated infrastructure – and key players like the property developers, financial investors, development planners, municipal officials dealing with associated approval processes, and ordinary households.

In more detail, the MSDF aims to:

- Enable a vision for the future of the municipal area based on evidence, local distinctiveness, and community derived objectives.
- Translate this vision into a set of policies, priorities, programmes, and land allocations together with the public sector resources to deliver them.
- Create a framework for private investment and regeneration that promotes economic, environmental, and social well-being.
- Coordinate and deliver the public-sector components of this vision with other agencies and processes to ensure implementation.

The concept for the MSDF comprises seven key tenets:

1. Maintain and grow our natural assets: Critical biodiversity areas, valuable land areas (including agricultural land), land affecting the maintenance of water resources, and so on, cannot be built upon extensively, it cannot

be the focus for significantly accommodating existing or future settlement need spatially.

2. Respect and grow our cultural heritage: The areas and spaces – built and unbuilt – that embody the cultural heritage and opportunity of Stellenbosch Municipality needs to be preserved and exposed further. Some areas and spaces need to be maintained intact, others provide the opportunity for new activity, in turn exposing and enabling new expressions of culture.
3. Direct growth to areas of lesser natural and cultural significance as well as movement opportunity: Within areas of lesser natural and cultural significance, the focus should be on areas where different modes of transport intersect, specifically places where people on foot – or using nonmotorized transport – can readily engage with public transport.
4. Clarify and respect the different roles and functions of settlements: The role and potentials of different settlements in Stellenbosch require clarification. In broad terms, the role of a settlement is determined by its relationship to natural and cultural assets and the capacity of existing infrastructure to accommodate change and growth.
5. Clarify and respect the roles and functions of different elements of movement structure: Ensure a balanced approach to transport in SM, appropriately serving regional mobility needs and local level accessibility improvements, aligned with the spatial concept.
6. Ensure balanced, sustainable communities: Ensure that all settlements are balanced and sustainable, providing for different groups, maintaining minimal development footprints, walkability, and so on.
7. Focus collective energy on critical lead projects: Harness available energy and resources to focus on a few catalytic areas that

offer extensive opportunity fastest and address present risk.

The overall plan indicates a municipal area largely set aside as protected and managed areas of nature and high value agricultural land. These areas of nature and agriculture are critical in delivering various ecological and economic services and opportunity. Significant change in use and land development is not envisaged in the nature and agricultural areas. Only non-consumptive activities are permitted (for example, passive outdoor recreation and tourism, traditional ceremonies, research and environmental education) in core nature areas. In agricultural areas, associated building structures are permitted, as well as dwelling units to support rural tourism, and ancillary rural activities that serves to diversify farm income.

A hierarchy of settlements, large and small – each with distinctive characteristics and potentials – and linked through a system of routes, is set in this landscape. Both open areas of nature and agriculture and parts of settlements and the routes that connect them, carry strong historic and cultural values, and contribute significantly to the tourism economy.

While all settlements continually undergo change and require change to improve livelihood opportunity and convenience for existing residents, not all are envisaged to accommodate significant growth. Those envisaged to accommodate both larger scale change and significant growth are situated on the Baden Powell Drive-Adam Tas-R304 corridor. Further, given the railway running on this corridor, the opportunity for settlement closely related to public transport exists here. The corridor is in not proposed as a continuous development strip. Rather it is to comprise contained, walkable settlements surrounded by nature and agriculture, linked via different transport modes, with the rail line as backbone.

The largest of these settlements, where significant development over the short to medium term is foreseen, are the towns of Stellenbosch and

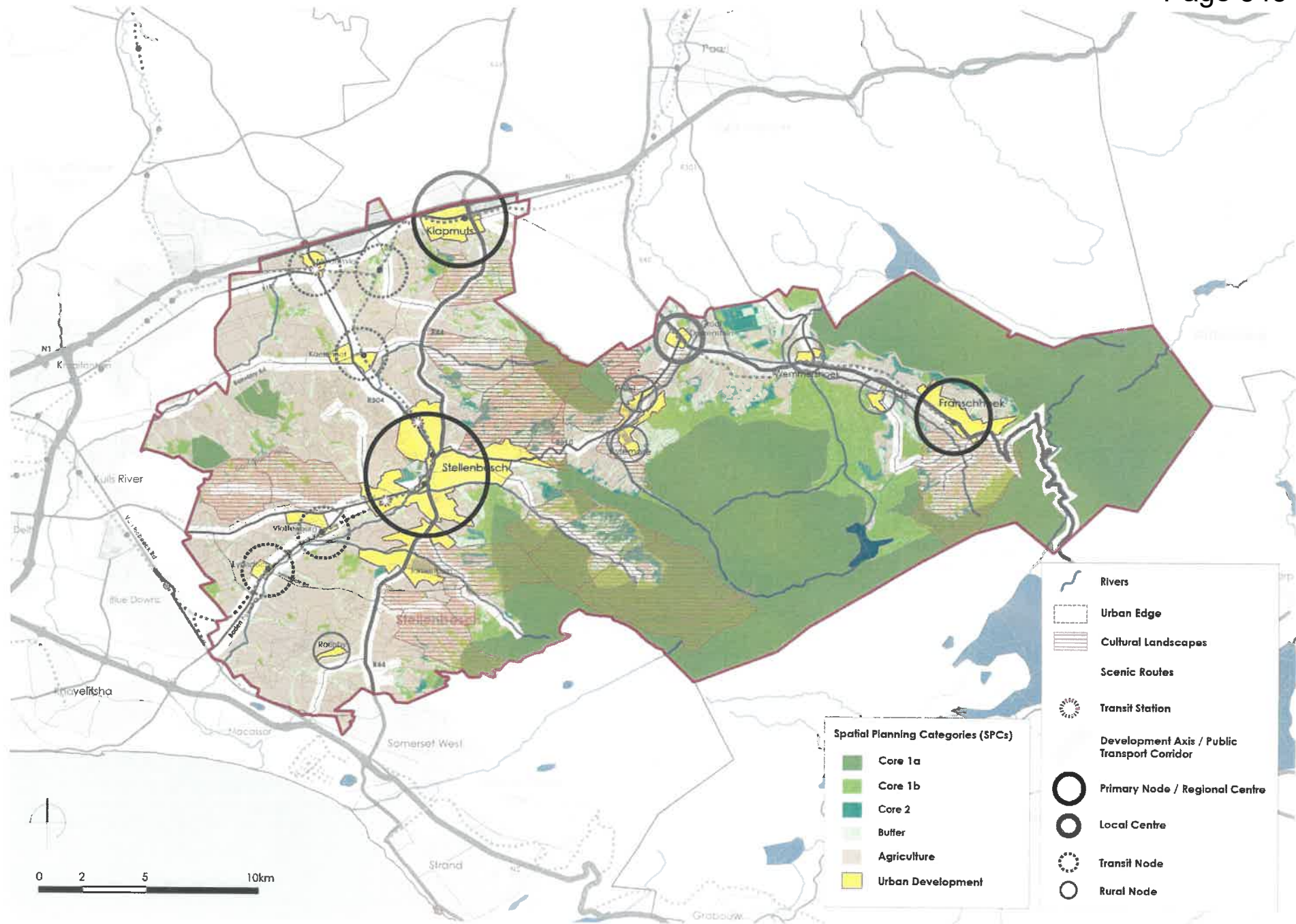


Figure 4. The Stellenbosch MSDF Plan (Stellenbosch Municipality, 2019)

Klapmuts. The potential of Klapmuts for economic development and associated housing is particularly significant, located as it is on the metropolitan area's major freight route. Over the longer term, the Muldersvlei/ Koelenhof and Vlotenburg/ Lynedoch areas can potentially develop into significant settlements. Although considerably smaller than Stellenbosch and Klapmuts, these expanded settlements are nevertheless envisaged as balanced, inclusive communities. Over the longer term, these expanded settlements are foreseen to fulfil a role in containing the sprawl of Stellenbosch town, threatening valuable nature and agricultural areas. Importantly, they should not grow significantly unless parallel public transport arrangements can be provided.

The remainder of settlements are not proposed for major growth, primarily because they are not associated with movement routes and other opportunity than can support substantial livelihood opportunity for all community groups. The focus in these settlements should be on on-going improvements to livelihood opportunity for residents, and the management of services and places. The largest of these settlements is Franschoek, a significant tourism destination.

Stellenbosch town will remain the major settlement within the municipality; a significant centre comprising extensive education, commercial and government services with a reach both locally and beyond the borders of the municipality, tourism attractions, places of residence, and associated community facilities.

Retaining what is special in Stellenbosch town requires change. The town has grown significantly as a place of study, work, and tourism, while perhaps inadequately providing residential opportunity for all groups, and certainly lacking adequate provision of public transport and NMT options. Managing residential growth of the town, through providing more inclusive housing at higher densities than the norm, is vital. This can and must bring significant reductions in commuting by private

vehicles to and within Stellenbosch town, and provide the preconditions for sustainable public transport and NMT to and within the town.

The most significant redevelopment opportunity within Stellenbosch town is the ATC, stretching from the Droë Dyke and the Old Sawmill sites in the west along Adam Tas Road and the railway line, to Kayamandi, the R304, and Cloetesville in the north. Large industrial spaces – currently disused or to be vacated over time – exist here. Redevelopment offers the opportunity to accommodate many more residents within Stellenbosch town, without a negative impact on agricultural land, nature areas, historically significant precincts, or “choice” lower density residential areas. In many ways, the ATC represents the key to protect and enhance what is special within Stellenbosch town, as well as the relationship between the town and surrounding nature and agricultural areas.

Conceptually, the ATC is the focus of new town building, west of the old Stellenbosch town and central business district (CBD). The “seam” between the new and old districts comprises Die Braak and Rhenish complex, which can form the public heart of Stellenbosch town. The CBD or town centre in itself can be improved, focused on public space and increased pedestrianism. A recent focus on the installation of public art could be used as catalyst for further public space improvements.

The inclusivity of infill housing opportunity – referring to the extent to which the housing provides for different income and demographic groups – whether as part of the ATC or elsewhere within Stellenbosch town – is critical. Unless more opportunity is provided for both ordinary people working in Stellenbosch, and students, it will be difficult to impact on the number of people commuting to and from Stellenbosch town in private vehicles on a daily basis.

Given the extent of inclusive opportunity associated with the ATC, the MSDP defines the ATC as a focus for major development energy and “catalytic” project.

3.10. Draft Integrated Human Settlement Plan (ISHP), 2018

A draft Integrated Human Settlement Plan (ISHP) was prepared for SM in 2018. The plan estimates housing need for the indigent (the plan refers to a “give-away” bracket) municipality-wide in 2016 as 11 6181. The estimated unfulfilled need of houses by 2036, assuming that no houses for the indigent will be built between 2016 and 2036, is 17 847. If the current rate of delivery persists only 7 805 units would have been added by 2036, thus still resulting in a significant backlog. Estimated housing demand for the non-indigent (in units larger than <80 m² and comprising a variety of unit types aimed at various markets, such as GAP housing, flats and townhouses, and stand-alone units) in 2016 was 15 042. If no supply is added by 2036 this demand is 23 106. The ISHP indicates that the largest demand for housing is in Stellenbosch town, which already accommodates 70% of the urban population of the SM.

At the time of preparing the ATC LSDP, SM was in the process of procuring a service provider to prepare a new IHSP.

3.11. Draft Inclusionary Housing Policy

Inclusionary housing is a spatially targeted mechanism that relies on the regulatory system of planning permissions to oblige property developers to provide affordable housing at prices below those targeted by their development. Inclusionary housing leverages the greater societal role in creating land value, along with the significant increase in the value of land, as a consequence of granting new or additional land use rights.

In other words, in return for additional land use rights, including a greater mix of uses and higher densities that generate significant value, the inclusionary housing mechanism applies a standardised requirement or “set-aside requirement” for developers to include, in their

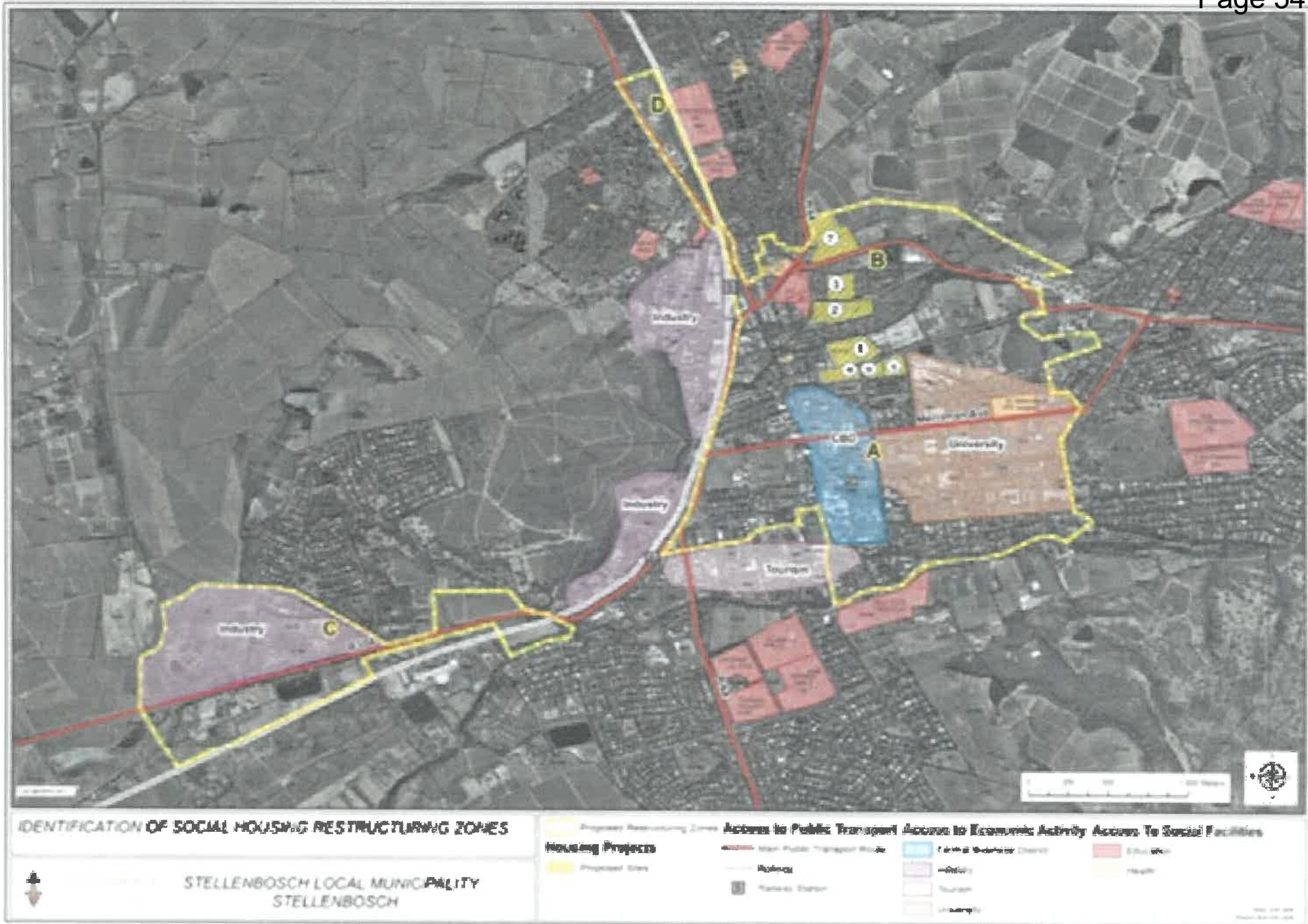


Figure 5. Restructuring Zones (Stellenbosch Municipality)

developments, a contribution towards housing that is affordable to lower-middle and lower-income households. The objective is to open up opportunities for more affordable housing in identified areas and to promote more integrated communities in those areas that are less starkly divided by income and race and more inclusive of key workers and young professionals in particular.

While the ATC LSDF was under preparation, the WCG advertised its "Inclusionary Housing Policy Framework" for comment. The Framework:

- Define inclusionary housing.
- Provide the rationale for its use as a mechanism for spatial transformation.
- Provide the basis for the application of inclusionary housing measures in the Western Cape.
- Outline how inclusionary housing can be introduced in municipalities.

In parallel with the WCG's policy initiative, the SM has commenced work on its own inclusionary housing policy framework.

3.12. Restructuring Zones

In 2016 SM defined Restructuring Zones with the aim of bringing lower income (and often disadvantaged) people into areas where there are major urban economic opportunities (both with respect to jobs and consumption) and from which they would otherwise be excluded because of the dynamics of the land market⁴. The proposed Restructuring Zone, illustrated in Figure 5 includes most of the CBD, Van der Stel and the area to its south, the Sawmill site, Droë Dyke, and the Oude Libertas vineyard.

⁴ <https://stellenbosch.gov.za/download/defining-restructuring-zone-for-social-housing>

3.13. Draft Stellenbosch Municipality Roads Master Plan (2018 Update)

The Draft Stellenbosch Municipality Roads Master Plan (2018 Update) gives specific attention to:

- A Eastern Link Road: a proposed class 4 road from Techno Park running through Paradyskloof and Brandwacht into the CBD, thereby removing some local traffic from the R44.
- The Western Bypass: a proposed class 2 road linking the R44 south of Stellenbosch with the R304 in the north (two options were tested: (a) a Techno Park/R44 southern starting point, (b) a Annandale/ R44 southern starting point).
- The R44 upgrade and reclassification: significant upgrade to the R44 and grade separating some intersections to improve mobility and capacity along the R44.

The RMP found that the following road sections function beyond capacity:

- The R304 before its intersection with the R44.
- The R44 (south) between Paradyskloof and the Van Reede intersection.
- Bird Street between the R44 and Du Toit Street.
- Merriman and Cluver Streets between Bird Street and Helshoogte Road.
- Dorp Street between the R44 and Piet Retief Street.
- Adam Tas Road between its junction with the R44 and Merriman Street.
- Van Reede and Vrede Streets between the R44 and Piet Retief Street.

Access roads found to be under severe pressure are:

- The Welgevonden access road.

- Lang Street into Cloetesville.
- Rustenburg Road into Idas Valley.
- The Techno Park access road.

3.14. Parking Study, 2019

SM appointed consultants to undertake a Stellenbosch Parking Study during March 2019. Following traffic surveys and development of a simulation model to assist in traffic analysis in the Stellenbosch CBD, the service provider instructed to develop recommendations for the development of two public parking garages, one at the Techno Park, and the other on the Eikestad Mall site behind the "City Hall" (preferably, the two facilities are to be developed by the private sector, according to specifications and legal guidance provided by the SM). Work to be concluded is presented in a report by the service provider dated April 2020⁵.

3.15. Policy on the Management of Stellenbosch Municipality's Immovable Property, 2018

The preamble to the SM's policy on the management of its immovable property recognises the inequitable spread of ownership of immovable property throughout the municipal area, the historical causes thereof, and the leading role of the Municipality in redressing these imbalances by ensuring that the immovable property assets under its control are dealt with in a manner that ensures the greatest possible benefit to the Municipality and the community that it serves, and makes available economic opportunities. The preamble also recognises that the Municipality must manage its immovable property in a fair, transparent, and equitable manner. Section 5.1 states guiding principles for the policy, including:

- The use of the Municipality's immovable property to promote social integration, to redress existing spatial inequalities, to promote

⁵ 13/SM.39/18: Transport Planning and Traffic Engineering for the Municipality's Parking Development Programme: Inception Report: Final Feasibility, April 2020 (SMEC)

Table 4. Relevant land owner plans for the ATC and adjacent areas

STELLENBOSCH MUNICIPALITY	
Kayamandi North	<ul style="list-style-type: none"> Part of Kayamandi North is owned by the SM. The SM has issued a tender for the detailed planning of the area.
Die Braak and environs	<ul style="list-style-type: none"> SM has appointed service providers to explore the future use and integration of Die Braak and environs (including the municipally owned Rhenish Complex).
Van der Stel	<ul style="list-style-type: none"> The SM has no definite plans for Van der Stel but the opportunity to rationalize existing use – accommodating a broader range of sporting facilities and associated uses and assisting in management sustainability – has been mooted. Van der Stel is a key area for connecting the ATC with the rest of Stellenbosch.
UNIVERSITY OF STELLENBOSCH ¹	
US Business School	<ul style="list-style-type: none"> The University intends to relocate the Business School from Bellville to a site west of the Oude Libertas Theatre. It is hoped that locating the Business School here will also assist in securing the financial sustainability of the theatre complex.
PRIVATE	
Kayamandi North	<ul style="list-style-type: none"> Part of Kayamandi North is in private ownership. A concept proposal has been prepared for the middle section (Farm 81/33), termed "Newinbosch". Some 1 100 residential opportunities and associated facilities are proposed for the 49ha site. An application has also been submitted to develop a smaller adjoining section of land (Farm 81/29) into 158 (affordable) townhouse units.
Sawmill	<ul style="list-style-type: none"> Previously, while owned by Steinhoff, a rezoning was submitted (and approved) for a regional mall and associated commercial development on the Sawmill site. It is understood that the site has been sold, and a concept proposal has been developed for a mixed-use development.

¹ The University is in the process of preparing an integrated spatial development framework, to serve as a guide for campus development in terms of inter alia land use, accessibility, open space structure, preservation of heritage and culture, pedestrian circulation, and traffic circulation and parking. The intent is for long-term capital plans to be aligned with the spatial development framework. The US Business School is the one development directly impacting on the ATC.

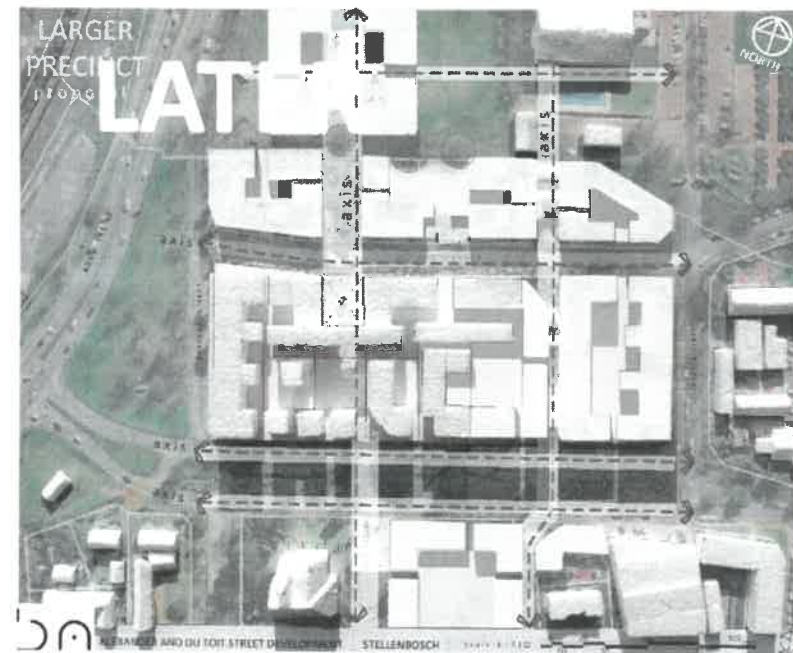
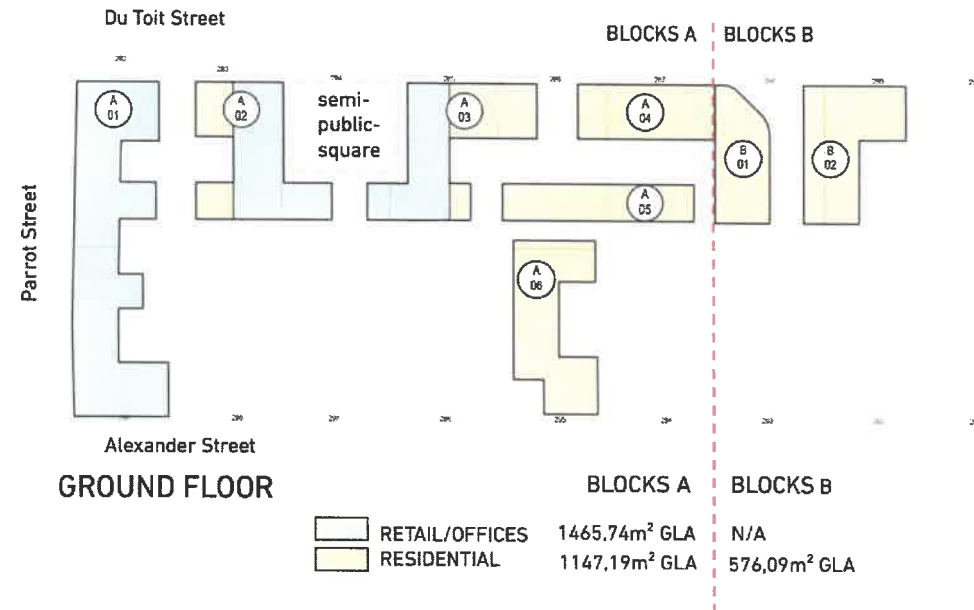


Figure 6. Proposals for area south of Van der Stel - Alexander & Du Toit Street Block Regeneration (URBA Architects, Urban Designers, June 2020)

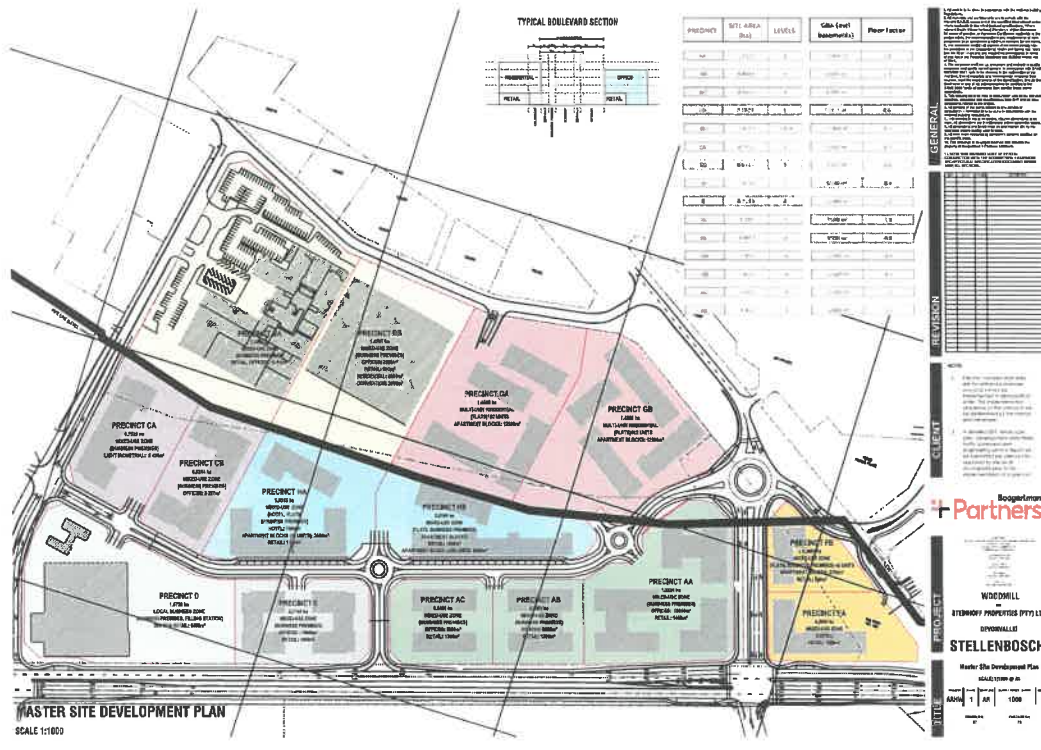


Figure 7. Proposal for the Sawmill redevelopment (Boogertman+Partners,)

economic growth, to build strong, integrated and dignified communities and to provide access to housing, services, amenities, transport and opportunities for employment.

- The promotion of access by black people to the social and economic benefit of immovable property ownership, management, development and use.

The Policy recognises three broad methods of property disposal:

- Competitive processes (through formal tenders, public auction, closed tenders, and/ or unsolicited bids).
- Non-competitive processes (where non-viable property is disposed to an adjacent owner regarded as the only party who can use the land, or viable property is disposed without a competitive process).
- The exchange of land (when it is advantageous to the Municipality and other parties to exchange land in their ownerships and will achieve best consideration for the municipality).

3.16. Landowner Plans for the ATC and Adjacent Areas

Table 4 and accompanying figures summarizes known development proposals for various parts of the ATC and adjacent areas.

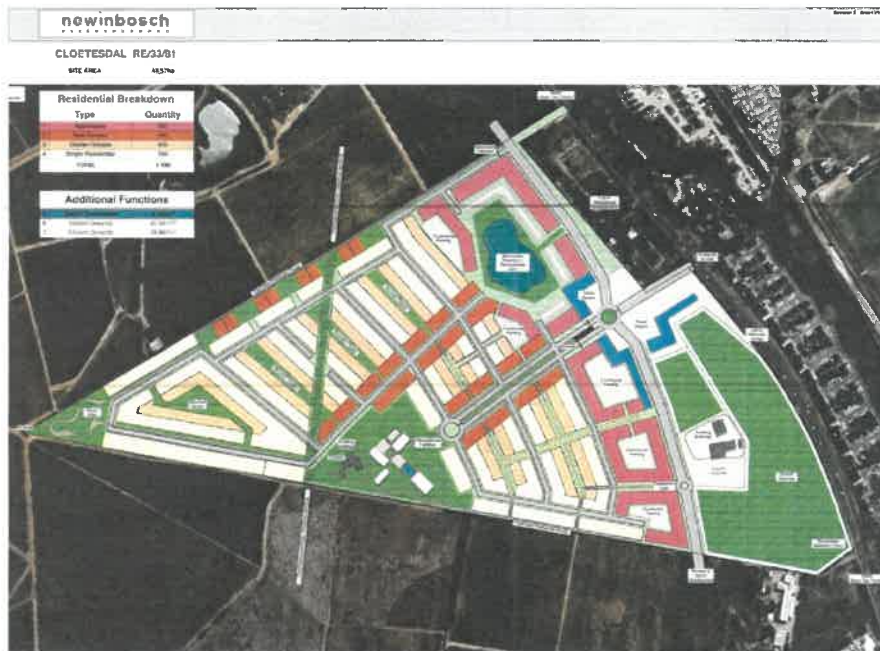


Figure 8. Concept Masterplan for the Northern Extension (Osmond Lange Architects and Planners, 2019)

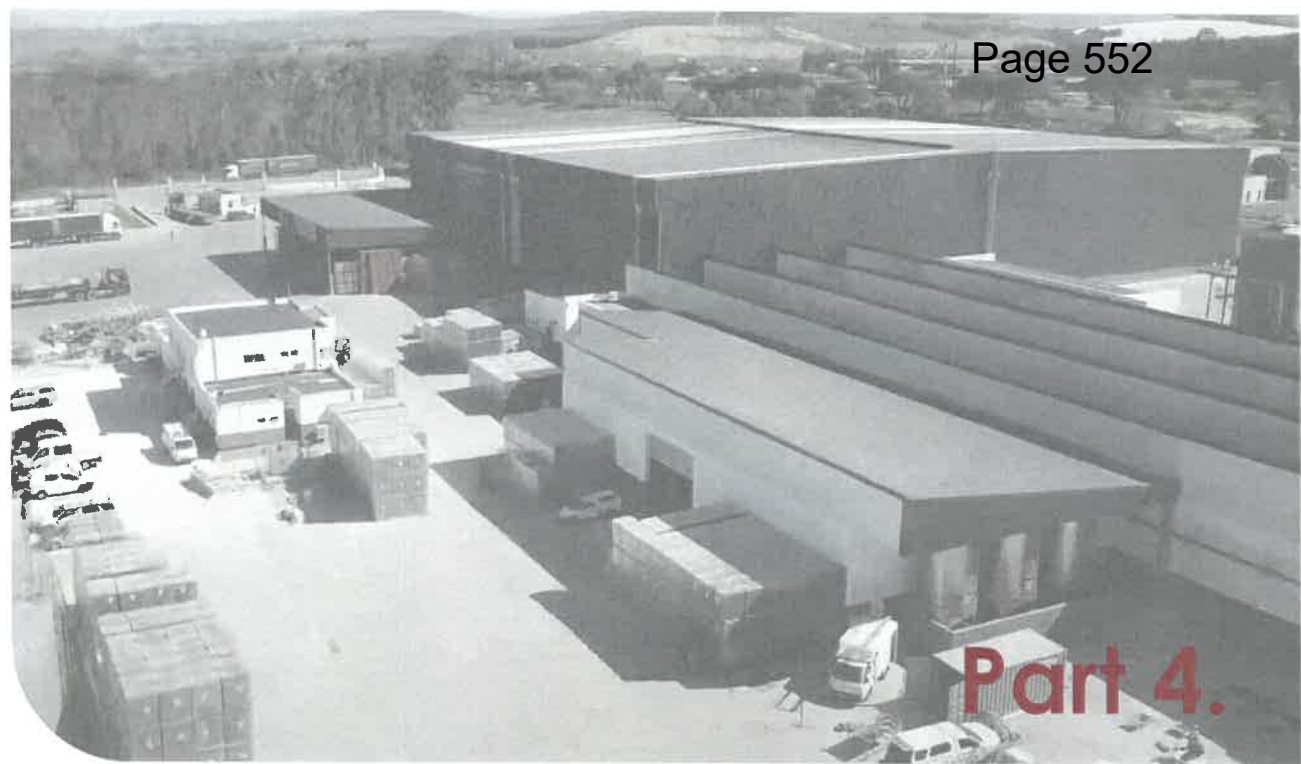
Table 5. Relevant land owner plans for the ATC and adjacent areas (continued)

PRIVATE	
Oude Molen	<ul style="list-style-type: none"> A rezoning has been submitted for a mixed-use development comprising some 253 apartments and limited commercial use. Provision is made for the road serving the development via Bosman's Crossing to be linked through the Bergkelder site to George Blake Road.
Remgro	<ul style="list-style-type: none"> Previously Remgro prepared plans for low-key commercial/ residential infill development west and east of the Rupert Museum. Various plans have been prepared to extend riverside NMT routes to and past the Remgro precinct. The relocation of the agri-mark to a more favorable location on the edge of town has been mooted.
Bergkelder	<ul style="list-style-type: none"> Distell has appointed GrowthPoint as its development partner for the Bergkelder site. GrowthPoint has not yet submitted its plans for Bergkelder.
PRIVATE: ADJOINING ATC	
Dennesig	<ul style="list-style-type: none"> Various proposals and applications have been submitted to the SM for predominantly residential densification of single dwelling zoned erven in the Dennesig area. Some higher density redevelopment has occurred.
Area south of Van der Stel	<ul style="list-style-type: none"> A concept proposal has been prepared for predominantly residential densification of single dwelling zoned erven in the area south of Van der Stel (between Alexander and Du Toit Streets).



Figure 9. Proposals for Oude Molen (First Plan Town Planners, 2020)





Part 4.

Local Spatial Development Frameworks

4. Local Spatial Development Frameworks

4.1. Focus

Section 9 of the Stellenbosch Municipality Land Use Planning By-law of 2015 outlines the purpose of a Local Spatial Development Framework (LSDF) prepared for a specific geographic area as well as aspects related to its preparation, review, and status.

The purpose of a LSDF is to:

- Provide detailed spatial planning guidelines.
- Provide more detail in respect of a proposal provided for in the MSDF.
- Meet specific land use planning needs.
- Provide detailed policy and development parameters for land use planning.
- Provide detailed priorities in relation to land use planning and, in so far as they are linked to land use planning, biodiversity and environmental issues.
- Guide decision-making on land use applications.

When the Municipality compiles, amends or reviews LSDF, it must adopt a process plan, including the public participation processes to be followed for the compilation, amendment, review or adoption of the LSDF. The Municipality must, within 21 days of adopting a LSDF – or an amendment of a LSDF – publish a notice of the decision in the media and the Provincial Gazette. A LSDF or an amendment thereof comes into operation on the date of publication of the notice in the Provincial Gazette.

A LSDF guides and informs decisions made by the Municipality relating to land development, but it does not confer or take away rights.

4.2. User Categories

The LSDF for the ATC targets two broad user categories. The first is the government sector, across spheres from national to local government, including State Owned Enterprises (SOEs). While the LSDF is informed by the spatial direction stated in national, provincial, and district level policy, it also sets out the municipality's spatial agenda for government departments across spheres of government to consider and follow. Thus, the LSDF outlines the municipality's spatial agenda to its own service departments, ensuring that their sector plans, programmes, and projects are grounded in a sound and common spatial logic.

The second user category is the private and community sector, comprising landowners, business enterprises, non-government organisations, institutions, and private citizens. While the private sector operates with relative freedom spatially – making spatial decisions within the framework of land ownership, zoning, and associated regulations and processes – the LSDF gives an indication of where and how the municipality intends to channel public investment, influence, and other resources at its disposal. This includes where infrastructure and public facility investment will be prioritised, where private sector partnerships will be sought in development, and how the municipality will view applications for land use change.

4.3. Approach to the ATC LSDF

Given the extent of the ATC area and anticipated lengthy development period, the ATC LSDF is not as detailed in its recommendations as most LSDFs prepared by municipalities.

Rather than providing detailed land use proposals, the ATC sets out to provide the minimum necessary guidance – in terms of development principles, land use, urban structure, and infrastructure to enable meeting project objectives while accommodating

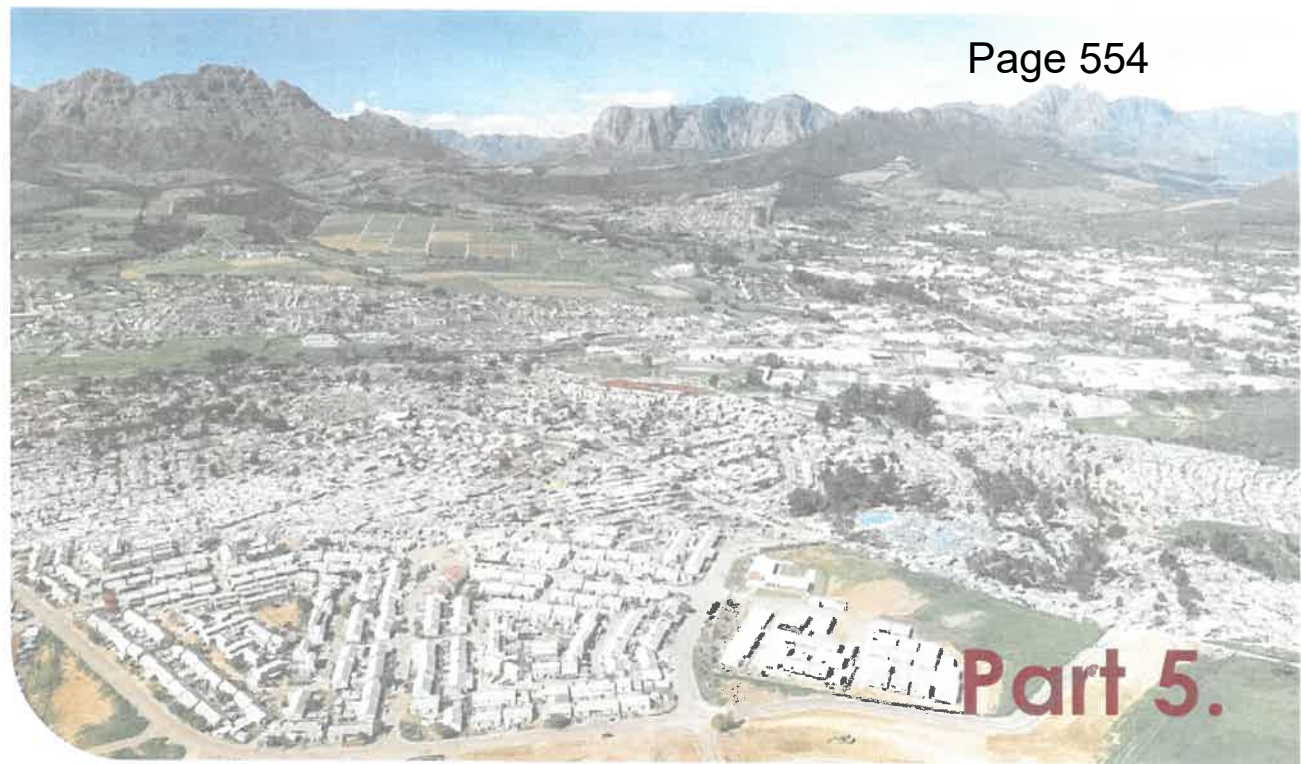
change in market conditions over the development period of the project. Considerable attention is given to the applicable LUMS and landowner obligations associated with exercising development rights to be allocated following the LSDF process.

4.4. Public Participation

SPUMA, LUPA, the Stellenbosch Municipality Land Use Planning By-Law of 2015, and related planning legislation and regulations provides for public participation associated with the preparation of spatial development frameworks.

Considerable public participation and discussions related to development of the ATC have already occurred during conceptual planning phases and the preparation of the SM MSDF.

Further opportunity for public participation is planned, ideally in parallel with the advertising of measures to amend the Stellenbosch Municipality Zoning Scheme By-Law of 2018 to accommodate the land use rights and associated landowner obligations contemplated in the LSDF.



Part 5.

Status Quo

5. Status Quo

The sections below outline the status quo, opportunities, and constraints in the ATC area in relation to the themes identified in the SPLUMA guidelines, with additional themes regarded as relevant added. For a broader context on the status quo beyond the ATC area, the IDP and MSDF should be consulted.

Some information related to specific parts of the area is very detailed – predominantly because detailed studies have been undertaken for them before – while in other cases less detailed information is available. Arguably, the level of detail information presented for some areas is not required for preparing the LSDF. It is nevertheless presented for the record and because broader conclusions can be drawn from it.

5.1. The Transformative History and Social Capital of Stellenbosch

Stellenbosch has a rich history of developing and implementing initiatives which transformed – or are transforming – the area and broader constituencies for many generations. These are not attributed to one sector of society, but rather individuals or groups across of different affiliations or backgrounds conceptualising and executing projects or programmes through influence, investment, and harnessing wide-ranging resources in a manner which focuses diverse interests on common objectives, garners more support and grows benefits over time.

Examples of transformative initiatives in Stellenbosch abound, including:

- The establishment of a university – now ranked as a “Top 3” university across Africa – enabled by a £100 000 donation by a local benefactor, Mr Jan Marais of Coetzenburg (and built upon earlier education initiatives, including the

establishment of the Theological Seminary, Stellenbosch Gymnasium, and Victoria College.

- The active purchasing of historic buildings in town with a view to restore and conserve them by Dr Anton Rupert (at a time when, as pointed out by Dr Rupert, despite some achievement in the conservation of historic buildings in South Africa, for every building restored, 40 to 50 were demolished)⁶.
- The rapid development of Stellenbosch's wine and tourism industries (including Stellenbosch establishing the first wine route in South Africa as an organised network of wineries open to visitors and tourists in 1971).
- The development of numerous private corporations with international reach (with Stellenbosch accommodating the global headquarters of 20% of the South African Stock Exchange).
- Innovus – a division of the university – becoming a continental and South African leader institution in technology development, entrepreneurial support and development, and innovation.
- Numerous philanthropy and community assistance programmes and projects, addressing the immediate and longer term needs of citizens.

5.1.1. Key Attributes

- Key attributes of Stellenbosch which contributes to its capacity to enable transformative initiatives include:
- Considerable intellectual capacity and associated institutions, advancing learning and knowledge, both integrated and subject specific.

- Wealth, generously allocated to explore new ways of approaching current challenges across many sectors.
- Strong social capital – shared values and trusted personal relationships and networks, both within and outside institutions – which contribute to individual and collective opportunity and development at many levels.
- A rich natural and urban environment, attractive as a place of residence and inviting of further investment.
- The inherent energy of poorer citizens and communities (illustrated, for example, in the rapid rebuilding of homes without much external assistance post fire disasters).

5.1.2. Opportunities

Arguably, there is more that could be done in Stellenbosch, learning from and building upon its history of transformative practice.

The way settlements are structured – different activities are organized within them, the form these activities take, and the extent to which they can be accessed by people – fundamentally impacts on the livelihood opportunity of inhabitants. The structure and form of South African cities and settlements – including Stellenbosch – illustrate generations of development and management directed at maximising opportunity for specific groups while restricting others. Since the democratic transition in South Africa, much has been done to reverse discriminate settlement development and management practices. Specifically, at policy level, the “spatial restructuring” and “integration” of settlements have received much priority.

In practice, despite a progressive policy and legislative framework aimed at restructuring, little progress has been made. Arguably, urban

⁶ Lipman, E. N., Principles of Urban Conservation, Architect & Planner (undated, but pre 1990)

development and management practice remain skewed to benefit some more than others. Our policy-speak and actions are not aligned. The consequences are multifold. Different groups remain apart, as well as associated fear and lack of understanding. Rather than a “shared” space, settlements are increasingly becoming a set of guarded domains. At the same time, the very practices structured to keep people apart have proved to be environmentally, economically, and financially unsustainable.

The ATC initiative was conceptualized to address these settlement challenges. It recognized that:

- Resource constraints will inhibit government from restructuring settlements for the better on its own.
- Given Stellenbosch's social capital and material and intellectual wealth, it should be the place where real change in the way settlements is developed can be affected.
- Stellenbosch has for some time – in crafting a vision or objective – claimed to be (or be in the process of becoming) the “innovation capital” of South Africa. Reasonably, one can argue, the focus of work around this claim or vision has been on information technology and related systems, and that to be meaningful in our context, such a claim requires a much broader view of innovation, including innovative urban development and management.

5.1.3. Constraints and Actions Required

While there is considerable opportunity to learn from past and current achievements in implementing the ATC, important challenges remain. These include:

- How do one convince leadership from different sectors – many who possibly achieved great success based on “control” – to work together to achieve common aims in a context where one individual does not have absolute control?

- How are the different but interdependent resources required to undertake the ATC – ranging from intellectual, to financial, to land – viewed as of “equal” significance?
- How should major corporations relate to their “hometowns”, work with local government, and assist in meeting common challenges through, among others, using their land resource?
- How are “leader” or starter projects enabled to facilitate learning and build support in initiatives anticipated to roll out over a long period?
- What kinds of agreements and institutional arrangements are needed for an initiative of this kind?
- How can citizens – from individuals to groups across sectors of society – actively participate in and benefit from the ATC initiative?

These questions – and there are many more – point to the rich context that needs to be addressed when tackling large transformation projects in the built environment. Critically, however, the questions perhaps indicate the lack of, and need for, a robust framework of processes and “ways of doing” for planning and executing transformation initiatives of the scale and nature of the ATC. The core question appears to be: Even if we can envisage a “shared and healed spatial future”, how do we enable a “conscious choice for the priority of the possible”? How do we structure and govern the process towards this future? How do we ensure that the future pursued remains true to its intent, its root desire?

5.2. Area, Land Ownership and Use Rights

The area is very large in extent. Large parts of the area – except for Droë Dyke, Van der Stel, and Papegaaiberg – is in private ownership. Critical parts of the area form large landholdings in individual ownership. Large parts of the area are zoned for purposes no longer in demand (industrial

related uses). Current zoning for the area is indicated on Figure 10.

The large area offers opportunity for significant development meeting a range of needs while inhibiting sprawl and the erosion of agricultural and natural assets in SM. A relatively few large landowners could assist in reaching a speedy agreement on the future of the area. The need for new zoning enabling development provides the municipality with the opportunity to direct development to agreed policy objectives.

5.2.1. Key Attributes and Opportunities of specific land parcels

Droë Dyke: Owned by the national government. It is understood that the Housing Development Agency has “first right” to development of the area, providing the opportunity for significant housing development.

Sawmill: It is understood that Steinhoff has sold the Sawmill site. It appears that a previous proposal for a regional shopping mall/office on the site will not be pursued. A more recent concept has been developed for a mixed-use area in terms of the zoning granted for the shopping/office complex.

Adam Tas: Owned by Distell and zoned for “Industrial”.

Bosman's Crossing and Oude Molen: The area is privately owned. New commercial and residential development has occurred at Bosman's Crossing.

Bergkelder: Owned by Distell. The older parts of the site include two very large erven, both sides of the Plankenbrug River zoned as “Wine Industry”. The two erven are separated by a strip zoned as “Local Authority” along the southern edge of the river. The river itself is State land and not zoned. The three erven closest to the main entrance are zoned “Light Industrial”. There are no title deed conditions which restrict or limit the use of the property or its redevelopment, except standard title deed conditions which restrict the use to the applicable zoning or applicable township conditions.

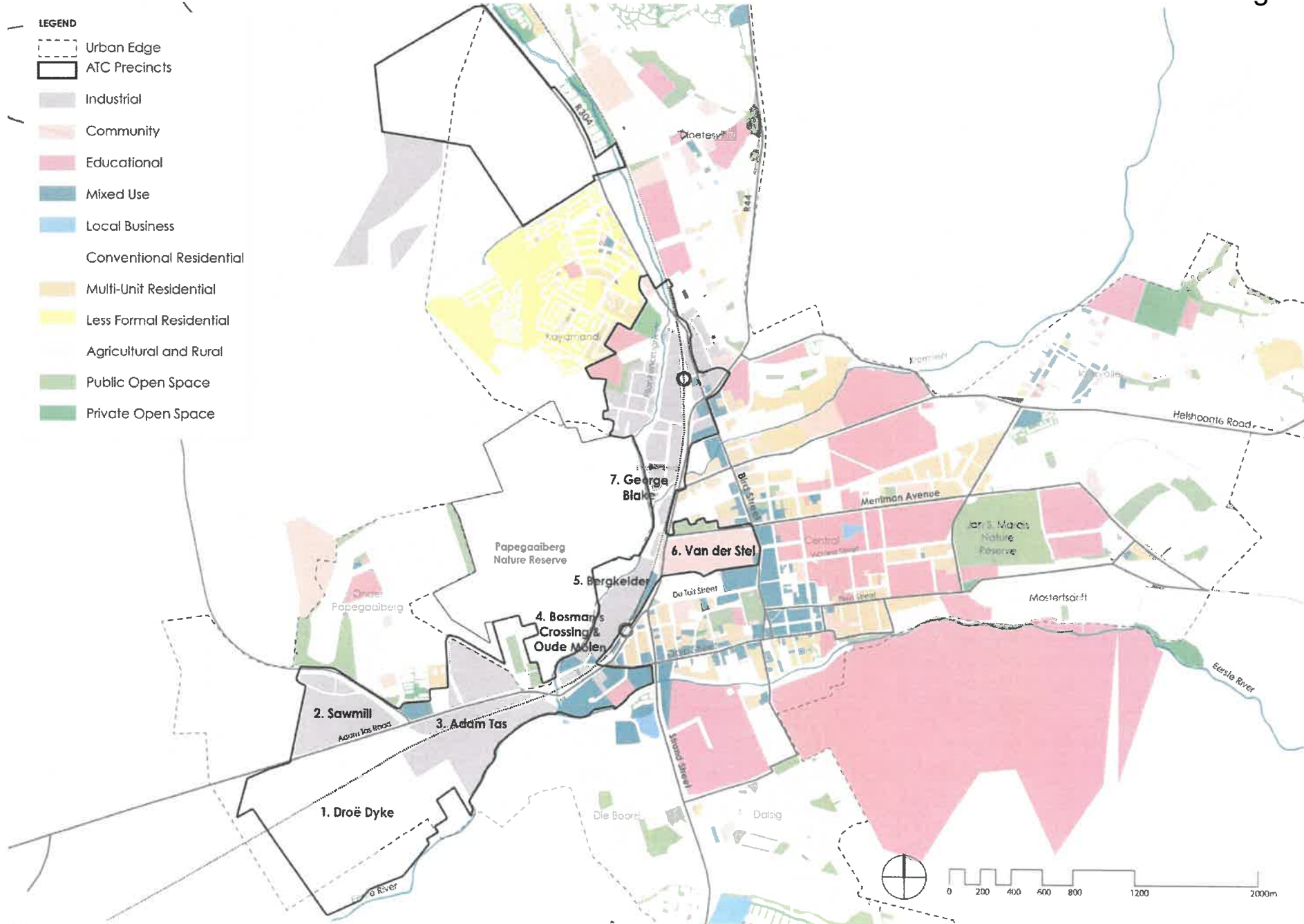


Figure 10. Current zoning and land use rights

Van der Stel: Owned by SM. Large parts were leased to sports clubs. The zoning is for community purposes, in line with its sports use history.

George Blake: Smaller sites owned by a multitude of individual owners and zoned for industrial use.

Rail Corridor: Owned by PRASA

5.2.2. Constraints and Actions Required

Given the extent of development opportunity, it is best to plan development holistically to ensure maximising landowner returns and public benefit and the coordination of infrastructure needs.

Mixed ownership requires public-private agreement on uses, infrastructure, and so on. Most of the area will require rezoning to enable redevelopment. Parts of the area zoned for industrial or business use are prized for its contribution defining the spatial contexts and environs for special places. Notable is the vineyards associated with the Oude Libertas theatre and Rupert Museum. These areas should arguably remain undeveloped, and the means to protect them explored as part of the ATC project.

There appears to be few title deed restrictions which will inhibit redevelopment, but a detailed review of title deeds is appropriate at later planning stages.

5.3. The Biophysical Context

5.3.1. Rivers

5.3.1.1. Key Attributes

Three rivers abut or traverse the site (the Eerste, Plankenbrug, and Krom). The Plankenbrug is severely polluted, largely owing to upstream infrastructure issues in Kayamandi, and agriculture, industrial and transport related pollution. Flood lines and hydrology issues may curtail development, especially on the Droë Dyke site.

5.3.1.2. Opportunities

The Plankenbrug River specifically can potentially be a significant public amenity and linear park, also



Figure 11. Photograph of the Plankenbrug (left) and Eerste River (right) (Source: Jeremy Rose, Infinity Environmental, 2021)

connecting districts of the ATC through NMT routes (This can build on and expand on work funded by Remgro along the Eerste River).

5.3.1.3. Constraints and Actions Required

To maximise the contribution of the Plankenbrug River to the overall development as a public amenity, upstream pollution needs to be managed, and infrastructure remedial work is required in Kayamandi. A regional-scale flood and water quality attenuation facility should be explored for the Plankenbrug to mitigate water quality issues. Flood lines and hydrology for the area should be updated. The opportunity for development contributions in support of appropriate/enhanced environmental management should be explored. A water use authorisation would be required in future if works in or near the river are proposed.

5.3.2. Papegaaiberg

5.3.2.1. Key Attributes

Papegaaiberg, comprising some 140,5ha, is a public conservation area (declared as a Section

23 Nature Reserve in terms of the National Environmental Management: Protected Areas Act). Its open use appears to be curtailed by management issues. Critically endangered renosterveld remnants occur on Papegaaiberg.

5.3.2.2. Opportunities

There is an opportunity for Papegaaiberg to become a core recreation space where biodiversity is celebrated, accessible to the ATC and rest of Stellenbosch.

5.3.2.3. Constraints and Actions Required

For Papegaaiberg to fulfil a role as a core amenity within the ATC and Stellenbosch, it will require a plan and associated budget and management arrangements.

5.3.3. Contamination

5.3.3.1. Key Attributes

Replace with 'Given the use history of parts of the area, soil and groundwater contamination may have occurred at the older industrial properties.

Asbestos-containing sheeting is widely used in older industrial buildings in the corridor (such as the Bergkelder).

5.3.3.2. Opportunities

Redevelopment of the area provides the opportunity to clean or contain areas with contaminated soils. Redevelopment of the area provides the opportunity to remove harmful asbestos-containing material in buildings and structures.

5.3.3.3. Constraints and Actions Required

Contamination risk assessments (i.e. Phase 1 soil contamination assessments) should be conducted for industrial sites in the corridor where the land use is changing. Where the risk of contamination is established, sampling of soils and groundwater to determine the level of risk must be undertaken. This would be applicable primarily to older industrial sites such as the Sawmill, Bergkelder, and Adam Tas). Asbestos surveys should be conducted on industrial properties where these are not already available. A work plan for removal must be approved prior to any demolition or redevelopment of affected buildings, and an asbestos clearance certificate provided on completion.

5.3.4. Green Services

5.3.4.1. Key Attributes

As noted in section 5.5 below, redevelopment of the Corridor will require significant investment in new services. Maximising the efficiency and 'green' services utilised by new development will contribute to reduced resource dependency.

5.3.4.2. Opportunities

Redevelopment of the area provides the opportunity to promote green services.

5.3.4.3. Constraints and Actions Required

Rooftop solar generation, sustainable urban drainage systems, and indigenous urban landscaping should be the norm.

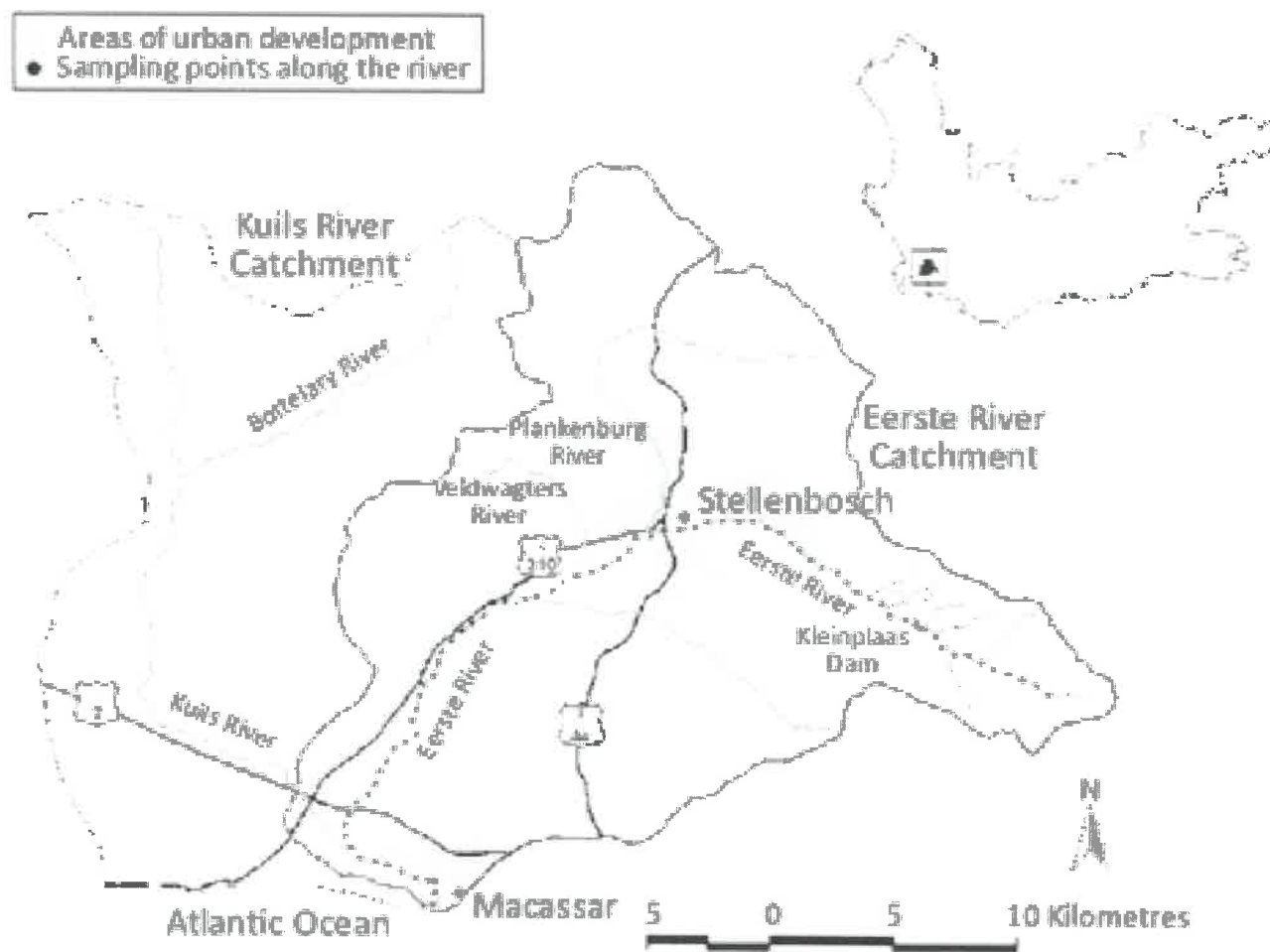


Figure 12. The location of the Eerste River in the Western Cape (Source: Meek, C.S., Richardson, D.M. & Mucina, L. (2013) Plant communities along the Eerste River, Western Cape, South Africa: Community descriptions and implications for restoration. *Koedoe* 55(1), Art. #1099, 14 pages)

5.4. The Socio-Economic Context⁷

5.4.1. Poverty

5.4.1.1. Key Attributes

Stellenbosch GDP per capita has declined since 2015. This could be attributed to the growing population or be an indication of declining income levels in the area. The Gini coefficient of the Stellenbosch municipal area is the highest in the CWD and outside of the NDP target of 0.6.

5.4.1.2. Opportunities

Redevelopment of the area provide the opportunity to decrease access barriers to opportunity in Stellenbosch.

5.4.1.3. Constraints and Actions Required

High levels of poverty and indigence imply an increased burden on municipal financial resources to provide in community needs. Ideally, the ATC should not add to pressure on municipal resource. Given the limited income of a large proportion of the population, a settlement structure and form prioritizing walking and public and NMT, should be pursued.

5.4.2. Education

5.4.2.1. Key Attributes

Within the Western Cape, the highest growth in learners is expected to occur in the Stellenbosch municipal area. A 2019 study found that the number of schools across the CWD remain mostly unchanged in recent years, with the proportion of no-fee schools to fee schools in the Stellenbosch municipal area remaining the same from 2016 to 2018.

5.4.2.2. Opportunities

Redevelopment of the area provide the opportunity to provide new educational

facilities accommodating learners from all-over Stellenbosch.

5.4.2.3. Constraints and Actions Required

It is unlikely that existing schools within Stellenbosch can cater for learners from the ATC. New educational facilities will have to be provided.

5.4.3. Housing

5.4.3.1. Key Attributes

A significantly larger proportion of Stellenbosch residents reside in informal dwellings or shacks compared to the CWD. The estimated need for houses, municipality-wide, in the "give-away" bracket in 2016 was 11 6183. The estimated unfulfilled need of houses by 2036 assuming that no houses for the indigent will be built between 2016 and 2036 is 17 847. If the current rate of delivery persists only 7 805 units would have been added by 2036, thus still resulting in a significant backlog.

In the non-indigent bracket, the estimated need, municipality-wide in 2016 was 15 042 (this includes a variety of unit types aimed at various markets, such as GAP housing, flats and townhouses, and stand-alone units). If no supply is added by 2036: 23 106.

Property prices and rentals in SM have shown significant growth (of a higher percentage than the increase in cost of building). Many lower income areas appear to have a high incidence of overcrowding. With a total student population of more than 30 000, there are only 8 000 beds available for students (2 300 of these beds are available for first-year students on the Stellenbosch and Tygerberg campuses).⁸

5.4.3.2. Opportunities

Redevelopment of the area provide a significant opportunity to increase access to housing for lower income groups – specifically those qualifying for "affordable" housing – and students.



Figure 13. Aerial view of informal dwellings in Kayamandi (Source: <https://unequalscenes.com/stellenbosch-kayamandi> 2018)

⁷ Mostly sourced from From Stellenbosch Municipality, Urban Development Strategy, 2018

⁸ Dire shortage of student accommodation 'could worsen' <https://www.iol.co.za/weekend-argus/news/dire-shortage-of-student-accommodation-could-worsen-42389997>

5.4.3.3. *Constraints and Actions Required*

The provision of housing for targeted groups can be made a condition of the development rights to be allocated.

5.4.4. Employment

5.4.4.1. *Key Attributes*

Together, wholesale and retail trade, catering and accommodation; the finance, insurance, real estate and business services sector; and the community, social and personal services contributed almost 57% to total employment in SM in 2019. Job growth in these sector were offset by job losses in the agriculture, forestry and fishing, and manufacturing sectors.⁹

5.4.4.2. *Opportunities*

A high-level economic impact study prepared during the conceptual phase of the project indicated very significant employment creation opportunity, both during the construction and post construction phases of the project.

5.4.4.3. *Constraints and Actions Required*

It is unlikely that existing schools within Stellenbosch can cater for learners from the ATC. New educational facilities will have to be provided.

5.5. The Built Environment Context

5.5.1. Land Use

5.5.1.1. *Key Attributes*

In the past, the ATC area largely formed the industrial component of Stellenbosch town, with an emphasis on land extensive sawmilling and wine making operations (e.g., the Sawmill, Adam Tas, Oude Molen, Bergkelder). Smaller industrial enterprises are located along George Blake Road in the Plankenbrug area.

The sawmill has closed, and Distell has relocated most of its manufacturing operations from

Bergkelder (some storage remains). Distell's operations at Adam Tas will continue for the foreseeable future.

Some residential and institutional uses (e.g., Police, Oude Libertas theatre, cemetery) occur in the western section east of the Sawmill. Bosman's Crossing, south-west of Oude Molen, has undergone steady redevelopment with housing and commercial use.

Kayamandi has gradually grown west and south-westwards, around the western flank of Papegaaiberg and separated from Onder-Papegaaiberg by one farm. To the east, particularly in the Dennesig and Du Toit/ Alexander Road areas, there is considerable interest in redeveloping single residential areas to higher density accommodation. However, the area has a dearth of public facilities (e.g., schools).

Van der Stel remains predominantly for sports use. Public areas such as the cemetery and Papegaaiberg are arguably poorly integrated with the surrounds and often unsafe for use/access.

5.5.1.2. *Opportunities*

The industrial use history of large parts of the area provides the opportunity to plan and develop significant parts of the site anew.

The extent of the area presents an opportunity for a range of uses, including uses requiring some form of cross-subsidisation.

A vacant school site exists in Onder-Papegaaiberg. The size of the Van der Stel lends itself to careful redevelopment and enhanced opportunity while maintain a sports component.

5.5.1.3. *Constraints and Actions Required*

The ensure that project objectives are met, a balanced mix and distribution of land uses will have to be pursued, including significant residential development (and associated public facilities).

5.5.2. Urban Structure and Built Form

5.5.2.1. *Key Attributes*

In large part, the ATC is segregated from Stellenbosch town through rail and road infrastructure.

Parts of the area – given its industrial use history and associated limited public access – are not well integrated.

Large industrial spaces – in varying conditions of repair – dominate large landholdings (e.g., the Sawmill, Adam Tas, Bergkelder).

The “in-town” vineyard abutting the R310 is unique and provides a special setting to Oude Libertas theatre.

5.5.2.2. *Opportunities*

Integration of the area with Stellenbosch town is possible with bridging at selective places. There is an opportunity to connect Papegaaiberg with Du Toit Road/Victoria Street – forming a “university avenue” – and Jan S Marais Park.

Integration between parts of the site is possible through connecting Distillery Road with George Blake Road as well as creative use of the river corridor. Some large industrial spaces lend themselves to adaptive re-use (or alternative interim uses).

5.5.2.3. *Constraints and Actions Required*

Integrating the ATC with Stellenbosch town, and parts of the area with each other, is a key challenge to be overcome in realising the area's full potential. To enable the Papegaaiberg-university avenue-Jan S Marais Park connection, bridging of the rail and R44 is required in the vicinity of Alexander Road/Du Toit Street.

⁹ From WCG: Socio-economic profile, Stellenbosch Municipality, 2019

5.5.3. Access and Movement¹⁰

5.5.3.1. Key Attributes

Vehicular access to the area – and between parts of the area – is limited. Development of Bergkelder/Oude Molen can be accommodated with the upgrading of Bird Street Intersection; the elimination of the rail level crossing at Adam Tas/George Blake Road; the realignment of Merriman Avenue; upgrading of the existing Stellenbosch Rail Station; upgrading of the Adam Tas/Strand Street Intersection; and a new street-to-street pedestrian crossing adjacent to Stellenbosch Station.

For the Sawmill and Libertas, the realigned of Devon Valley Road, upgrade of the Adam Tas/Devon Valley Road intersection, and the upgrade of the Adam Tas/Oude Libertas Street intersection is required.

With the development of Droeë Dyke, Adam Tas, and Van der Stell, a new overhead railway station and road-over-rail bridges are envisaged. Development of George Blake and Kayamandi North will require various station, bridging and intersection improvements.

5.5.3.2. Opportunities

There is an opportunity to connect Distillery Road with George Blake Road, providing for a continuous “spine” route through the area.

5.5.3.3. Constraints and Actions Required

Achieving overall project objectives will require a focus on walkability, NMT, and public transport.

5.5.4. Heritage

5.5.4.1. Key Attributes

Bergkelder¹¹: In terms of a narrow definition of heritage there are few, if any, identifiable heritage resources (buildings) on the site. A group of

buildings in the southern portion of the site dating from the first phase of development (mid 1940s to the 1960s) illustrate the character of the early Bergkelder.

5.5.4.2. Opportunities

Retention of the group of buildings illustrating the early phase of development can contribute to maintain the use history and character of the site. These buildings are capable of further adaptive re-use and could be substantially altered to accommodate new uses without impacting on the industrial character.

The retention of the overall grain and texture, visual grid, associated tree-lined avenues, stone-walled edge conditions, and the visual axes towards the Papegaaiberg, can contribute to the making of a special place.

5.5.4.3. Constraints and Actions Required

The Notice of Intent to Develop should state that the history of the site and the collection of mid-twentieth century buildings and their spatial relationships warrants a limited HIA, focused on the identification of place-making elements and the formulation of heritage indicators, to guide future development options which are responsive to the heritage of the place.

5.5.5. Engineering Services

5.5.5.1. Key Attributes

Phasing¹²: The existing bulk infrastructure can be utilised with minimal upgrades for the development of the Oude Molen/Bergkelder, Libertas, and Sawmill precincts.

Sewer Reticulation and Treatment: To unlock the Oude Molen/Bergkelder, Libertas, and Sawmill precincts, a minimal amount of bulk sewer pipelines needs to be upgraded. Unlocking Droeë Dyke, Adam Tas, and Van der Stell requires the upgrading of a substantial number of bulk sewer

pipelines as well as a bulk sewer pump station to the wastewater treatment plant. Unlocking George Blake and Kayamandi North requires the upgrading of a substantial number of bulk sewer pipelines.

Water reticulation and treatment: To unlock Oude Molen/Bergkelder requires no new bulk water infrastructure is required. To unlock the Sawmill and Libertas, a proposed new 15MI water storage reservoir is required at Papegaaiberg. To supply the reservoir with water, a new water supply pump station is required. This water supply pump station will also supply the proposed new 6MI water storage reservoir required to service George Blake/Kayamandi North. A supply pipeline from the pump station to the reservoir is required as well as several bulk water supply pipeline upgrades to the Sawmill and Libertas.

Electrical engineering: To service the ATC, it is envisaged that two new electrical substations will be required as well as the upgrade of several electrical bulk supply lines. The two substations would divide the proposed ATC development into two supply zones. One substation will supply precincts south of George Blake, and another George Blake and Kayamandi North.

5.5.5.2. Opportunities

Existing infrastructure in the vicinity of the ATC could be enhanced and expanded to service the development. This work will also fulfil needs in surrounding areas.

5.5.5.3. Constraints and Actions Required

Most of the infrastructure implications of the development cannot be linked to specific sites. This implies that landowners will have to work together in infrastructure provision. The roll out of development will also have to carefully phased and aligned with infrastructure provision.

¹⁰ Based on The Adam Tas Corridor Bulk Infrastructure Concept Status Report, 2019 (prepared by Zutari)

¹¹ Based on Die Bergkelder Site Erven 13801, 7602, 254, 257, 3454, 9545 Stellenbosch, Summary Report: Opportunities & Constraints from a Redevelopment Perspective, June 2018 (Distell)

¹² Based on The Adam Tas Corridor Bulk Infrastructure Concept Status Report, 2019 (prepared by Zutari)

5.6. The Institutional Context

5.6.1. Policy

5.6.1.1. Key Attributes

The ATC has been included in the MSDF as a "catalytic" project. There appears to be poor integration between spatial and transport planning with SM transport planning focus and expenditure remain focused on roads and accommodating private vehicular transport. Inclusionary housing has been promoted in policy as a means to improve access and the functioning of settlements in South Africa. Arguably, there has been little success in particularly private sector initiatives to provide such housing. The WCG and Stellenbosch Municipality are both in the process of addressing policy gaps related to institutional housing. Norms and standards for public facilities – including schools – often imply facilities of a scale to conducive to high density/intensity development.

5.6.1.2. Opportunities

Inclusion of the ATC in the MSDF should assist in agreement to the LSDF and further planning processes. The ATC offers significant opportunity for the provision of affordable housing.

5.6.1.3. Constraints and Actions Required

The ATC LSDF is obliged to follow transport planning informed by national/provincial settlement planning and management statute and policy. The provision of affordable housing in the ATC area is a prerequisite for meeting national/provincial/local spatial planning and management objectives and mandated by law. The LSDF should explore a reasonable proportion of affordable housing related to the land value added through the allocation of significantly enhanced development rights. The ATC should explore alternative standards for public facilities, especially schools.

5.6.2. Resources

5.6.2.1. Key Attributes

The SM's capital budget amounted to R1.339 bn over the 2019/20 MTREF. Most of the Municipality's capital budget (64%) was directed towards the trading services (basic service delivery) function, the majority of which will in turn was applied towards water and waste water management services (81% of the trading services budget)¹³

5.6.2.2. Opportunities

There appears significant opportunity to harness landowner resources to contribute to infrastructure and other benefits in exchange for the land use rights to be allocated for the ATC.

5.6.2.3. Constraints and Actions Required

Available municipal capital funding is required for backlogs and maintenance, i.e., there are virtually no funds to investment in support of new development and improvements to address existing problems with infrastructure (e.g., limited provision for NMT). Ways must be found for the ATC to pay for itself.

5.6.3. LUMS Resources

5.6.3.1. Key Attributes

Albeit the SM LUMS human resources have been strengthened over the immediate past, the resources to manage the ATC process and LUM applications will be considerable.

5.6.3.2. Opportunities

Given the unique social and corporate capital of Stellenbosch, directly impacted by the project; the extent of the project; and its potential value add, there is an opportunity to enhance municipal LUMS capacity with ATC specific enabling institutional arrangements (while recognising and respecting municipal accountability for LUMS).

¹³ From WCG: Socio-economic profile, Stellenbosch Municipality, 2019

5.6.3.3. Constraints and Actions Required

In parallel with the LSDF, the need for ATC specific institutional arrangements enabling of the SM should be explored.

5.7. Synthesis

The paragraphs below synthesise the status quo in relation to the ATC development area.

Development potential

- The ATC offers significant development potential and can meet a range of settlement development and citizen needs in Stellenbosch.
- Conceptual work indicated the potential of approximately 3m m² of bulk, a population of some 50 000, and more than 13 500 dwelling units.

Policy alignment

- In its location and intent, the project is aligned with national, provincial, and local integrated and sectoral built and natural environment statute, policy, and plans.
- This embraces broader spatial and non-spatial objectives, including protecting natural and agricultural resources, compacting settlements for greater efficiency, integrating communities traditionally spatially dislocated from areas of opportunity, a focus on building in a manner that supports NMT and public transport, the adaptive re-use of existing assets, growing the economy through infrastructure investment, and public-private partnerships in development with meaningful public benefits accruing from publicly allocated development rights.

Timeous and urgent

- The project is timeous and urgent as it occurs at a time when major landholdings in town have become available for alternative use owing to changes in the broader business and

obligations towards public benefit uses such as affordable housing.

- Given the extraordinary demand for student housing in Stellenbosch, it will be prudent to distinguish between affordable housing for non-students and student housing in ATC land use allocations and yields.

The required planning and development process

- Given the extent of development opportunity provided by the ATC, the prevailing approach to development and applications for enhanced development rights where each landowner operates on his/her own will not maximise landowner returns nor public benefit.
- The development process needs to recognise:
 - A long roll-out period, with market conditions and societal needs shifting during the development period.
 - Upfront security for landowners on the overall rights to be allocated, associated core obligations (contributions to be made in "exchange" for the rights allocated), and processes.
 - A clear understanding of how the exercising of development rights relates to the provision of infrastructure and other public contributions.

Engineering services

- Existing infrastructure in the vicinity of the ATC could be enhanced and expanded to service the development. This work will also fulfil needs in surrounding areas.
- It appears that some development can start without extensive bulk infrastructure improvements.

logistics context of previous/current users, and specifically that of the wood and wine industry.

- Covid-19 has assisted in making the case for the ATC project. In some ways, it has brought the future in sight; a future Stellenbosch of deepening community need, one where critical challenges have not been addressed appropriately.
- It is one of a deepening need for housing and livelihood opportunity, including jobs, education, and the recognition of various forms of cultural expression. Deepening crime and other forms of social malaise is likely. There will certainly be increased pressure on public and private resources (whether those of most institutions or individual households).
- The underlying reasons for embarking on the ATC project remain, are becoming more pronounced through Covid-19, and more in need of concerted attention.

Building on local precedent and social capital

- The project can build on considerable local precedent and social capital for enabling innovative, transformative and catalytic change.
- This includes establishing the US; the protection of historic buildings and precincts in town (today significantly contributing to Stellenbosch's unique character and tourism economy); and the establishment of the wine industry.
- It also recognises the unique social capital and energy of Stellenbosch, including:
 - Corporations and institutions (with leadership) of international and national stature, some who own and control critical land parcels of the ATC and focused on sectors which can add significant value to settlement development and management processes.

- Numerous community- and philanthropy-based initiatives addressing urgent citizen needs and expand local opportunity, with or without government assistance.

Integrated spatial contributions to local challenges

- Given the relationship between limited supply for affordable housing in Stellenbosch and challenges such as worker commuting from elsewhere, ways need to be found to make housing opportunity to be provided available to local workers.
- Redevelopment of the area provide a significant opportunity to increase access to housing for lower income groups – specifically those qualifying for "affordable" housing – and students.

Spatial integration

- Integration of the ATC area with Stellenbosch town is possible with bridging at selective places.
- There is an opportunity to connect Papegaaiberg with Du Toit Road/Victoria Street – forming a "university avenue" – and Jan S Marais Park.
- Integration between parts of the site is possible through connecting Distillery Road with George Blake Road as well as creative use of the river corridor.
- The NMT network of the ATC should be integrated with – and expand – that of Stellenbosch town.

Equity and balance in development

- Arguably, all parts of the ATC area have relatively equal potential to accommodate a similar range of uses.
- With the above in mind, relatively similar rights should be allocated across the area, including

- In the interest of the feasibility of attaining the full development potential of the ATC area, it is important that early development is not agreed to without a broader understanding and agreements related to overall infrastructure needs and contributions.

Movement and Transport

- While the development should provide for vehicular connections and integration with the rest of Stellenbosch, the overall emphasis should be on enhanced public transport, NMT, and walkability.

Development contributions

- Over and above infrastructure development contributions, government is legally permitted to ask for public benefit contributions in exchange for enhanced development rights allocated (including affordable housing, public facilities, and environmental remediation actions).
- To enable a just and defensible determination of public benefit contributions, the value-add of enhanced development rights need to be determined.

Funding

- Earlier work has indicated that the project can fund its own infrastructure servicing needs through the extent of development contributions payable, with sizeable funds "spare" for allocation to remedial or new infrastructure work in adjacent areas.
- Thus, the project should not be dependent on or be a drain on scarce government resources, understandably required to address needs in many other areas of Stellenbosch, particularly underserved areas.

Respecting what exists

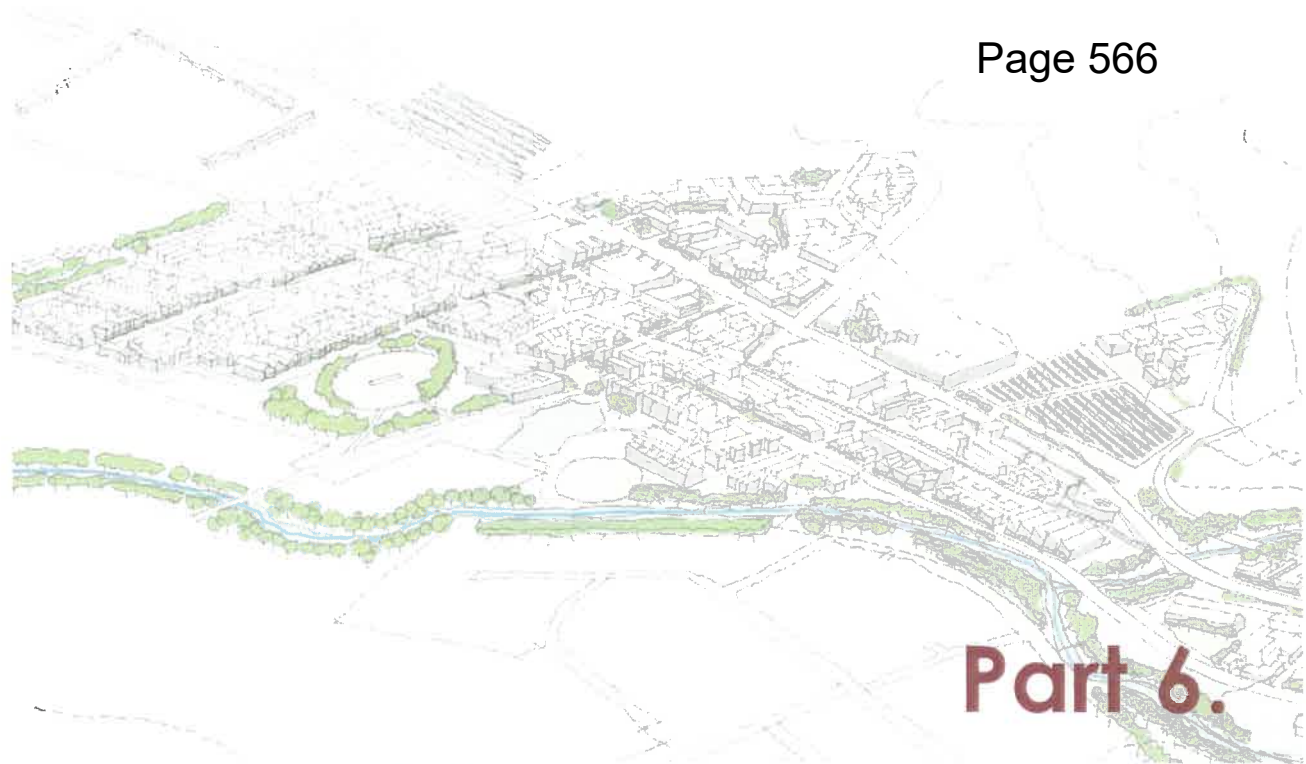
- By focusing new development on disused and underutilised land and assets west of Stellenbosch town, the project will add to the ability to protect and conserve the historic old town.
- Albeit few buildings, structures, and precincts carrying formal conservation status exist in the area, there are various elements that contribute to place character that can be incorporated into the proposed development through adaptive reuse, to add value and contribute to the making of a special place which recognises aspects of national and local history.

Environment

- To maximise the contribution of the Plankenbrug River to the overall development as a public amenity, upstream pollution and flood attenuation measures are required.
- There is an opportunity for Papegaaiberg to become a core recreation space where biodiversity is celebrated, accessible to the ATC and rest of Stellenbosch. For this opportunity to be realised, a plan and associated resources is required.
- Development obligations related to the environment should distinguish between public remedial actions and obligations required and affecting all (e.g., restoring water quality of the Plankenbrug River), and actions and obligations related to individual landowners and rooted in the previous operations of specific enterprises (e.g., asbestos removal and possible soil contamination at Bergkelder).
- Redevelopment of the ATC area provides the opportunity to promote green services (including rooftop solar generation, sustainable urban drainage systems, and indigenous urban landscaping).

Supportive institutional arrangements

- SM is unlikely to have sufficient dedicated resources for LUM required by the ATC (especially if speedy approvals are to be guaranteed as an incentive to development). Given the extent and value add of the project, anticipated roll-out period, and resources of key landowners, there is an opportunity to establish ATC dedicated institutional arrangements structured to enable and enhance the SM LUMS and related LUM accountability.
- Similarly, enabling institutional mechanisms may be required to manage the allocation of public benefit contributions emanating from the development.



Part 6.

Vision, Concept and Development Framework

6. Vision, Concept and Development Framework

6.1. Vision

The working vision for the ATC area is:

An ATC developed as:

- A proactive intervention to address needs in Stellenbosch, including fixing the mistakes of the past and enabling equitable access to urban opportunity for all citizens.
- An integrated, inclusive environment for living, work, and enjoyment.
- A pro-active partnership between the public, private, and community sectors in response to citizen needs and national, provincial, and municipal policy.
- A place which embodies and expands our best knowledge of what constitutes good, equitable, and efficient settlement.
- A "new town in town" in Stellenbosch; integrating currently fragmented parts of the town, exploiting underutilized resources, and based on non-motorized and public transport.

In the process, what is held dear about Stellenbosch is respected and expanded.

"The Adam Tas Corridor is the start of Stellenbosch's emerging urban transformation district and the vision is to create an integrated urban-development corridor that is liveable, safe, resource-efficient, socially integrated, economically inclusive and globally competitive, in which all citizens can actively participate".

Kelvin Campbell (Urbanist and STIAS Fellow)

6.2. Strategic Outcomes

Development of the ATC area seeks the following strategic outcomes:

- A vibrant, compact, and efficient urban district, respectful of the environment and history.
- Increased access to livelihood opportunity for ordinary citizens.
- Seamless integration with surrounding areas.
- Financial sustainability.
- Active partnership between stakeholders.
- A clear development process with speedy decision-making.

6.3. Concept

Diagram 3 illustrates the ATC conceptually.

A linear new district within Stellenbosch is envisaged, to the west of the main town and stretching from the old Sawmill and Droë Dyke in the south-west to Kayamandi and beyond in the north, adjacent to and straddling (in places) Adam Tas Road, the R44, and railway line.

The overall area is organised as district or precincts – like a "string of beads" – along a central movement system comprising road, rail, and NMT facilities. The corridor retains west-east and north-south vehicular and rail movement (both destined for Stellenbosch town and through movement), and can contain areas for storing vehicles, with occupants dispersed

"A project like the new city corridor for Stellenbosch will need a simple purpose and clear principles.

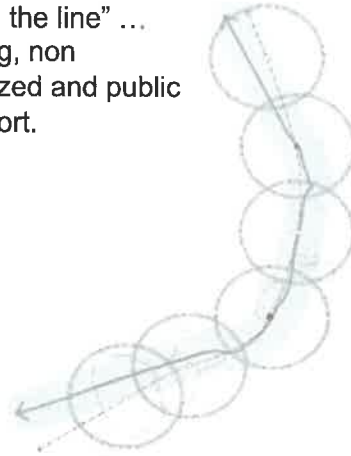
The purpose is to enlarge the commons in Stellenbosch, to make Stellenbosch liveable for all. The purpose should declare that we can change and will change.

Clear principles should enable public and private agencies and the public to collaborate to innovate; should encourage people to expand the commons rather than have the process stifled by the system; should mobilise hidden assets; should encourage doing and learning by doing; should focus on continuous incremental change; and should build a common platform to share learning and evolve the system. Most people want to do what is right. Most people understand honesty, fairness and will support it if the goal is to truly expand the commons."

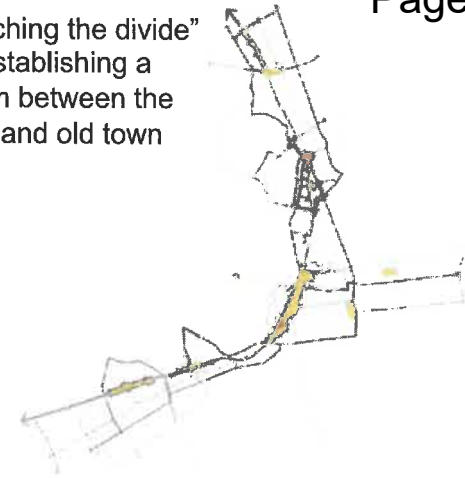
Hannes van Zyl (Stellenbosch resident, entrepreneur, and philanthropist)

ATC: Five key design ideas ...

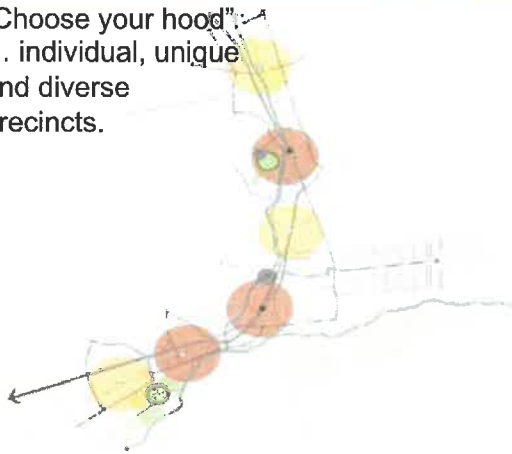
1. "Living the line" ... walking, non motorized and public transport.



2. "Stitching the divide" ... establishing a seam between the new and old town



3. "Choose your hood" ... individual, unique and diverse precincts.



4. "Celebrating the context" ... connecting diverse communities, University Avenue, Papegaaiberg.



5. "A state of becoming" ... starting at different places towards a bigger whole.

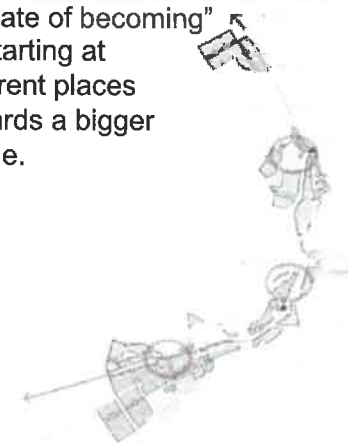


Diagram 3. Five key design ideas constituting the concept for the ATC

Five key design ideas underlie the concept:

1. Separate but linked districts, focused on walkability, NMT and public transport, organized linearly along the rail line and supporting movement routes.
2. Connections or "stitching" of the new development with the old town through intersections and crossings (both NMT and vehicular) at selective points.
3. Districts based on unique character (including the re-use and celebration of historic places).
4. Connecting and exposing key places, including Papegaaiberg and the University (through a "university avenue").
5. Commencing development at places of high opportunity (particularly the rail stations) and growing outwards from there.

into Stellenbosch via public and NMT. The ATC's central movement system is integrated with that of the rest of town through at grade intersections or bridges of different kinds at select points.

Precincts are centered on current or future rail stations/transport interchanges (all part of the central movement corridor) with surrounding development within walking distance from such interchanges. Overall, development within precincts is mixed – in its distribution horizontally across space, vertically within buildings, and in the size of spaces offered – and high density, up to four to six levels in height.

Nevertheless, the ATC is not homogenous along its length, with uses and built form responding to existing conditions and its relationship with surrounding areas. For example, the most intense development is envisaged in the Bergkelder area, centrally situated to the corridor. In other areas, special existing elements such as the vineyard adjacent to Oude Libertas, are retained. Droë Dyke and the precinct north of Kayamandi are envisaged as the most residential in activity mix, while Papegaaiberg retains its character as a natural environment.

Elements of the natural environment are integrated with the development, specifically through a network of public spaces and NMT routes. Papegaaiberg is a central feature of the ATC, envisaged as a core recreation space where biodiversity is celebrated, and accessible to the ATC and rest of Stellenbosch via NMT routes.

Structurally, Papegaaiberg forms part of a continuous west-east “public way”; a NMT route connecting the ATC with the old town via bridging the rail and R44 in the vicinity of Bergkelder/Van der Stel and continuing along Victoria Road – forming a “University Avenue” – to link with Jan S Marais Park/STIAS. The historic street grid and spaces/places of the old town, including Die Braak and Rhenish Complex, intersects with University Avenue. The Plankenbrug River also intersects with this public way and forms a south-north riverside amenity

and NMT route, linking precincts of the ATC with the existing and planned system of riverside routes along the Eerste River.

Housing, in the form of apartments serving different income brackets and household types, form part of each precinct. Public facilities, of design standards befitting a dense urban environment, are distributed throughout the area, and located close to stations/transport interchanges. Sports fields serving the area may be centralized in one or two places, linked to the NMT system.

Along the ATC as a whole – again depending on local conditions – significant re-use of existing buildings is envisaged. This contributes to diversity – in built character and activity (as reuse offers the opportunity for great variety of spaces) – as well as retaining and celebrating aspects of the industrial use history of the area.

Owing to its extent, development of the ATC will unfold over many years. Development may start at specific points while other areas are accommodating temporary uses prior to redevelopment. A key consideration in managing the roll-out of development over time is not to close off – through initial decisions – the full potential of the area.

Some current day needs to be considered for the ATC may change over time and must be accommodated with care. A good example is parking for private vehicles. It is anticipated that access to private vehicles – and the concomitant need for storage of vehicles – may change considerably over the development period of the ATC. One option accommodating present day needs for parking may be to centralise parking spaces and provide for parking in structures which could be readily adapted or redeveloped when needs change.

6.4. Development Framework

The overall development framework for the ATC is illustrated in Figure 14. Key aspects of the development framework are expanded upon in the sections below.

6.4.1. A linear district between the adjacent river and movement infrastructure

A linear new district within Stellenbosch is envisaged, to the west of the main town and stretching from the old Sawmill and Droë Dyke in the south-west to Kayamandi and beyond in the north, adjacent to and straddling (in places) Adam Tas Road, the R44, and railway line.

6.4.2. Linked precincts focused on interchange points

The linear ATC development area comprises several precincts, linked to each other and surrounding areas through rail, road and NMT movement infrastructure. Although precincts exhibit distinct characteristics and potential, based on location, use history, and so on, all – except Papegaaiberg and Oude Libertas – is expected to have a mix of uses and relatively high-density development. While precincts are linked, each is proposed to focus on a central interchange point – a station or other transport interchange – within walking distance of surrounding development.

Large parts of the ATC have traditionally been controlled by individual owners, each pursuing focused and relatively homogeneous use of their land parcels. Sawmilling and the wine industry are good examples. So is the conservation status and use of the Papegaaiberg and the institutional nature of Oude Libertas. Thus, the use history of parts of the ATC, together with land ownership, combines to assist in the delineation of precincts. This delineation also enables a clear distinction and allocation of shared and individual responsibility related to implementation of the Development Framework.

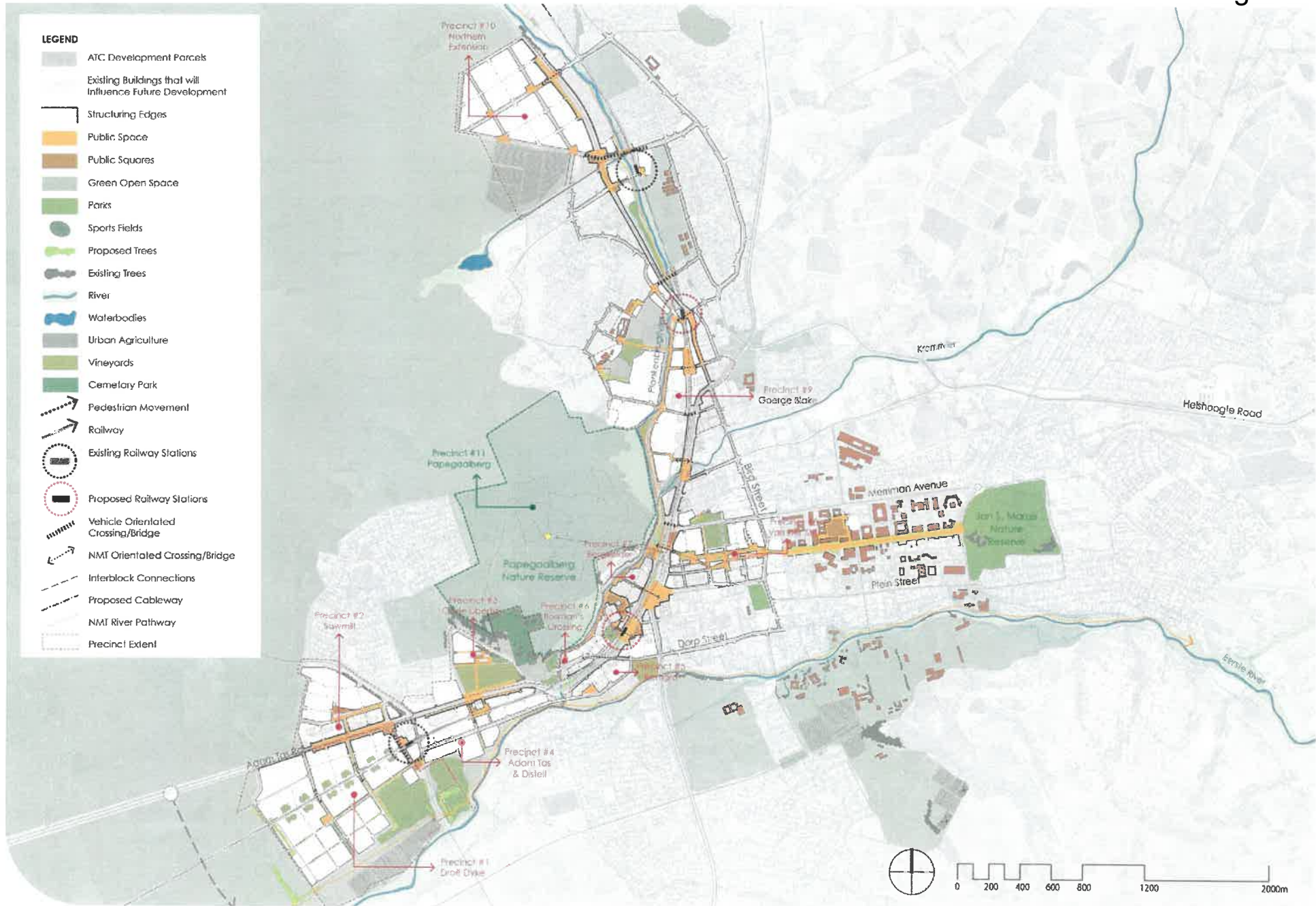


Figure 14. ATC Local Spatial Development Framework

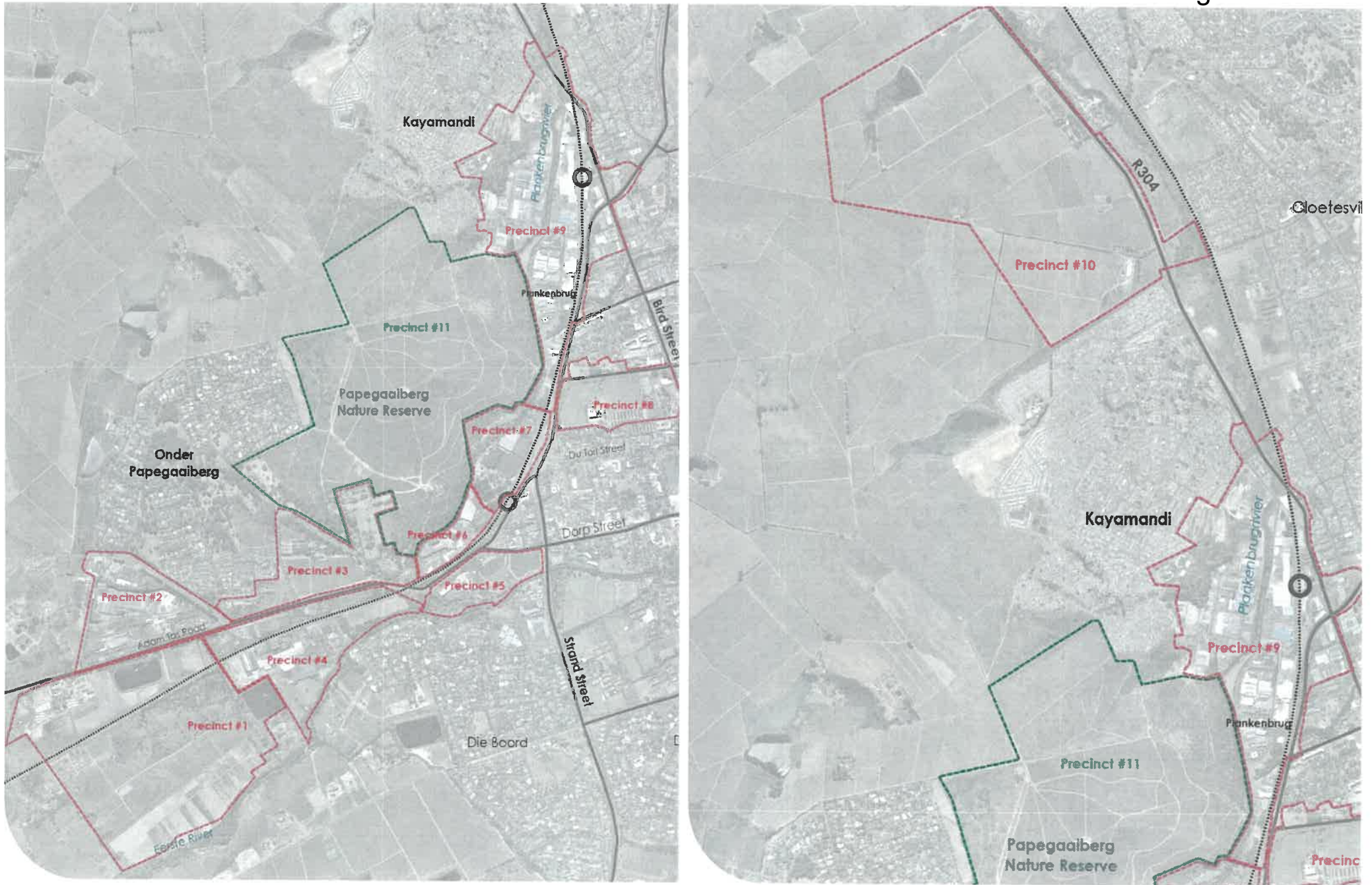


Figure 15. ATC Precincts 1 - 9 and 11 (left) and Precincts 10 in the broader context (right)

The overall character/identity of each precinct is described in the table below.

Table 6. Precinct Character / Identity Elements

PRECINCT	CHARACTER/IDENTITY	PRECINCT	CHARACTER/IDENTITY
Precinct #1 Droë Dyke	A gateway precinct at the south-western entrance to Stellenbosch and the ATC. In general, together with the Northern Precinct, to contain a higher proportion of housing than other precincts, as well as mixed use retail and commercial activities. Some blocks to contain mostly housing. A major focus of formal and informal recreational and sport activities (some of which may serve the ATC and areas beyond) along the river corridor.	Precinct #7 Bergkelder	A mixed use medium to high density precinct including residential and commercial/retail activity with sensitive incorporation and adaptive re-use of historic structures. Envisaged as a centre of the ATC and location for vehicular/NMT bridging between the ATC and existing development to the east.
Precinct #2 Sawmill	A mixed use commercial and retail precinct, including housing, light industry, workshops and entrepreneurial spaces. Some adaptive reuse of old industrial structures.	Precinct #8 Van der Stel	A mixed use medium to high density precinct including rationalised sports uses and residential and commercial/retail activity with sensitive incorporation and adaptive re-use of historic structures. Incorporation of a new public transport interchange (possibly along Merriman Road).
Precinct #3 Oude Libertas	A largely institutional use precinct comprising the University of Stellenbosch Business School and Oude Libertas theatre complex, together with the cemetery and historic vineyard abutting Adam Tas Road.	Precinct #9 Plankenbrug	A mixed use area incorporating new development and adaptive reuse through redevelopment of individual and consolidated properties currently in multiple ownership. Strong presence of small workshops and industrial spaces.
Precinct #4 Adam Tas	A mixed use medium to high density precinct including residential and commercial/retail activity.	Precinct #10 Northern Extension	A gateway precinct at the northern entrance to Stellenbosch and the ATC. In general, together with the Droë Dyke Precinct, to contain a higher proportion of housing than other precincts, as well as mixed use retail and commercial activities. Some blocks to contain mostly housing. A focus of formal and informal recreational and sport activities.
Precinct #5 Remgro	A mixed use medium to high density precinct including residential and commercial/retail activity with sensitive incorporation of the Rupert museum and vineyards.	Precinct #11 Papegaaiberg	A protected nature area sensitively developed as a central recreational park to contain active conservation, walking and cycling routes, linked to surrounding areas and the broader Stellenbosch NMT network.
Precinct #6 Bosman's Crossing	A mixed use medium to high density precinct including residential and commercial/retail activity with sensitive incorporation and adaptive re-use of historic structures.		

6.4.3. Developable Areas

Table 7 indicates the developable area for the ATC and individual precincts. Developable were are calculated based on a block lay-of development parcels for each precinct and excludes riverine corridors, flood plains, vineyards, major routes, the railway corridor, sports fields, and major public open spaces.

A coverage ranging between 65% and 80% was applied to the developable area per block to calculate the available development built footprint and resultant bulk. The coverage percentage applied relates to the proposed density of the block where the lowest density has a coverage of 65% and the highest density has a coverage of 80%. High density, perimeter block development is envisaged for most of the corridor. This courtyard typology allows for the maximum use of the site while creating protected parking or play courtyards within the centre of the block. The majority of parking will need to be accommodated as structured parking in high-density blocks and not as surface parking.

6.4.4. Land Use

Given the location of the ATC as part of an already developed area, access to major transport systems, and a strategic objectives of maximising existing land resources and establishing a vibrant, compact, and efficient urban district enabling NMT, land use across the ATC is envisaged as mixed and of relatively high density.

All precincts are to be mixed use, excluding Papegaaiberg. Droë Dyke and the Northern Extension, given location, will contain a higher proportion of residential use than other precincts.

In relation to land use, the groupings of land use in Table 7 have been assumed for preparing the Development Framework.

Table 7. Developable Areas per Precinct

PRECINCT	Block Area (m ²)	Internal Streets (15%)	Developable Areas (before Coverage applied) (m ²)
Precinct #1 Droë Dyke	509 191	76 379	432 812
Precinct #2 Sawmill	164 917	24 738	140 179
Precinct #3 Oude Libertas	69 818	10 473	59 345
Precinct #4 Adam Tas	167 607	25 141	142 466
Precinct #5 Remgro	72 703	10 905	61 798
Precinct #6 Bosman's Crossing	48 782	7 317	41 465
Precinct #7 Bergkelder	99 943	14 991	84 952
Precinct #8 Van der Stel	80 917	12 138	68 779
Precinct #9 Plankenbrug	331 141	49 671	281 470
Precinct #10 Northern Extension	339 627	50 944	288 683
Precinct #11 Papegaaiberg	-	-	-

Table 8. Broad Land Use Descriptions

LAND USE GROUPING	EXPLANATION
Residential	Medium density social housing and inclusionary housing comprising 2-4 storey duplexes or walk-ups with shared courtyards/ internal green spaces.
Mixed use residential	Medium to high density residential apartments with active ground floor use comprising retail and/or other complimentary activities. <i>Ratio: 80% Residential, 20% Commercial/retail</i>
Mixed use commercial	Medium to high density commercial activities including retail, hospitality and residential components. <i>Ratio: 20% Residential, 80% Commercial/retail</i>
Light industry	Workshops, studios, warehouses and other, light industrial activities integrated into surrounding land uses with minimal segregation and blank facades.
Sports	Sport fields, club houses and other sporting related activities.
Public facilities	Public institutions such as schools, libraries, government services, clinics, community centres as well as cultural institutions (e.g., museums or theatres).

6.4.5. Massing and Density

The broad distribution of densities and building heights across the ATC area is illustrated in Figures 16 and 17. Building heights range from two to six storeys, informed by:

- Land use, where predominantly residential development is envisaged to be two to four storeys and mixed use residential and mixed-use commercial four to six storeys.
- Context, including the presence of buildings to be retain for adaptive re-use, places to be protected through sensitive adjacent development, and location in relation to major transport routes.



Figure 16. ATC Height Ranges per precinct

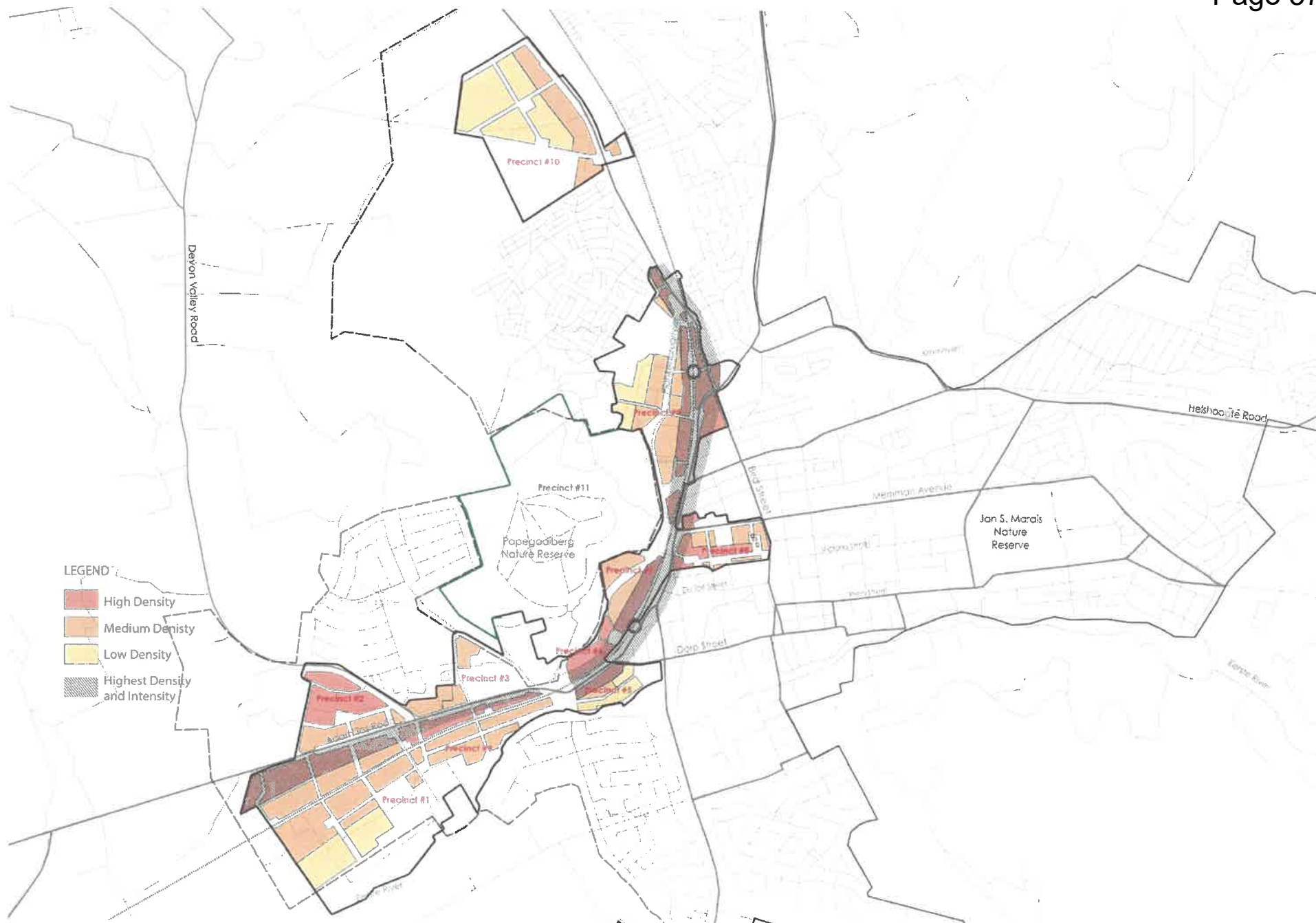


Figure 17. ATC densities per precinct

6.4.6. Bulk

The bulk applicable to the ATC as a whole and individual precincts have been determined following several steps:

- Identification of the m² area of development parcels – within the overall Development Framework – within each precinct based on developable areas (which excludes riverine corridors, flood plains, vineyards, major routes, the railway corridor, sports fields, and major public open spaces).
- Distinguishing between two types of development parcels/areas identified: green fields and brownfields (where future adaptive reuse will be applicable, also informed by heritage inputs).
- Application of an efficiency ratio of 85% to brownfields parcels to accommodate adaptive reuse.
- A reduction of 15% from the area of development parcels to accommodate internal streets and circulation.
- An application of a building height range to development parcels.
- Application of land use categories proportionally to the total bulk for each precinct (informed by the envisaged character of each precinct).
- Calculation of the bulk for each land use and each precinct, reflected as a minimum and maximum.
- Application of a range of nett densities to the area/bulk assigned for residential use, providing an estimate number of units.

Bulk calculations indicate both a minimum and maximum bulk per precinct. This enables flexibility in implementation – given changing market conditions over the period of implementation – while still attaining the urban qualities pursued and financial sustainability.

The apportioning of land use and bulk for the ATC area is summarised in Table 9 below.

Table 9. Land Use Bulk Summary for the ATC as a whole

LAND USE	% ALLOCATION	MINIMUM BULK (m ²)	MAXIMUM BULK (m ²)
Residential	12	372 971	528 793
Mixed use residential	28	884 948	1 250 285
<i>Residential</i>	80	707 959	1 000 228
<i>Commercial / Retail</i>	20	176 990	250 057
Mixed use commercial	29	908 685	1 227 516
<i>Residential</i>	20	181 737	245 503
<i>Commercial / Retail</i>	80	726 948	982 013
Light industry	16	500 076	669 315
Sports	3	104 551	143 809
Public facilities	12	375 427	526 881
	TOTAL	3 146 659	4 346 599

LAND USE	% ALLOCATION	MINIMUM BULK (m ²)	MAXIMUM BULK (m ²)
Residential	40	1 262 667	1 774 524
Commercial	29	903 938	1 232 070
Light industry	16	500 076	669 315
Sports	3	104 551	143 809
Public facilities	12	375 427	526 881
	TOTAL	3 146 659	4 346 599

The apportioning of land use and bulk for individual precincts is summarised in Table 10 below.

A workbook of all developable area and bulk calculations for the area and precincts is included as Appendix B.

Table 10. Land use/bulk summary for individual precincts

PRECINCT	Residential		Mixed Use Residential		Mixed Use Commercial		Light Industry		Sports		Public Facilities	
	Min Bulk m ²	Max Bulk m ²	Min Bulk m ²	Max Bulk m ²	Min Bulk m ²	Max Bulk m ²	Min Bulk m ²	Max Bulk m ²	Min Bulk m ²	Max Bulk m ²	Min Bulk m ²	Max Bulk m ²
Precinct #1 Droë Dyke	234 758	328 902	264 103	370 014	-	-	-	-	29 345	41 113	58 690	82 225
Precinct #2 Sawmill	-	-	107 624	172 830	122 998	197 520	61 499	98 760	-	-	15 375	24 690
Precinct #3 Oude Libertas	-	-	24 947	42 371	42 371	42 371	-	-	-	-	33 263	56 495
Precinct #4 Adam Tas	-	-	158 305	204 295	158 305	204 295	39 576	51 074	-	-	39 576	51 074
Precinct #5 Remgro	-	-	24 857	33 185	49 714	66 370	24 857	33 185	-	-	24 857	33 185
Precinct #6 Bosman's Crossing	-	-	45 114	56 392	39 474	49 343	22 557	28 196	-	-	5 639	7 049
Precinct #7 Bergkelder	-	-	-	-	138 641	190 085	46 214	63 362	-	-	46 214	63 362
Precinct #8 Van der Stel	-	-	75 716	104 677	97 349	134 584	-	-	21 633	29 908	21 633	29 908
Precinct #9 Plankenbrug	-	-	-	-	213 761	276 317	305 373	394 739	30 537	39 474	61 075	78 948
Precinct #10 Northern Extension	138 213	199 891	184 283	266 522	46 071	66 630	-	-	23 035	33 315	69 106	99 946
Precinct #11 Papegaaiberg	-	-	-	-	-	-	-	-	-	-	-	-

6.4.7. Residential Units

The number of residential units was determined based on the following density ranges:

- 160 units/hectare: very high density
- 140 units/hectare: high density
- 120 units/hectare: medium density
- 100 units/hectare: lower density

To determine a minimum number of units an average of 125 units/hectare was used and for the maximum 145 units/hectare.

Table 11 indicates the minimum and maximum bulk and number of residential units per precinct.

In line with emerging WCG and SM policy, it is envisaged that a meaningful proportion of residential units to be provided constitute affordable and inclusionary housing, benefitting specific income and beneficiary groups.

The final proportion of affordable and inclusionary housing will be dependent on financial viability, to be tested by landowners and the SM. Ideally, up to 30% of housing to be provided should be affordable and inclusionary (excluding student housing).

6.4.8. Aspects of urban form

As indicated above, high density, perimeter block development is envisaged for most of the corridor. This courtyard typology allows for the maximum use of the site while creating protected parking or play courtyards within the centre of the block. See Figure 18 and the supporting ATC guidelines document for further development precedent per precincts.

6.4.9. Norms and standards

To achieve project objectives, norms and standards for the provision of public facilities will need adjustment fitting of an urban, high-density context. Specifically, facilities such as schools need to be "urban" in nature, comprise multi-storey development, and share sports fields on the periphery of the development or elsewhere in Stellenbosch.

Table 11. Minimum and maximum bulk and number of residential units per precinct

PRECINCT	Minimum Density (units)	Maximum Density (units)
Precinct #1 Droë Dyke	3 997	5 181
Precinct #2 Sawmill	659	818
Precinct #3 Oude Libertas	232	288
Precinct #4 Adam Tas	1 952	2 329
Precinct #5 Remgro	203	240
Precinct #6 Bosman's Crossing	219	264
Precinct #7 Bergkelder	137	173
Precinct #8 Van der Stel	345	428
Precinct #9 Plankenbrug	267	322
Precinct #10 Northern Extension	2 273	2 744
Precinct #11 Papegaaiberg	-	-
TOTAL	10 282	12 787



Precedent of housing typologies appropriate to the ATC context (refer to the supporting ATC guidelines for further urban design and landscape precedent per precinct and sources of all projects)

- Compact, multi-functional facilities;
- Surveilled and safe play areas;
- Sites wrapped with residential;
- Clustering of facilities e.g. public library, adult education, community hall etc.



Figure 18. Precedent of Urban Schools (refer to the supporting ATC guidelines for further precedent per precinct and sources of all projects)

6.4.10. Landscape and Historic Character

The landscape and heritage review of places and buildings for the ATC revealed eleven areas of distinct, broad landscape and historic character areas. These, illustrated in Figure 19, are:

1. Urban-rural transition and gateway (western entry to Stellenbosch).
2. Timber processing (the sawmill from the early 20th century).
3. Historical set piece and vineyard forecourt, including an area of public memory, reflection, passive recreation, and historical river crossing (the cemetery and Bosman's Crossing).
4. Wine processing (Stellenbosch Farmers Winery mid to late 20th century)
5. Interface with historic core (the Dorp Street point of entry).
6. Brandy production (early to late 20th century) and the historical millstream network (Oude Molen).
7. Wine cellar and brandy production (mid to late 20th century, specifically Bergkelder), and movement infrastructure (including the station area).
8. Interface zone with historic core (including the Van der Stel entry to the area).
9. Industrial expansion (late 20th century to the north), including historical settlement and displacement (the Bird Street point of entry to Stellenbosch).
10. Urban-rural transition and gateway (northern area).
11. Passive recreation and retreat (Papegaaiberg).

The following sheets outline the heritage significance, character, and proposed heritage indicators for each of the areas.

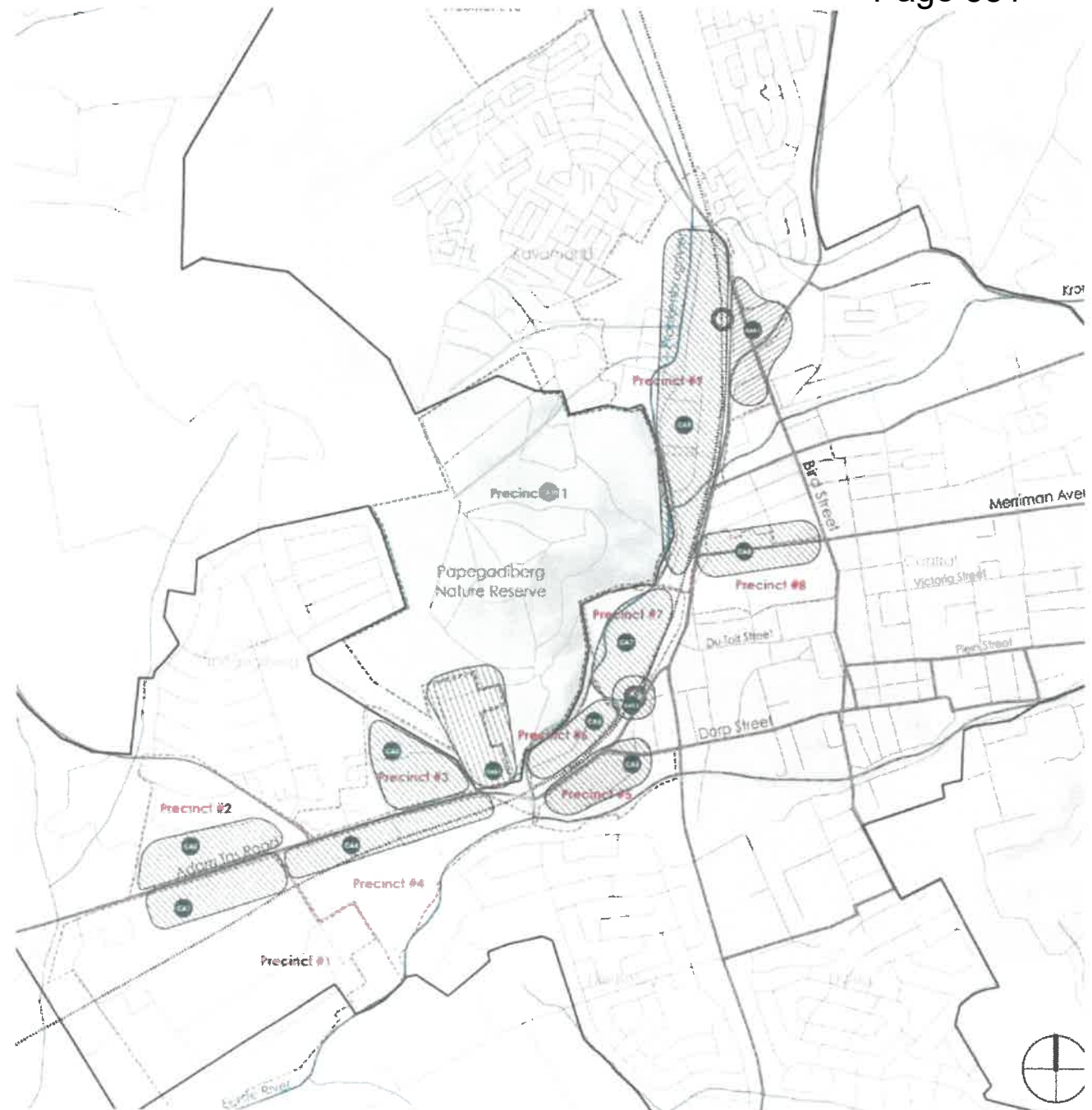











Figure 19. ATC Character Areas Map



Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 1</p> <p>GATEWAY CONDITION</p> <p>Rural-urban transition and gateway (west)</p>	<p>Role as point of entry to Stellenbosch from the west.</p> <p>Landscape elements contributing to the Stellenbosch landscape context; flanked by mature trees creating a green frame with views eastwards towards the mountains.</p> <p>Green edge conditions contrasting with hard built edge to the north and west.</p> <p>Significance limited to scenic envelop and associated long views towards the Hottentots Holland Mountains.</p> <p>Entry point to Klein Vredenburg (Grade II).</p>	<p>Line of stone pines and other mature trees framing long views towards the Hottentots Holland Mountains to the east.</p> <p>Green edge conditions in contrast to hard built form immediately to the north and west.</p>	<p>Maintain treed edge along Adam Tas Road.</p> <p>Establish building setback conditions to maintain transitional landscape quality between urban and rural conditions.</p> <p>Maintain views through towards the Hottentots Holland Mountains to the east based on a combination of setback and height controls.</p> <p>Maintain visually permeable edge conditions.</p> <p>Controls on signage to minimize visual clutter (e.g.no third-party signage)</p> <p>Respect and acknowledge entrance to Klein Vredenburg.</p> <p>Tree maintenance and planting plan.</p>  <p>(SHI 2018)</p>

Name	Heritage Significance	Character Statement	Heritage Indicators
<p>CA 2</p> <p>SAWMILL SITE</p> <p>Timber processing (early 20th C)</p>	<p>Grading</p> <p>Industrial technological significance associated with the timber industry in the early 20th century and its role in the development of the fruit industry in terms of packaging.</p> <p>Landmark value as a highly visible industrial site in Stellenbosch.</p> <p>Distinctive edge conditions comprising a continuous 2m high street boundary wall with perforated panels and columns contributing to a pattern of edge conditions with particular solid to void relationships; 1930s character of perforated wall panels.</p> <p>No individual structures worthy of formal protection.</p> <p>Relic site with the buildings being vacant and derelict.</p> <p>Small core group of structures representative of the role of the site in the timber industry.</p> <p>Significance resides in associations with timber processing/manufacturing and its resulting built form character.</p>	<p>Cross section of trees adjacent to the roadway, continuous wall treatment with a particular rhythm of solid to void, and long linear sheds behind.</p> <p>Tight, modular, orthogonal layout of buildings with a relatively fine grain, high coverage factor, density gradient across the site and varying figure ground relationships.</p> <p>Relatively low-rise nature of buildings flanking Adam Tas Road.</p>	<p>Capacity to Accommodate Change & Absorb Development</p>  <p>Sawmill HIA (Sneling 2015)</p> <p>Retention and adaptive reuse of core grouping (C).</p> <p>Retain the wall along Adam Tas Road to as great an extent as possible with limited points of entry.</p> <p>Maintain the existing line of trees.</p> <p>Maintain hard building edge along Adam Tas Road with a limited building line with 2 storey height control on buildings immediately flanking the site.</p> <p>Maintain the manufacturing and light industrial character of the area as a major component of a mixed-use precinct.</p> <p>Maintain the built form character in terms of figure ground relationships.</p>

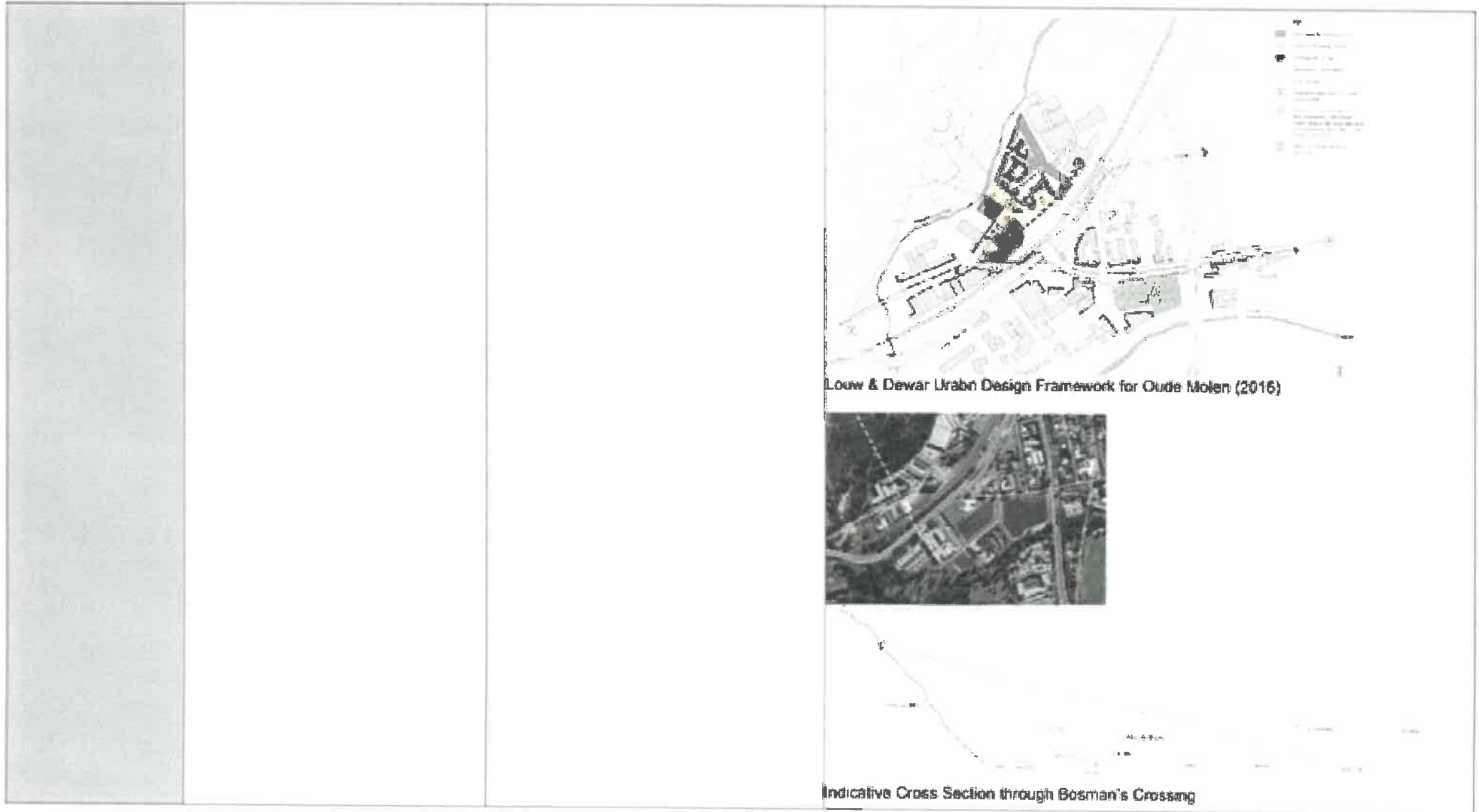
Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 3</p> <p>OUDE LIBERTAS</p> <p>Historical set piece and vineyard forecourt</p> <p>CA 3.1</p> <p>CEMETERY</p> <p>Public memory, reflection, passive recreation, historical river crossing) (cemetery and Bosman's Crossing)</p>	<p>High historical, architectural significance.</p> <p>Distinctive landmark at entry to Stellenbosch.</p> <p>Distinctive setting of the architectural ensemble and its generous vineyard forecourt; vineyard forecourt contributing to sequencing of solid to void, open to closed relationships along this section of Adam Tas Road.</p> <p>High historical and social significance of the cemetery in terms of layering, interdenominational use and nature of open access.</p> <p>Cemetery contributes substantially to a parkland setting immediately abutting a high use zone to the east.</p> <p>Heritage value of historical patterns of access and river crossing.</p> <p>Heritage value of the archaeological 'monument' as the site of an ESA site discovered in 1899 (PHS Grade II)</p>	<p>Formal landmark architectural ensemble with a green forecourt.</p> <p>Cemetery set within a parkland setting.</p> <p>Historical route network and river crossing.</p> <p>Vineyard foreground and rows of mature trees create the foreground to the site, which is set against a dark, forested backdrop on the slopes of the Papagaaiberg.</p>    <p>Google Earth (2021)</p> <p>SHI (2018)</p>	<p>Maintain green forecourt to Oude Libertas; no new buildings to be permitted in this zone.</p> <p>New buildings to be located behind the line established by the Oude Libertas complex and homestead.</p> <p>New interventions must not visually overwhelm the complex.</p> <p>New interventions to be complementary to the historical cultural and educational role of Oude Libertas.</p> <p>Maintain the open access and parkland nature of the cemetery with minimal edge treatments. Opportunities for memorialization as part of the public space realm.</p>

Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 4</p> <p>DISTELL</p> <p>Wine processing (Stellenbosch Farmers Winery mid to late 20th C)</p>	<p>Site of an early 20th century black settlement referred to as Mon Repos or Platteklip Location c1918.</p> <p>Site of Stellenbosch Farmers Winery (SFW) since 1925 (Oude Libertas farm) until the merger with Distillers Corporation to form Distell in 2000.</p> <p>Social historical value with SWF as an early agricultural co-operative dating to the post WW I period playing a major role in the promotion of the Stellenbosch wine industry for white farmers through the centralisation and regulation of wine production and markets, including the export market.</p>	<p>Boundary treatment and gateway; pillars, visually permeable panels framing views of buildings immediately adjacent.</p>   <p>Google Earth street view (2021)</p> <p>Formal composition of architectural elements and boundary treatments.</p> <p>Part of a sequence of hard and soft edge treatments along Adam Tas with Distell providing a hard agro-industrial edge in contrast to the green forecourt to the Oude Libertas to the west. Entrance to Klein Vredenburg providing a strong edge to the south.</p>	 <p>Google Earth (2021)</p> <p>Maintain edge treatment along Adam in terms of pillars, visually permeable panels and planting, and the interface with the Cape Revival complex including the rhythm of gable ends, elaborate gateways and neo classical central entrance piece.</p> <p>Retain the Cape Revival complex facing onto Adam Tas with a range of adaptive reuse options accommodated.</p> <p>Soft edge treatment along entrance road to Klein Vredenburg to screen hard parking areas and loading areas.</p> <p>Consider opportunities for a continuous walkway adjacent to the Eerste River and its role as a seam in linking precincts as part of a continuous public realm including the recreational role of the Distell Cricket Club.</p>

	<p>Potential grading of a component of the Cape Revival complex addressing Adam Tas.</p> <p>Relationship between the Cape Revival complex and Adam Tas in terms of strong place-making and landmark qualities.</p> <p>Architectural value of the complex in term of the use of Cape Revival architectural elements related to the branding of SFW in the export market.</p> <p>Vast majority of buildings not worthy of formal heritage protection, particularly to the south of the railway line.</p> <p>Social recreational role of the Distell Cricket Club.</p>	<p>Eerste River forming the southern edge and the location of the Distell Cricket Club adjacent to the river creating a soft interface.</p>	 <p>View of Distell from Distillery Road</p>
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Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 5</p> <p>DORP STREET</p> <p>Interface with historic core (Dorp Street point of entry)</p>	<p>Major point of entry into the historic core of Stellenbosch via Dorp Street.</p> <p>Dorp Street having high heritage value as one of the main structuring elements of the historic core.</p> <p>Vineyard setting at point of entry has place-making qualities in terms of providing a green framing element to the historic core.</p>	<p>Juxtaposition of agro-industrial and commercial buildings, cultural centre and ornamental vineyard setting to the Rupert Museum.</p> <p>Location between two structuring elements (Dorp Street and Eerste River) and the strategic location of the Rupert Museum as a semi-public institution, which could form part of a continuous public realm relative to the river and pedestrian network.</p>  <p>SHI (2018)</p>	 <p>Google Earth (2021)</p> <p>Maintain green forecourt to the Rupert Museum and its landmark qualities.</p> <p>Consider the opportunities for a continuous landscape walkway adjacent to the Eerste River and the role of this river corridor as a seam in linking precincts associated with the river. Role of Eerste River as a major structuring element of the historic core.</p>




Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 6</p> <p>BOSMAN'S CROSSING AND OUDE MOLEN</p> <p>Brandy production (early to late 20th C); historical mill stream network</p>	<p>Collection of buildings worthy of retention and adaptive reuse grouped along a tight linear corridor: Cape Revival House 1925 Grade IIIA; Mill House 1965 Grade IIIC; Warehouse 1950s Grade IIIC; Vinlab 1923 Grade IIIC.</p> <p>Juxtaposition of river and Papegaaiberg with a tight linear corridor comprising the river, road network and railway, industrial buildings, mountain edge).</p> <p>Historical reference to old mill and millrace.</p>	<p>Mixed-use activity comprising medium high density residential activity (6 stories with ground level retail) in immediate juxtaposition with light manufacturing.</p> <p>Distillery Road as an extension of Bosman's Crossing and the original route into Stellenbosch from the south and its role as linking or binding element though the southern section of the corridor.</p> <p>Sequence of hard and soft spaces; soft green crossing, hard built edges; Oude Molen forecourt; views towards Papegaaiberg backdrop.</p>	<p>Retention of views towards the Papegaaiberg. Integrate the riverine corridor with a pedestrian linkages and opportunities for access into the Papegaaiberg, particularly near Bosman's Crossing</p> <p>Retention of the historic core grouping and associated spaces with their integration into a public space network (diagram below)</p> <p>Extension of Bosman's Crossing and Distillery Road as a linking or binding element as part of the street network though the corridor (see diagram below)</p> <p>Two stories on ATC retaining views towards the Papegaaiberg with higher density along the river (see cross section below).</p> <p>Continue good precedent at Bosman's Crossing with a residential apartment urban typology adjacent to the river, sequencing of open and close spaces and mix of uses particularly light manufacturing/artisanal activity, e.g. foundry and furniture making.</p> <div data-bbox="1232 1013 1780 1324"> </div> <p data-bbox="1803 1268 2027 1324">Postlethwayt & Snelling (2020)</p>






Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 7</p> <p>BERGKELDER</p> <p>Wine cellar and brandy production – mid to late 20th C</p>	<p>Historical, technological and scientific contextual value (Grade IIIIC)</p> <p>Setting of the Plankenbrug River and slopes of the Papegaaiberg into which the Bergkelder is inserted.</p> <p>Technological and scientific innovations from the late 1960s. Role in increasing international connections, primarily related to viticultural, oenological and marketing developments, particularly post 1992.</p> <p>Collection of buildings dating from the mid-20th century of a particular architectural typology and place-making quality (morphology, spatial relationships, riverine and mountain setting).</p> <p>Equipment related to the evolution of wine-making and maturation techniques from the mid-20th century.</p> <p>Potential evidence of mill sleut. Industrial archaeological value of the structures.</p>	<p>Industrial buildings relating to the wine industry.</p> <p>Industrial buildings with a particular architectural typology, urban morphology and visual spatial relationship with the river and Papegaaiberg.</p> <p>Group of mid-20th century buildings in the southern portion of the site dating from the first phase of development, approximately from the mid1940s to the 1960s.</p> <p>Buildings have been adapted over time, particularly in terms of height to accommodate changes in technology.</p>	<p>High degree of resilience and ability of accommodate change. However, not to be treated as a green field site.</p> <p>Retention of the overall grain and texture of the site, i.e. figure ground relationships, to reflect the industrial evolution of the site.</p> <p>Retention of the mid-20th century building grouping for adaptive reuse in a mixed-use environment; could be substantially altered to accommodate new uses yet retaining industrial built form character.</p> <p>Retention of the visual grid, tree lined avenues and stone walled edge conditions as a structuring device, particularly the visual axes towards the Papegaaiberg.</p> <p>Opportunities for inclusion into a high to medium mixed-use development corridor to build on the strategic location of the site.</p>




<p>CA 7.1</p> <p>STATION</p> <p>Movement Infrastructure</p>	<p>Historic significance of the railway network dating to the mid-19th century.</p> <p>Distinctive landmark qualities of the Cape Revival station building and its forecourt.</p>  <p>Google Earth street view (2021)</p>	<p>Movement infrastructure, linear binding element of public infrastructure linking Kayamandi through the corridor to metropolitan Cape Town.</p> <p>Strategic location at the periphery of the historic core and head of a grid of streets defining the western edge of the historic core immediately at the interface with the agro-industrial group of buildings associated with Berg Kelder, thus binding the historic core and the future growth corridor.</p>	<p>Conceptualise as part of a linear linking system associated with the Bosmans Crossing through the Oude Molen Precinct to the station.</p>
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Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 8</p> <p>VAN DER STEL</p> <p>Interface with historic core (Merriman and Bird Street point of entry)</p>	 <p>Precinct # 8 overlaid with Historic Core and Special Streets, Places & Buildings (SHI 2016)</p> <p>Contextual value adjacent to the historic core with its concentration of streets, places and buildings of heritage value.</p> <p>Major entry point into the historic core via Merriman Avenue and Bird Streets with Bird Street being one of the main structuring elements of the historic grid.</p> <p>Green open space in close proximity to the Papegaaiberg (pinch point) at a cross route condition and as part of an integrated green/open space structuring system.</p> <p>Social value of the sports club.</p>	<p>Large recreational open space on the edge of the historic core bounded by streets forming part of its grid system.</p> <p>Mix of land uses including sports facilities, transport hub, retail, corporate and residential.</p>  <p>Structuring elements</p> <p>Zone of intersection between green and urban systems; historic and contemporary conditions.</p>	<p>Medium degree of resilience to accommodate new development recognizing townscape and landscape opportunities and constraints being located immediately adjacent to the historic core with strong visual spatial linkage with the Papegaaiberg and at a cross route condition with a high degree of accessibility.</p>  <p>Avoid the simple "filling in" of open space. Respond positively to the juxtaposition of fine-grained residential fabric (south) and coarse grained industrial fabric (west) as well as the gateway conditions and strategic location of the precinct at the entrance to the historic core and in relation to Bergkelder and George Blake precincts as core components of the growth corridor. Redevelopment of the site must retain a strong green linkage element and contribute to the public open space network of the town.</p>

Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 9</p> <p>GEORGE BLAKE</p> <p>Industrial expansion – late 20th C (north)</p>	<p>Late 20th century light industrial landscape. Low, if any heritage significance.</p> <p>There are no heritage structures in the area.</p>	<p>No elements that contribute to area character. The only potential elements relate to the stream flowing down from the Papegaaiberg into the Plankenburg river and the gridiron street pattern providing visual and potential pedestrian linkages to the Papegaaiberg.</p>	<p>Considerable capacity to absorb a more intensive pattern of development.</p> <p>Plankenburg riverine corridor and the opportunities for a continuous landscaped pedestrian walkway with cross linkages into Kayamandi to be incorporated into a precinct plan. Similarly, the orthogonal street pattern should be maintained and visual /spatial linkages to the Papegaaiberg enhanced in terms of a grid of views.</p> <p>Web of green and visual connectivity between the Papegaaiberg and the Plankenburg riverine corridor.</p>
<p>CA 9.1</p> <p>BIRD STREET</p> <p>Historical Settlement & Displacement (Bird Street point of entry)</p>	<p>Considerable historical social significance in terms of the association with forced removals related to the Group Areas Act in Du Toitsville in the 1960s.</p> <p>Historical and visual significance of the avenue of trees flanking Bird Street and its role as an early access route from Paarl dating from the late 17th century.</p>	<p>Light industrial, heavily trafficked area. The only remaining house of Du Toitsville (69 Bird Street Osman House).</p>  <p>Oak tree avenue on Bird Street and station building and forecourt as last remaining physical elements of Du Toitsville.</p>	<p>Maintain the avenue of oak trees flanking Bird Street, a major point of entry into Stellenbosch from the north.</p> <p>Develop a tree management programme to ensure the long-term protection of the trees.</p> <p>Explore opportunities for the memorialization of the forced removals related to Group Areas in collaboration with the affected community.</p>

Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 10</p> <p>Urban-transition and gateway (north)</p>	 <p>Precinct # 10 overlaid with SHI Landscape Units of suggested Grade IIIB heritage value</p> <p>Located in a landscape of suggested Grade IIIB heritage value in terms of the SHI (2018).</p> <p>Aesthetic value in its contribution to an agricultural landscape approaching Stellenbosch via the R304.</p> <p>Landscape of urban-rural transition with gateway opportunities.</p> <p>Embedded within this landscape, heritage resources of Grade III heritage value (Monterosso IIIB; Cloetesdal Farm IIIC).</p>	<p>Orthogonal field patterns with access arrangements off the R304 and a sloping topography.</p> <p>Long views towards mountain peaks framed by green edge conditions.</p>  <p>Google Earth 2021 (R304 street view looking south east)</p> <p>Undulating sloping topography with subtle skyline conditions framing environmental rooms.</p>  <p>Google Earth 2021 (R304 street view looking north west)</p>  <p>Monterosso farm, part of 1930/50's pattern of settlement along the R304 (SHI 2018)</p>	<p>Some degree of resilience with the need to balance the urban expansion of the town while responding to the landscape context and thus avoiding peripheral sprawl.</p> <p>Development should comprise a clear settlement structure including a legible public structure and green structure.</p> <p>Avoid the sameness in settlement pattern or continuous swathes of development with the creation of environmental rooms, thresholds or markers in the landscape to punctuate development pockets.</p> <p>Provide a density gradient in response to topographical conditions and movement routes with higher densities on the valley floor and lower slopes and lower densities on the upper more visually prominent slopes.</p> <p>Provide a variation in built form typologies including the use of taller or landmark buildings at key points in the settlement structure.</p>
			<p>Positive response to the patterns of access off the R304 in terms of geometry, cross route conditions and axial alignments.</p> <p>Careful consideration edge treatments e.g. use of tree planting to reinforce gateway qualities, visually permeable boundaries.</p> <p>Explore the principle of a local 'high street' parallel to the R304 and linking Kyamandi with its surroundings.</p>

Name	Heritage Significance Grading	Character Statement Description and Character Forming Elements	Heritage Indicators Capacity to Accommodate Change & Absorb Development
<p>CA 11</p> <p>PAPEGAAIBERG</p> <p>Passive recreation and retreat</p>	<p>Identified in the SHI (2018) to be grade IIIB heritage value.</p> <p>Considerable visual/spatial significance; dramatic and vivid rural and natural landmark quality in immediate juxtaposition with the urban built form of Stellenbosch.</p> <p>Place of spiritual quality and significance; place of refuge; of retreat and contemplation, relatively unencumbered by perceptions of exclusion and exclusivity, and spatial division.</p>	<p>Green frame to the town. Dramatic visual spatial juxtaposition of rural and urban.</p> <p>Steep topography establishes a green wall to the Adam Tas corridor. Heightened altitude affords panoramic views over Stellenbosch in the midfield and the Hottentots Holland mountains beyond.</p>  <p>SHI (2021)</p>	<p>Maintain the existing natural unbuilt quality.</p> <p>Enhance the integration with the public realm and open space system of the town to ensure a continuity of green; a continuous network of public open space integrated with the water network, including rivers, canals and the leiwater system.</p> <p>Enhance access opportunities, particularly from the cemeteries at the point of entry into Stellenbosch and Kayamandi.</p> <p>Develop a use management plan specifying use intensity zones (passive and active recreation), permissible and prohibited activities.</p> <p>Explore memorialization opportunities. To include a public participation programme to elicit the range of meanings associated with the place.</p> <p>Ensure that any built form interventions, including paved surfaces, benches, shaded areas and possible memorial opportunities are integrated into the landform, utilize appropriate materials and have minimal visual impact.</p>

6.4.11. Environment

Key to the Development Framework is to incorporate, restore, and celebrate environmental assets.

Two foci are particularly important. The first the restoration and incorporation of the Plankenbrug River as a central, functional element of the development. If upstream pollution can be managed, the river corridor could serve multiple roles, including an amenity and value adding feature to adjacent development, as well as a NMT route linking precincts, integrated with similar routes in Stellenbosch town.

The second is the incorporation of Papegaaiberg as a central place of recreation, conservation, and "retreat" in the urban structure of Stellenbosch. The natural environment of Papegaaiberg could be preserved, while providing increased, safe access for recreational purposes. Key will be how and where access points are structured and organized, the nature of recreational development (e.g., structured walking and cycling paths, look-out points, and so on), as well as its interface with adjacent development. Papegaaiberg should become, through multiple and carefully managed use and access, a sacred, treasured space for all citizens.

Central to the exposure, preservation, and celebration of Papegaaiberg is its linkage to the rest of Stellenbosch town with the proposed university avenue.

6.5. Movement, access, and parking framework

6.5.1. Global transport trends

- Approaching the movement, access, and parking for the ATC occurs within a framework of emerging global transport trends, including:
- Significant shifts in policy to accommodate the transformation of the way transport is sourced, operated and maintained.

- A significant shift to the use of public transport.
- Potential shifts away from private vehicle ownership and a potential increase in car-pooling and rental pools.
- An increasing dependency on electric/ hydrogen vehicles and the increasing obsolescence of the petrol/ internal combustion engines.
- Inter-dependencies and collaboration between the public and private sector.

6.5.2. Movement network

The movement network associated with the ATC is illustrated in Figures 20 and 21). Key aspects of the movement network are:

- A continuous central vehicular route between precincts – from the Sawmill via Oude Libertas, Bosman's Crossing, Bergkelder, Plankenbrug, to Kayamandi – and incorporating elements of Distillery Road, George Blake Road, and Rand Road. This route should accommodate NMT and public transport functions.
- Adam Tas Road/ R44 maintaining its role as a "mobility" route.
- Vehicular road intersections with Adam Road/ R44 (at grade and grade separated in the vicinity of Bergkelder/ Van der Stel).
- A NMT route following the Plankenbrug and Eerste River corridors and linked to the existing/ proposed system for Stellenbosch town.
- The existing rail, incorporating the two existing stations (Stellenbosch and Du Toit, both upgraded) and two new ones proposed at Droë Dyke/ Sawmill and Kayamandi North.
- Nine new pedestrian crossings along ATC with crossing intervals of between 400-600m (from an operating perspective, these crossings will need to be grade-separated, preferably underpasses given the high clearance and ramp length required for overpasses).

6.5.3. Parking

In relation to parking, the movement network acknowledges:

- The underlying objectives of the ATC project to pursue an environment prioritising public and non-motorised transport.
- The reality of having to accommodate parking – serving Stellenbosch town and the ATC area – while expecting to progress towards lower private vehicle dependence and use over time; this, in turn, requiring innovative transitory arrangements, including the provision of parking in a form enabling ready conversion in future to other uses.
- Centralised parking facilities, delinking the provision of parking from the specific entity served.

6.5.4. Parallel actions

The movement network assumes that:

- PRASA will continue/ reinstate operations of the railway corridor service with new rolling stock and the implementation of additional rolling stock for increased demand.
- The possible establishment a concessional corridor between Eerste River and Klapmuts stations (or the development of a railway system that comprises of a combination of the above).
- Ultimate doubling of the railway line between Eerste River and Muldersvlei Stations.
- The early development of subsidised public transport services linking the different ATC precincts and rail stations with the university and the Stellenbosch CBD. Such a public transport system will have to be developed in an incremental manner (until such time as it could be incorporated into the SM IPTN).
- The transformation of the Stellenbosch minibus taxi industry (Association Based Companies/

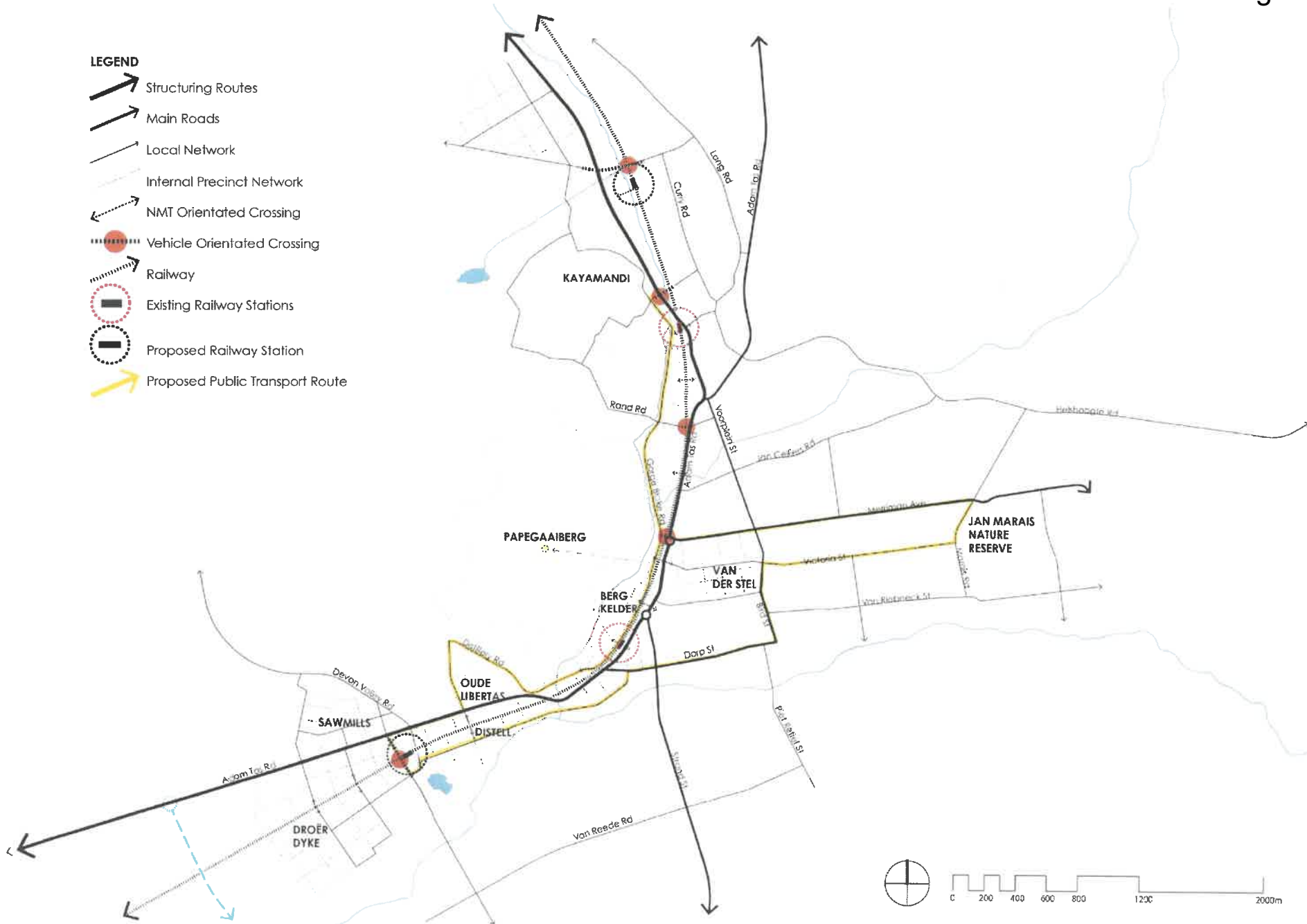


Figure 20. ATC vehicular movement structure

Vehicle Operating Companies) by means of contracted services. This is a contentious process and, in many respects, based upon both legislative responses as well as the value proposition offered to the industry to transform.

- The allocation of housing opportunity to people living, working and/ or studying in Stellenbosch, in that way assisting to removing commuters to and from Stellenbosch using private vehicles.
- Broader regional transport network implications being addressed.

A summary of transport improvements per development phase is provided in section 6.6.3. Development Phasing.

6.6. Bulk services framework

6.6.1. Scope of bulk services framework

The bulk services framework follows an analysis of existing bulk infrastructure services capacity and demand associated with the minimum and maximum land use and bulk scenarios presented above.

6.6.2. Phasing

Figure 22 illustrates a development phasing scenario for the ATC, based on:

- Unlocking the initial precincts that would require the minimum amount of bulk infrastructure upgrades.
- Considering precincts with the potential of developing, or which might be in a position to develop sooner than others.

Table X illustrates indicative development phases and duration, based on the proposed sequence of infrastructure upgrades. The indicative phasing could be adjusted based on demand and associated changes to infrastructure development.

Table 12 illustrates indicative bulk floor area per phase (based on an average of the minimum and maximum bulk proposed for the ATC).



Figure 21. ATC non-motorised movement structure

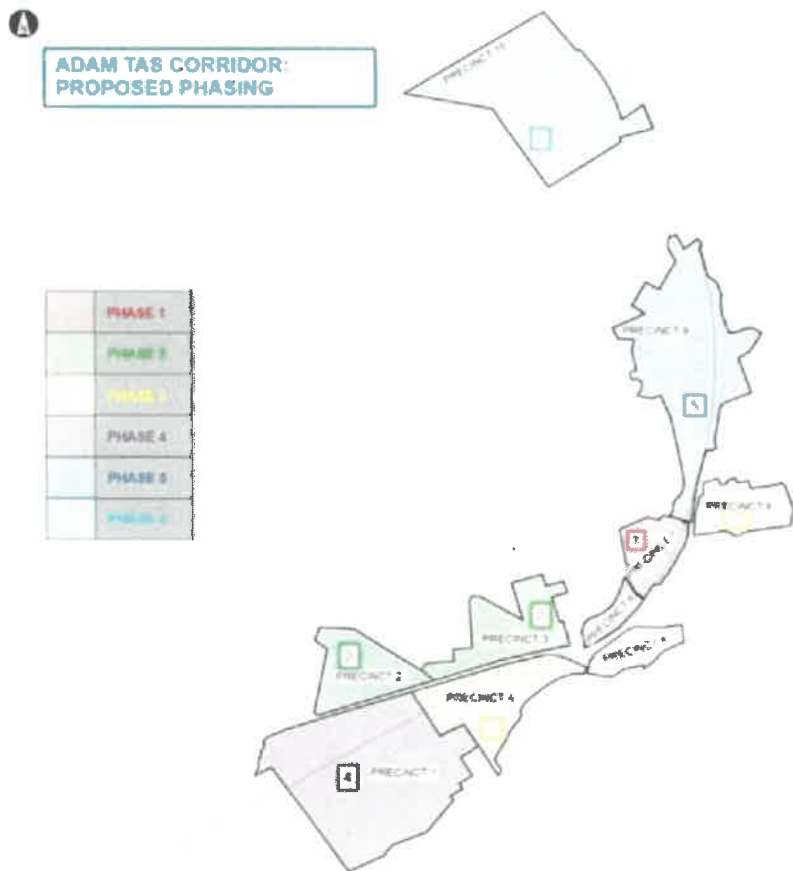


Table 12. Proposed phasing of precincts

PHASE	DURATION (YEARS)	PRECINCTS
1	0-3	6, 7
2	3-7,5	2, 3
3	7,5-15	4, 5, 8
4	15-22,5	1
5	22,5-30	9
6	22,5-30	10

Figure 22. Proposed Development Phases (Zutari, 2021)

Table 13. Indicative bulk floor area per phase

PHASE	TOTAL	PRECINCT									
		1	2	3	4	5	6	7	8	9	10
1	400 820						126 882	273 938			
2	518 101		397 191	120 910							
3	856 058				443 249	145 105			257 704		
4	704 575	704 575									
5	700 112									700 112	
6	563 507										563 507

6.6.3. Transport improvements per phase

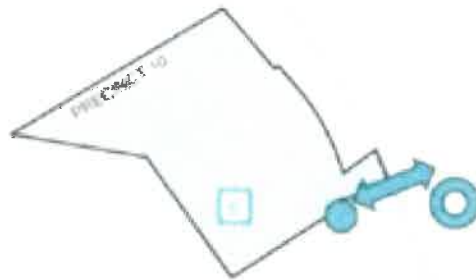
Table 14 and Figure 23 outlines transport infrastructure improvements required per phase and precinct.

Table 14. Transport infrastructure improvements per phase and precinct

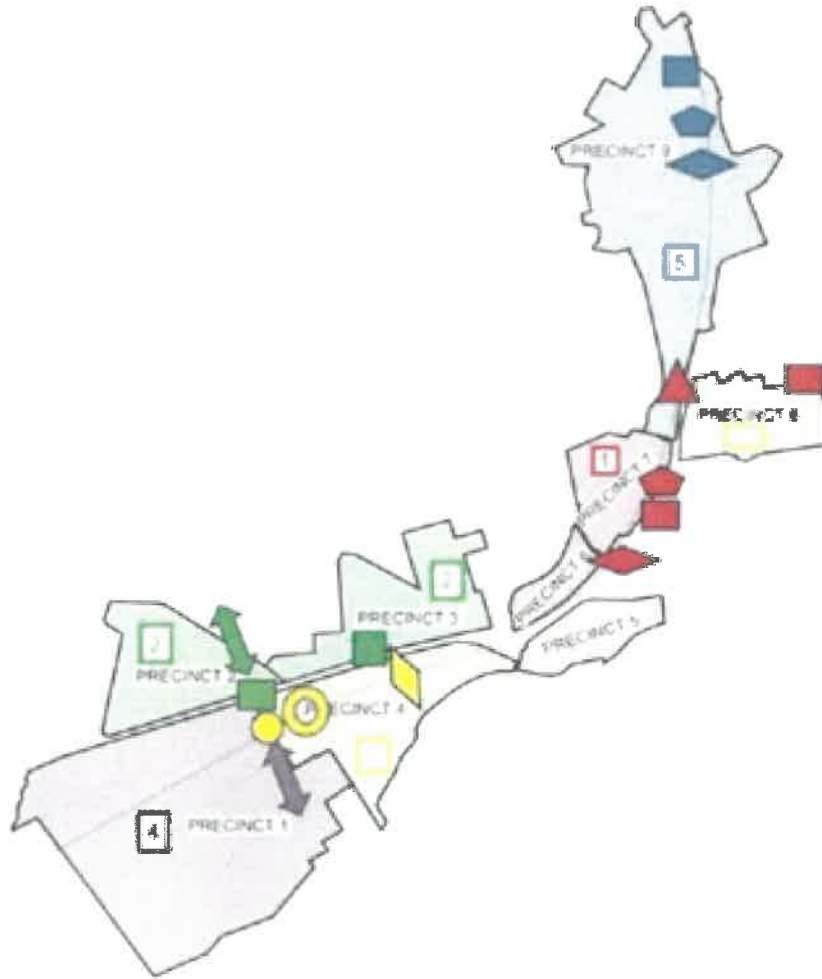
PHASE 1: Precincts 6 & 6		
1	Upgrade Intersections	Improvements on Adam Tas Road at the intersections of Blersch Street, Bird Street and Merriman Road.
2	New Bridge Eliminating Rail Level Crossing	Realignment of Merriman Road and provision of a road/rail bridge to eliminate the rail level crossing and removing two signalised intersections along Adam Tas Road.
3	Street to Street Pedestrian Bridge	Street to Street rail crossing at Stellenbosch Station from Precinct 6 and 7 to Adam Tas Road.
4	Upgrading of Existing Rail Station	Improvements to Stellenbosch Rail Station.
PHASE 2: Precincts 2 & 3		
1	New Road Link	Realignment of Devon Valley Road.
2	Upgraded Intersections	Upgrade of the intersection of Adam Tas and Devon Valley Road and Adam Tas and Vredenburg Road.
PHASE 3: Precincts 4, 5 & 8		
1	Street to Street Pedestrian Bridge	Street to Street rail crossing at Oude Libertas Road linking to Precinct 3 and 4.
2	New Intersection	Provide new intersection on Winery Road.
3	New Overhead Rail Station	New Station opposite Oude Libertas intersection.
PHASE 4: Precinct 1		
1	New Road Link	New road/ rail bridge to provide access to Precinct 1 from Adam Tas Road.
PHASE 5: Precinct 9		
1	Upgrade Intersections	Improvements on Adam Tas Road at the intersections of Bird Street.
2	Street to Street Pedestrian Bridge	Street to Street rail crossing at Du Toit Station across Adam Tas Road.
3	Upgrading of Existing Rail Station	Improvements to Du Toit Rail Station
PHASE 6: Precinct 10		
1	New Road Link	New link road at Last Road linking Precinct 10 with Cloetesville.
2	New Overhead Rail Station	New Rail Station opposite Last Road.
3	New Intersection	New access intersection to Precinct 10.



**ADAM TAS CORRIDOR:
PROPOSED TRANSPORT
CONSIDERATIONS**



PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6



	New Road Link
	New Overhead Rail Station
	New Intersections
	Upgraded Intersections
	Street To Street Pedestrian Bridge
	Upgrading of Existing Rail Station
	Upgraded Intersections
	New Bridge Eliminating Rail Level Crossing
	Street To Street Pedestrian Bridge
	Upgrading of Existing Rail Station
	New Road Link
	Upgraded Intersections
	Street To Street Pedestrian Bridge
	New Intersections
	New Overhead Rail Station
	New Road Link

Figure 23. Proposed Transport Considerations (Zutari, 2021)

6.6.4. Bulk civil infrastructure

Table 15 and Figure 24 outlines bulk civil infrastructure improvements required per phase and precinct.

Table 15. Bulk civil infrastructure improvements per phase and precinct

PHASE 1: Precincts 6 & 6			PHASE 6: Precinct 10		
Sufficient capacity is available for Phase 1 to continue without any bulk infrastructure upgrades to water supply and sewer reticulation networks.			1	New Reservoir	Construction of proposed new Reservoir at Pappagaaiberg.
PHASE 2: Precincts 2 & 3			2	Water Supply Upgrade	Upgrade Water supply to the proposed new Pappagaaiberg reservoir.
1	Water Network Upgrade	Upgrade of existing water supply network to improve water supply to Precinct 2 and 3.	3	New Water Pump Station	Installation of new water pump station at the proposed new Pappagaaiberg .reservoir
PHASE 3: Precincts 4, 5 & 8			4	New Water Supply Pipeline	Installation of new water supply pipeline from new Pappagaaiberg pumpstation towards the existing Kleinvlei reservoir.
1	Water Network Upgrade	Possible shared cost for upgrade of existing water supply network of Phase 2 (Precinct 2 and 3).	5	New Water Pump Station	Installation of new water pumpstation at the existing Kleinvlei Reservoir.
PHASE 4: Precinct 1			6	New Water Pump Station	Installation of new water pumpstation at the existing Kayamandi 1 and Kayamandi 2 Reservoirs.
1	Water Network Upgrade	Installation of new bulk water connection pipeline for water supply to Precinct 1.	7	New Reservoir	Construction of proposed new Reservoir at Kayamandi.
2	New Sewer Reticulation Pipeline	Installation of new gravity bulk sewer reticulation network for Precinct 1.	8	New Water Supply Pipeline	Installation of water supply pipeline from the new Kayamandi water pump station to the new Kayamandi reservoir.
3	New Sewer Pump Station	Installation of new sewer pump station to pump sewerage from Precinct 1 to the existing WWTW.	9	New Water Network Pipeline	Installation of new bulk water supply network pipeline from the new Kayamandi reservoir to supply water to Precinct 10.
4	New Sewer Rising Main	Installation of new sewer rising main from the proposed new pump station to the existing WWTW.	10	New Sewer Reticulation Pipeline	Installation of new gravity bulk sewer reticulation network for Precinct 10.
PHASE 5: Precinct 9					
1	Upgrade Sewer Reticulation Pipelines	Installation of new gravity bulk sewer reticulation pipelines to improve network capacity.			
2	New Sewer Pump Station	Installation of new sewer pump station to improve network capacity.			



**ADAM TAS CORRIDOR:
PROPOSED BULK CIVIL
INFRASTRUCTURE**

	Proposed Gravity Foul Sewer Pipeline
	Proposed Foul Sewer Pump Station
	Proposed Foul Sewer Rising Main
	Existing Wastewater Treatment Plant
	Proposed Potable Water Reservoir
	Proposed Potable Water Pump Station
	Proposed Potable Water Pipeline
	Existing potable Water Pipeline

	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE 5
	PHASE 6

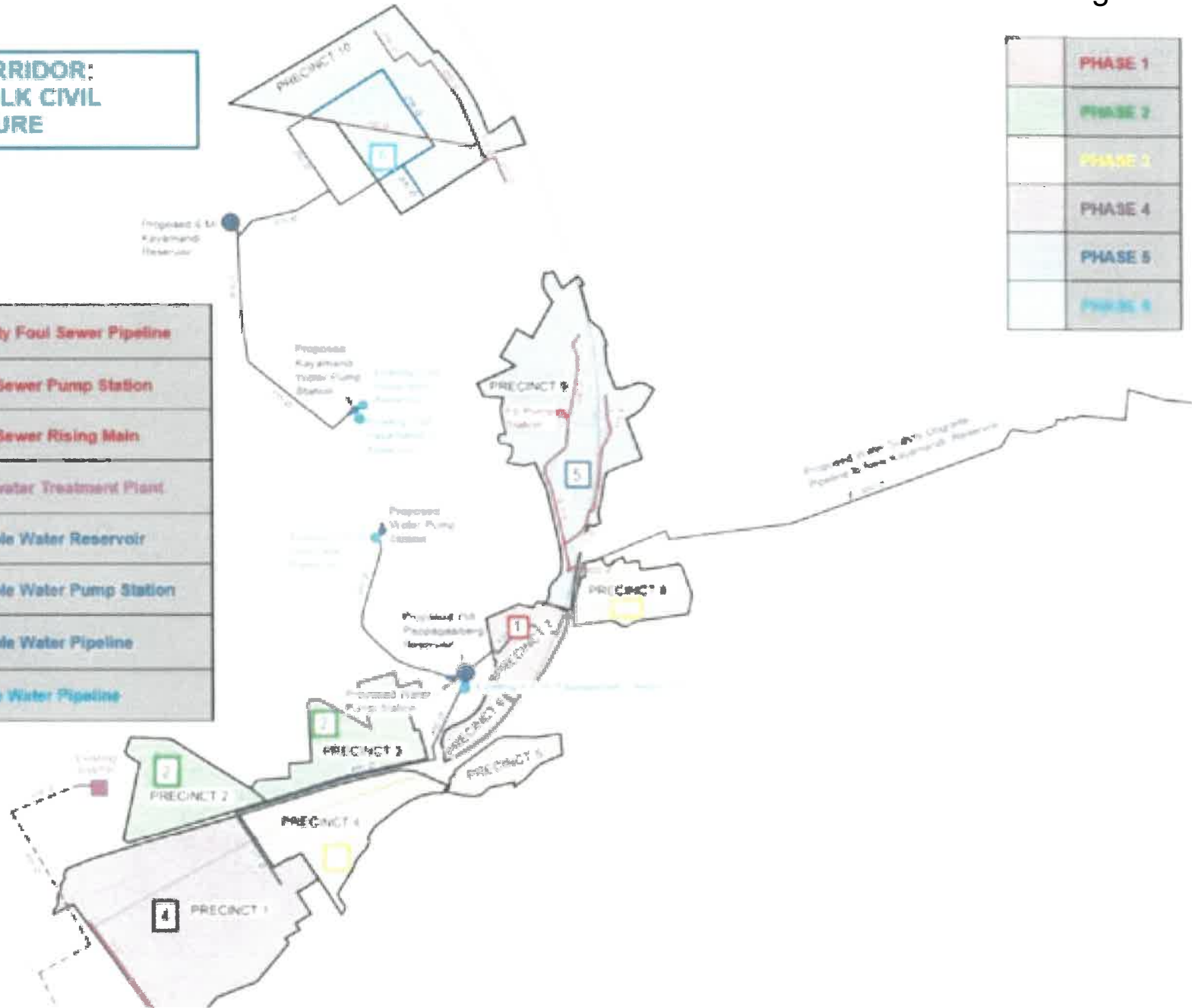


Figure 24. Proposed Bulk Civil Infrastructure (Zufari, 2021)

6.6.5. Bulk electrical infrastructure

The electrical bulk infrastructure is divided into two zones, Electrical Sub A and Electrical Sub B as per Figure 25. These zones require upgrades of the substations that fall within these areas as the precincts within each area develop. Precinct 1 to 8 falls within the Sub A upgrade zone and Precinct 9 and 10 within the Sub B upgrade zone. From a phasing perspective, the proposed phasing takes into account these upgrade zones, and should be further considered should the phasing be adjusted in future as upgrading of the substations would be a considerable cost.

6.6.6. Bulk infrastructure costs

The development costs of infrastructure as proposed in the LSDF has been estimated (as an average of the minimum and maximum of development proposed).

The total development contribution cost amounts to approximately R1 440m. The total cost to upgrade infrastructure in order for development to take place amounts to approximately R1 368m. The development contribution cost is therefore R289m more than the upgrade cost which would be the additional cost that the development will have to contribute to the Stellenbosch Municipality in order for development to take place. This is a good indication that the proposed development could be feasible.

The more detailed cost estimates is attached as Appendix C.

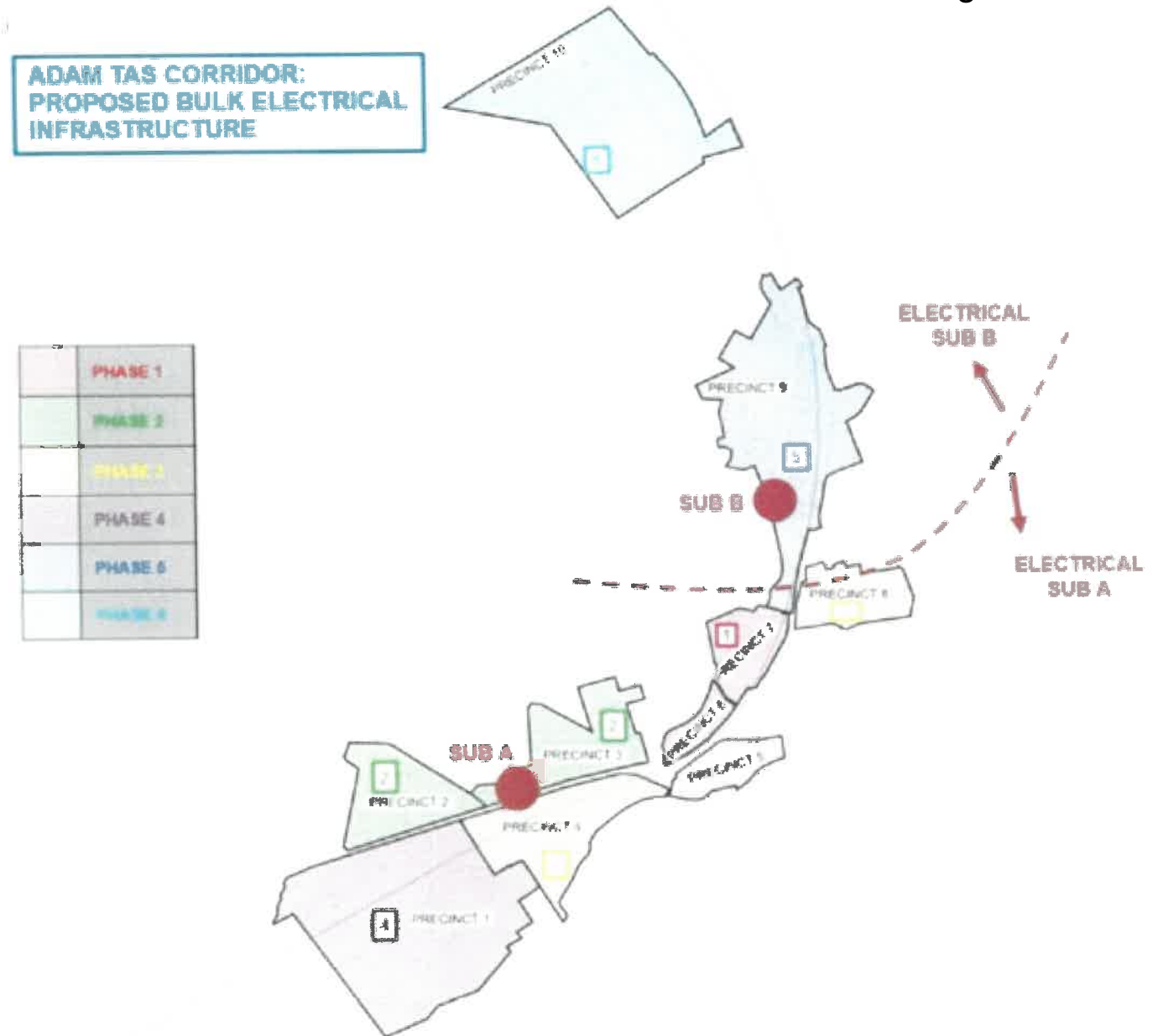
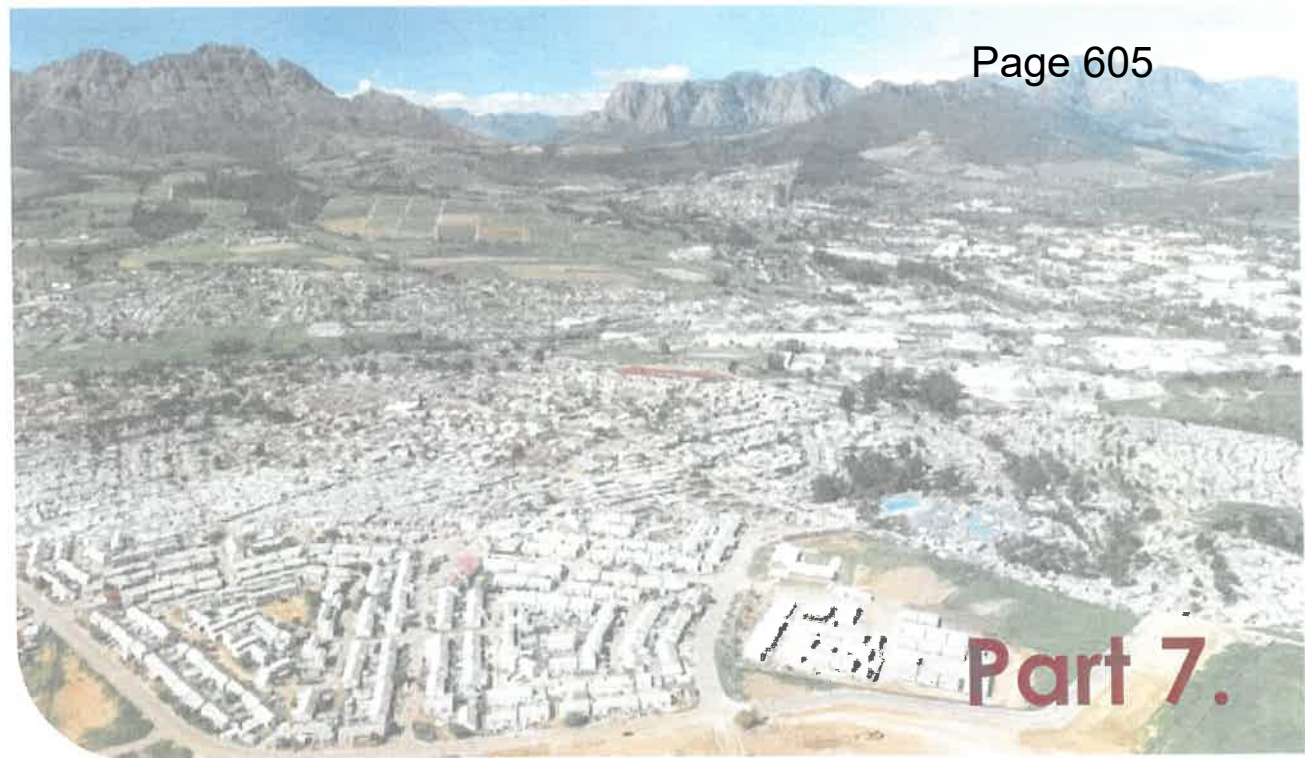


Figure 25. Proposed Bulk Electrical Infrastructure (Zutari, 2021)



Part 7.

Economic Impact

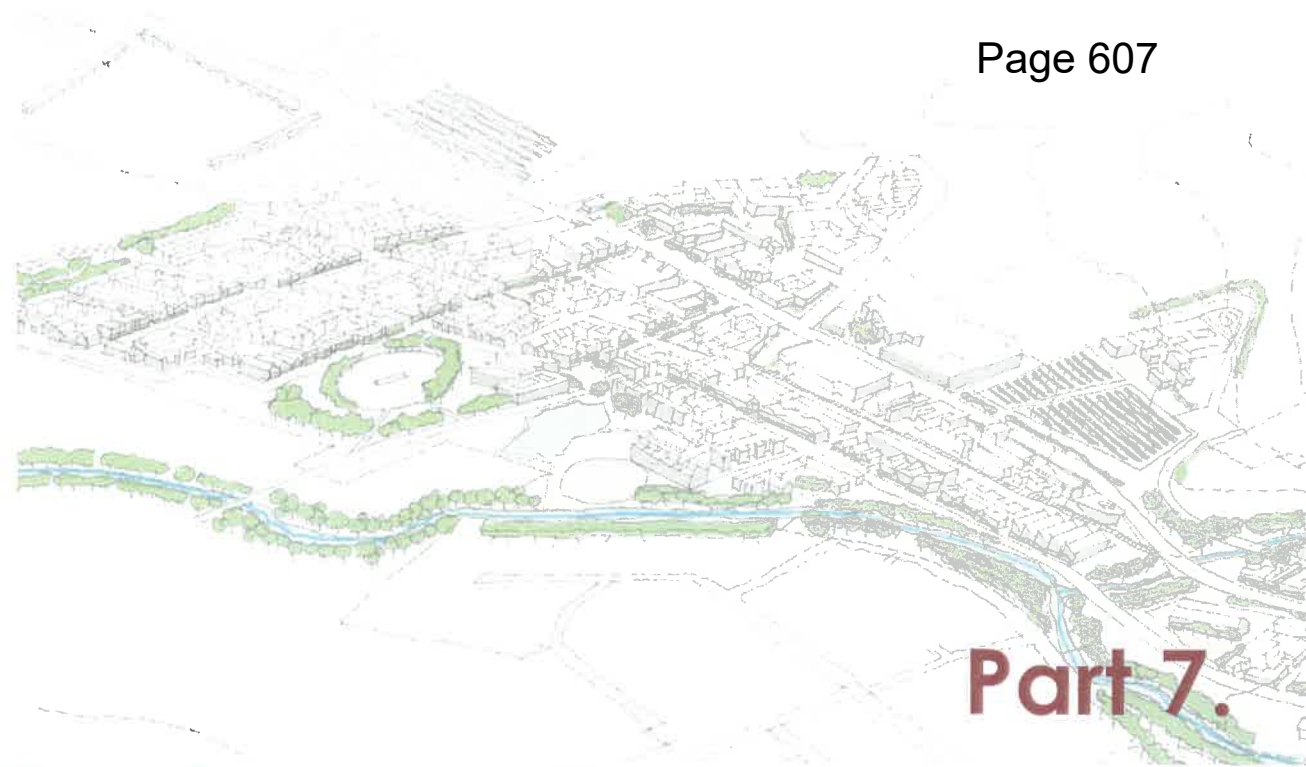
7. Economic Impact

As part of work on the ATC LSDF, the potential contribution of the planned development on the local economy has been estimated. The socio-economic impact assessment (SEIA) distinguished between two phases of the proposed ATC development, namely the construction and operations phases.

The study concentrates on the economic effects of the project using a macroeconomic impact analysis methodology, performed for the construction and operational period of the project and the accompanying infrastructure. The analysis was aimed to estimate the impact on GDP, employment and household income.

The full report is attached as Appendix D. The report concludes that there are clear economic and occupational returns linked to investments related to the ATC project. The proposed development is also well aligned with several goals and objectives of the local, provincial and national governments.

In terms of its impact on the local economy, it could create positive benefits in terms of employment and output, the retention of skills, and increased government income provided that project management focuses on keeping the interests within the Stellenbosch LM.



Part 7.

Implementation Framework

8. Implementation Framework

8.1. Approach to the Implementation Framework

This section addresses the issue of how to manage the roll-out of the ATC – the inputs and outputs required, and its integration – to meet stated development objectives for the area.

Section 21 (p) of SPLUMA, specifies that a MSDF must “include an implementation plan comprising of:

- Sectoral requirements, including budgets and resources for implementation.
- Necessary amendments to a land use scheme.
- Specification of institutional arrangements necessary for implementation.

- Specification of implementation targets, including dates and monitoring indicators.
- Specification, where necessary, of any arrangements for partnerships in the implementation process.”

The Department of Rural Development & Land Reform's SDF Guidelines refers to the MSDF implementation framework as “high-level ... setting out the required institutional arrangements, policies and guidelines that will support adoption of the SDF proposals while aligning the capital investment and budgeting process moving forward.” In specific contents, it includes policies, guidelines, a capital investment framework, spatial priorities and required precinct plans, institutional arrangements, description of public and private sector roles, possible partnerships, and implementation requirements (defined as timeframes moving forward, and inputs into the IDP and sector plans).

SPLUMA does not specify LSDFs as a sub-category of SDFs. However, as indicated earlier, Section 9 of the SM Land Use Planning By-law of 2015 specifically identifies LSDFs as a level of spatial planning. In setting out the purpose of LSDFs, the By-law refers to elements normally associated with implementation, including spatial planning guidelines; detailed policy and development parameters; detailed priorities for land use planning, biodiversity and environmental issues; and guiding decision-making on land use applications.

While aware that the current focus is an LSDF, the approach followed here is one of recognising that although the traditional tools of spatial planning – plans and development regulation – are necessary, they are insufficient to bring about the ATC as desired. Similarly, the “lists” of tools or instruments of implementation provided in SPLUMA, its guidelines, and the SM Land Use Planning By-law, are not necessarily logically organised or “complete” to ensure implementation.

In broad terms, it is believed that the vision for the ATC can be realised should it be described as specific outcomes, pursued in concert by government and other stakeholders through employing a full range of urban management instruments at their disposal, as illustrated in Diagram 4.

In relation to instruments of governance for managing the roll-out of the ATC, an expanded set (from that referred to in SPLUMA or the SM By-law) is presented in Table 16.¹⁴

Table 17 illustrates in summary form (in two sheets) the relationship between project strategic outcomes for the ATC and the application of supportive instruments of urban management.

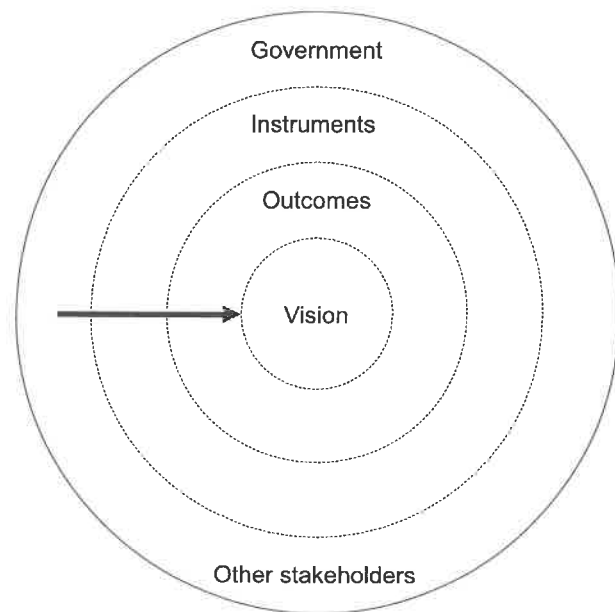


Diagram 4. Approach to the ATC Implementation Framework

¹⁴ This work is broadly based on and expands upon the work of Neilson as presented in Instruments of governance in urban management (Australian Planner, 39:2 2002) and Urban Infrastructure Finance and Management, (edited by Wellman and Spiller, John Wiley & Sons, Ltd, 2012). Added to Neilson's instruments are plans/programmes, guidelines, and asset management.

Table 16. Instruments of governance for roll-out of the ATC

INSTRUMENT	EXPLANATION
Policy	Policies operate at many levels, from very high order strategies to policies that guide detailed operational decisions. Their aim is to give clear statements about the intentions of the government or other relevant organisations.
Plans, programmes, and projects	Plans, programmes, and projects – both spatial and sectoral and ranging in sphere/scale of influence – interprets and gives effect to policy through prioritising certain actions and resource allocation.
Legislation and regulations	Legislation is the law, and regulations the rules that govern action within the framework set by law.
Guidelines	Guidelines provide options for executing policy or aspects of plans in a manner which will give effect to policy.
Fiscal measures	Fiscal measures relates to the revenue-raising activities of government. The structure of taxation (where it exists) and pricing for goods and services impacts on outcomes of urban development and ongoing capacity to manage growth and change. Full cost recovery for urban services will produce a different city from one where services are heavily subsidised.
Financial measures	The spending priorities of the government will influence the form and functioning of each city. This is especially the case with transport infrastructure, housing for lower income groups, public amenities and the public realm, and other aspects of the built environment.
Asset management	The manner in which assets, e.g., land, is used to achieve development objectives.
Institutional arrangements	The roles and responsibilities of government, the private sector, and communities can vary greatly depending on ideology, private sector capacity, and community expectations, and this variation will result in different management and developmental outcomes. Within governing bodies the way functions, powers, and responsibilities are allocated across different organisations will also have substantial effects on management style and capacity, and therefore on the functioning of a city.
Advocacy	Leadership and advocacy influence community and business behaviour and hence the way cities perform. Road safety campaigns, antilittering campaigns, and water and energy conservation campaigns have all been shown to change behaviour and improve urban performance against declared objectives.
Knowledge management	Sharing knowledge and experience impacts on the speed with which changes occur in cities. Learning how others have been successful and replicating their efforts are important elements in modern urban management.

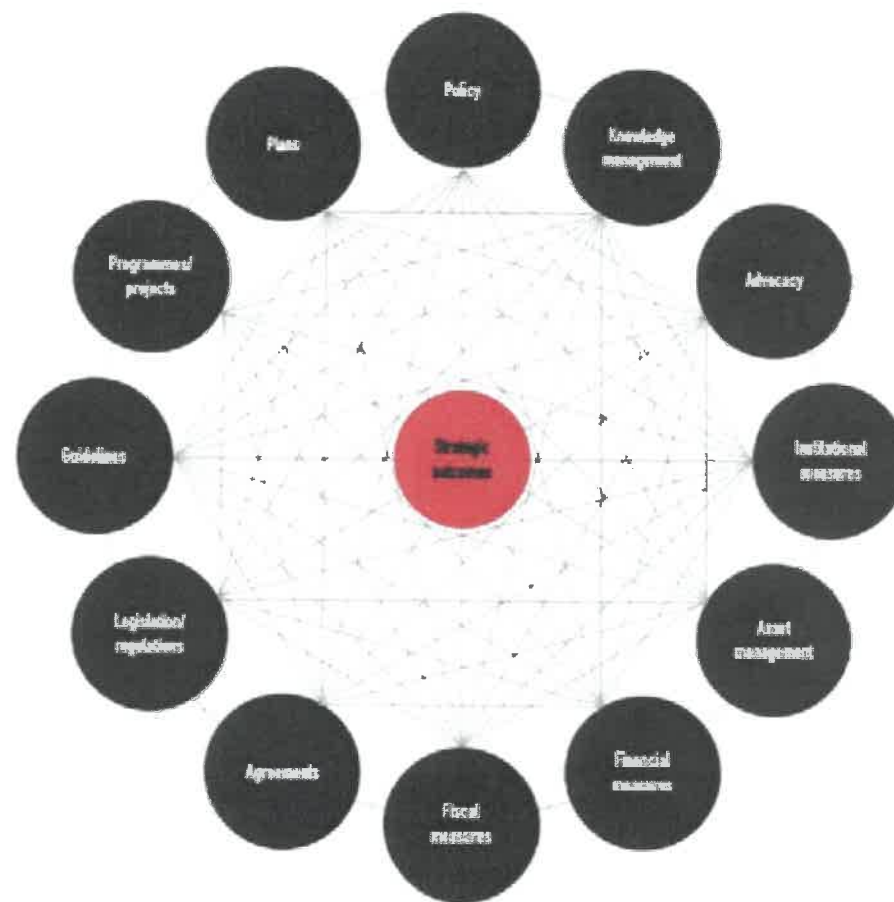


Diagram 5. The interrelationship of instruments of governance

Table 17. Strategic outcomes and supportive management instruments (Sheet 1)

STRATEGIC OUTCOMES	POLICY	PLANS/PROGRAMMES/PROJECTS	LEGISLATION/REGULATIONS	GUIDELINES	FISCAL MEASURES
A vibrant, compact and efficient urban district, respectful of the environment and history	<ul style="list-style-type: none"> Incorporation of the project in higher-order municipal policy. Specific policy in support of high density, mixed use, pedestrianism, environmental remediation and integration, and historic recognition. 	<ul style="list-style-type: none"> Incorporation of the project in the municipal IDP. An ATC Development Framework focused on compact, dense development. A programme to undertake remedial environmental actions. Indication of historic places/ structures to be respected in the plan. 	Incorporation of development parameters which support plan objectives in the Zoning Scheme By-law (e.g., bulk, density, areas to be conserved, etc.).	Incorporation of guidelines related to land use distribution, built form, landscape, the environment, and heritage.	Possible rates reductions and other fiscal measures for meeting specific plan objectives (e.g., density targets).
Increased access to livelihood opportunity for ordinary citizens	Policy in support of increased access (including housing) for ordinary citizens to opportunity-rich areas.	<ul style="list-style-type: none"> Development of programmes/projects which specifically targets the needs of ordinary people. Incorporation of the project objectives in stakeholder social responsibility plans/programmes. 	Incorporation of increased livelihood opportunity parameters (e.g., affordable housing) in the Zoning Scheme By-law.	Guidelines related to the allocation of housing and other opportunity.	Possible rates reductions and other fiscal measures for meeting specific plan objectives (e.g., affordable housing).
Seamless integration with surrounding areas		Incorporation of bridging proposals in municipal transport/mobility plans.			
Financial sustainability	Policy to ring-fence funds generated through the ATC (e.g., development contributions) for use within the area.		<ul style="list-style-type: none"> Ringfencing of project related development contributions. Ringfencing of the area as a recipient of "in-leu" affordable housing contributions. 		<ul style="list-style-type: none"> Possible rates reductions and other fiscal measures for meeting specific plan objectives (as described above). Incorporation of the area as a UDZ.
Active partnership between stakeholders	Operational policy in relation to partnerships.	Developing joint programmes/projects between the private and public sectors.		Guidelines setting out the various roles and responsibilities of stakeholders.	
A clear development process with speedy decision-making	Policy to define an ATC specific development process.	A clearly articulated hierarchy of plans and associated requirements.	Incorporation of project specific development processes in the municipal LUMS.	<ul style="list-style-type: none"> Guidelines related to the LUMS process. Guidelines related to interim use and lead projects. 	Possible waving of LUMS fees/ charges for specified uses/ activities.

Table 18. Strategic outcomes and supportive management instruments (Sheet 2)

STRATEGIC OUTCOMES	FINANCIAL MEASURES	ASSET MANAGEMENT	INSTITUTIONAL ARRANGEMENTS	ADVOCACY	KNOWLEDGE MANAGEMENT
A vibrant, compact and efficient urban district, respectful of the environment and history	Proactive planning/budgeting for supportive infrastructure, public facilities, and environmental remediation/management.	<ul style="list-style-type: none"> Reservation of government land assets to achieve plan objectives. Commitment by landowners to reserve their land to achieve plan objectives. 		Active/continuous support for the project by public, private, and community leadership.	Systems to share knowledge about what is available, what works, and challenges in relation to the quality of place pursued.
Increased access to livelihood opportunity for ordinary citizens		<ul style="list-style-type: none"> Qualifications related to use of government land framed in a manner which support increased access to livelihood opportunity for ordinary citizens. Commitment by landowners to reserve agreed sections of their land for increased livelihood opportunity purposes (e.g., affordable housing). 	Project specific institutional arrangements to ensure targeted beneficiation (e.g., availability of affordable housing to local citizens/workers).		Systems to share information about opportunities related to the project (e.g., work, housing, education/training).
Seamless integration with surrounding areas	Proactive planning/budgeting for bridging measures.				
Financial sustainability		Minimising the cost of government land to meet project objectives.	Project specific institutional arrangements to manage funds between precincts.		
Active partnership between stakeholders			Regular, structured engagement between stakeholders (at different levels).		Systems to share information between partners related to different but interdependent needs (including trends).
A clear development process with speedy decision-making			Project specific institutional arrangements in support of the municipal LUMS process.		Systems to clearly communicate LUMS obligations and progress.

Importantly, as illustrated in Diagram 5, the instruments are interdependent and support each other. Projects fail when the full range of instruments are not used and structured in a mutually supportive manner. Figure 26 illustrates this interrelationship between instruments in the context of the LSDF and other common municipal management instruments, ranging across spheres of government and functional areas. The predominant focus of the LSDF is highlighted. Given the extent of the ATC area, multiple landownerships, and extended projected development period, considerably more detailed work will be required around aspects of implementation following adoption of the LSDF.

National statute prescribes the framing of lower-level legislation and regulations, integrated, sector-specific, and spatial policy and plans, and the way municipalities are resourced and work, including institutional arrangements and budgets.

The LSDF – as a lower-level spatial plan aligned to the MSDF – provides inter alia a development framework, infrastructure recommendations, and guidelines for development of the area. The rights implied are incorporated in local LUMS By-laws, with the application of rights supported by legal agreements, the alignment of municipal sector plans, project specific incentives, institutional arrangements, and so on.

This interplay of various management instruments in support of project conceptualisation, specification, and implementation occurs within a surround of general and project-specific institutional support, knowledge generation and sharing, public participation and leadership support and advocacy.

The following section addresses each of the instruments identified above in more detail.

8.2. Instruments for Implementation

8.2.1. Policy

Tables 19 - 22 outlines a policy framework for the ATC area, linked to strategic outcomes.

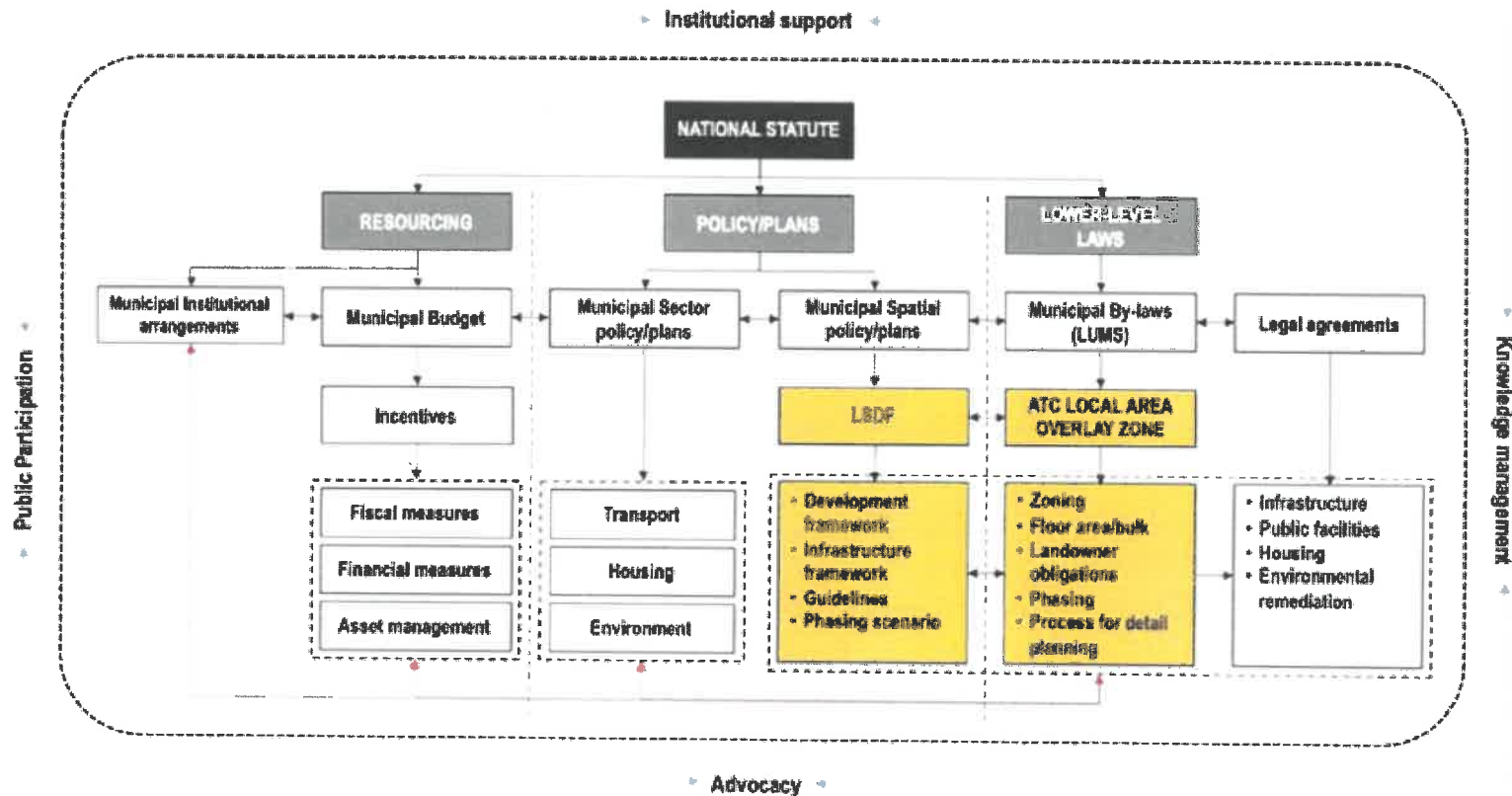


Figure 26. The relationship between management instruments

1. A VIBRANT, COMPACT AND EFFICIENT URBAN DISTRICT, RESPECTFUL OF THE ENVIRONMENT AND HISTORY			
	Policy statement	Explanation	Policy guidelines
1.1	Ensure that the ATC reflects urban qualities in development.	<ul style="list-style-type: none"> Facilitate compact development, mixed use, pedestrianism, public and NMT. Provide access to economic opportunities, public institutions, social facilities and public transport. Encourage development that provide a range of housing options to different housing markets. Ensure the provision of adequate, accessible public spaces, large and small, and accommodating a range of activities. Ensure the clustering of public facilities and overlap with public space. Accommodate a range of large and small actions/activities and some flexible spaces enabling innovative, creative, and entrepreneurial use. Provide for adaptiveness and incremental development (across scales). 	<ul style="list-style-type: none"> The LSDF DF should provide for high density, mixed use development, facilitating pedestrianism, public and NMT. The LSDF should indicate the minimum and maximum densities which will ensure urban qualities in development. The LSDF DF and lower-level plans should ensure that sufficient land is reserved to accommodate public facilities and recreational spaces, large and small. Standards for public facilities must be fitting of a dense urban environment (e.g., the sharing of sports fields should be considered to minimise space allocations). Government must ensure that their medium-term plans and budgets provide for the development of public facilities.
1.2	Appropriately manage development impacts on natural resources, while protecting, restoring and enhancing natural assets within the ATC.	<ul style="list-style-type: none"> The development should protect environmental resources and contribute to the restoration of degraded environmental assets. Land development must optimise the use of land and existing structures and infrastructure, and actively seek alternative, environmentally responsible, and resource-efficient servicing solutions. 	<ul style="list-style-type: none"> Incorporate urban greening, sustainable urban drainage systems, and public amenity into urban design. Enhance access to open spaces and river corridors. Upgrade and rehabilitate degraded urban river systems and open spaces. Integrate the rivers into the urban fabric by developing a positive interface and public access along the river corridors. Maintain conservation areas and ensure new development contributes to conservation efforts. Optimise the use of land by densifying and redeveloping within the urban area; and actively promote resource-efficient servicing solutions including NMT, alternative water sources, and distributed electricity generation.
1.3	Ensure that the ATC is contextually apt in urban form and respects and enables heritage and cultural development.	<ul style="list-style-type: none"> Development must recognise the special structure and form of Stellenbosch town, current access limitations, and the need to protect environmental resources, historic elements and precincts of value while accommodating further growth and expanded opportunity. Development must retain elements of the area which contributes to history and place character and enable the establishment of new places and processes which contributes to cultural development. In this way, the ATC will expand Stellenbosch's stock of publicly accessible historic precincts and places, supporting national heritage assets and a critical tourism industry. 	<ul style="list-style-type: none"> The LSDF should provide high-level guidelines for incorporating heritage and culture considerations. The LUMS should define how these considerations should be incorporated in lower-level plans. Stellenbosch Heritage Foundation and other similar local institutions are key partners in ensuring that heritage and culture considerations are respected in all levels of planning.

Table 20. ATC policy framework (continued)

2. INCREASED ACCESS TO LIVELIHOOD OPPORTUNITY FOR ORDINARY CITIZENS			
	Policy statement	Explanation	Policy guidelines
2.1	Ensure that the ATC increases local access to work opportunity.	The development must enable job creation and entrepreneurship during all phases of its roll-out.	<ul style="list-style-type: none"> • Lower-level plans should enable work opportunity through allocating land appropriately and providing for micro enterprises and informal traders around activity generators which attract high levels of pedestrian traffic. • Development contracts should specify local employment targets. • Project roll-out should be supported with readily available information on local suppliers.
2.2	Ensure access to a range of housing types.	Specific provision should be made for affordable and inclusionary housing across the site.	<ul style="list-style-type: none"> • The LSDF and Zoning Scheme By-law provisions should indicate the proportion of affordable and inclusionary housing to be provided across the area. • A distinction should be made between affordable and inclusionary housing and student housing in determining the proportion of housing for different markets to be provided for. • Landowners who want to retain ownership of their land should consider long-term leases to enable affordable and inclusionary housing to be provided by accredited institutions. • Consider giving preference to Stellenbosch residents/workers in the allocation of certain categories of housing. In this way, a related strategy of lowering daily commuting to and from Stellenbosch will be achieved.
3. SEAMLESS INTEGRATION WITH SURROUNDING AREAS			
	Policy statement	Explanation	Policy guidelines
3.1	Ensure that the ATC is spatially integrated with the rest of Stellenbosch town.	<ul style="list-style-type: none"> • Parts of the ATC must be seamlessly integrated with each other, the rest of Stellenbosch and enable integration of adjacent areas (e.g., Kayamandi). • Spatial integration should specifically consider NMT. 	<ul style="list-style-type: none"> • The LSDF and lower-level plans should specifically address linkages via: <ul style="list-style-type: none"> - Connecting Papegaaiberg with Du Toit Road/Victoria Street – forming a “university avenue” – and Jan S Marais Park. - Connecting Distillery Road with George Blake Road. - Bridging of the rail and R44 at selective points (with bridging in the vicinity of Bergkelder and Merriman/Alexander Road/Du Toit Street a specific priority). • Develop guidelines to clearly indicate the nature of bridging required/ desired.

Table 21. ATC policy framework (continued)

4. FINANCIAL SUSTAINABILITY			
	Policy statement	Explanation	Policy guidelines
4.1	Ensure that the LASDF process increases land value and assists in the funding of public services and facilities requiring a level of cross subsidisation.	The project should seek ways to fund the development "internally", meaning that the cost of infrastructure and some community/ environmental services could be funded by the development opportunity.	<ul style="list-style-type: none"> • Ring-fence development contributions for use within the ATC area.
4.2	Provide incentives to landowners to contribute to common development objectives.	<ul style="list-style-type: none"> • Ensure that available government incentives are applicable to the project. • Develop ATC specific municipal incentives. 	<ul style="list-style-type: none"> • Apply for the ATC to be declared a UDZ. • Expand the Stellenbosch RZ to cover the whole ATC area. • Develop mechanisms for the ATC to receive "in-lieu of" contributions from developments elsewhere (e.g., in relation to affordable housing). • Experiment with different partnering solutions in facility provision that offer operational sustainability (e.g., assisting with operating costs of schools where land and capital costs are provided by the private sector).
5. ACTIVE PARTNERSHIP BETWEEN STAKEHOLDERS			
	Policy statement	Explanation	Policy guidelines
5.1	Ensure public, private, and community sector planning and developing towards common development objectives.	<ul style="list-style-type: none"> • Following tradition and the norm, it is possible for individual land owners in the area to "go it alone", to alienate land no longer needed for their purposes, or attempt profitable development for alternative uses. • However, it is believed that much is to be gained if the different land owners, large institutions, government, and communities in Stellenbosch explore, plan, and execute development of the land together, in a manner which best serves the public interest. • Only in this way is a scale of development achievable which will ensure affordability of required infrastructure to unlock the area to its full potential, and to achieve a full range of activities and benefits, including the highly profitable, ones requiring subsidisation, the large and the small. 	<ul style="list-style-type: none"> • Respect the different resources and assets which individual interests bring to the project. • Seek the broad sweeping in of information across sectors, and its consideration in an inter-sectoral and inter-disciplinary manner. • Recognise the inherent creativity and community of common interest that exists in people to solve urban problems. It implies that people working together with a collective self-interest can come up with solutions that individuals or governments working alone might never consider. • Seek to enable change processes that build coalitions for change, create shared purpose and make systems work better for everyone, converting potentially controversial policy problems into projects of collaborative innovation. • Ensure that municipal processes for planning/budgeting include project needs (e.g., incorporation of services in the SM Capital Expenditure Framework). • Establish processes aimed at preparing the private sector for acting appropriately (i.e. beyond purely private interest) in response to the rights allocated to them and the "themes" of beneficiation that they may want to support specifically (e.g. education and sport). • Building special purpose core capacity with a clear mandate (a dedicated institution) as spearhead for executing the vision and plan to the "side" of supporting institutions (who have other day-to-day responsibilities). • Specifically support parallel work undertaken by work groups at STIAS to explore options for the project.

Table 22. ATC policy framework (continued)

5. ACTIVE PARTNERSHIP BETWEEN STAKEHOLDERS			
	Policy statement	Explanation	Policy guidelines
5.2	Respect the existing mandates and corporate processes of partners.	While various partners contribute to ATC work, the project should respect the statutory roles and responsibilities – and associated institutional arrangements and processes – of partners in relation to the project.	Develop processes for all to contribute while respecting existing mandates (e.g., the municipal accountability for LUMS).
5.3	Proactively seek public participation in and contribution to the project throughout its roll-out.	While recognising the provisions for public participation contained in spatial planning and built environment statute and regulations, the project should seek to enable active participation by the public, those interested and affected, and landowners, on an ongoing basis.	<ul style="list-style-type: none"> • Develop web-based publicly accessible ATC information sharing platforms. • Consider on-site offices accessible to the public for major precincts during development roll-out.
6. A CLEAR DEVELOPMENT PROCESS WITH SPEEDY DECISION-MAKING			
	Policy statement	Explanation	Policy guidelines
6.1	Establish a flexible regulatory environment while meeting common development objectives.	Consider a hierarchical planning/approval process within the context of a clear understanding of overall rights and obligations.	<ul style="list-style-type: none"> • Clearly specify overall rights, common urban elements to be provided/contributed to, and obligations in the LSDF and zoning scheme. • Define precincts coinciding with land ownership to enable private sector spatial and business planning within the context of known overall rights, common urban elements to be provided/contributed to, and obligations. • Specify the detail of lower-level plans and agreements to ensure alignment.
6.2	Ensure an early start to development.	The project should commit to thinking big but taking “baby” steps, including enabling lead projects that improve current conditions and provide the opportunity for learning through constant experimenting.	<ul style="list-style-type: none"> • Develop a strategy for interim use. • Develop a “balanced” portfolio of lead projects, representative of a broad range of interests/needs to be met by the project. • Clearly communicate the LUMS process and associated obligations.

8.2.2. Plans, programmes, and projects

Plans and programmes in support of ATC implementation covers a broad range of initiatives, outlined in Tables 23 - 24.

Table 23. Plans, programmes, and projects in support of the ATC

PLAN/PROGRAMME/ PROJECT	PURPOSE	ACTIONS REQUIRED IN RELATION TO THE ATC
Integrated Municipal Plans / Programmes		
Integrated Development Plan (IDP)	The IDP is the municipality's overarching "business plan", its instrument for coordinating its service delivery initiatives and providing guidance on its priorities and resource allocation.	As a significant initiative supported by the SM, the ATC is included in the 5-year and annual IDP.
Medium Term Revenue and Expenditure Framework (MTREF) Capital Expenditure Framework (CEF)	The MTREF, as prescribed by the MFMA, sets out the municipality's indicative revenue and projected expenditure for the budget year, plus two outer financial years. SPLUMA requires that MSDFs "determine a capital expenditure framework for the municipality's development programmes, depicted spatially". It should provide a consolidated, high-level view of infrastructure investment needs in the municipality over the long term (10 years) that considers not only infrastructure needs but also how these needs can be financed and what impact the required investment in infrastructure will have on the financial viability of the municipality going forward. SM started preparing its first CEF late in 2018, in parallel with the MSDF review.	When completed and adopted, it is expected that the SM MTREF will incorporate the commitment and concomitant implications of the ATC LSDF. When completed and adopted, it is expected that the SM CEF will incorporate the commitment and concomitant implications of the ATC LSDF.
Spatial Plans		
Municipal Spatial Development Framework (MSDF)	The MSDF is a statement of public policy that seeks to influence the overall spatial distribution and form of land use, associated infrastructure, public facilities within the municipal area to give effect to the vision, goals and objectives of the Municipal IDP. Prepared in terms of SPLUMA, it attempts to answer the following questions: "How should the municipal area develop over the next five to thirty years to meet the needs of its citizens? What kind of development will take place, where will it take place, and who will be responsible for what aspect of the development?" The SM MSDF was approved by Council in 2019.	The ATC has been included in the SM MSDF as a catalytic project to enable achieving SM IDP/MSDF objectives.
ATC Local Spatial Development Framework (LSDF)	The LSDF, prepared in terms of Section 9 of the SM Land Use Planning By-law of 2015, provides more detail in respect of a proposal/area provided for in the MSDF.	The current process is focused on the preparation of an LSDF, including setting out the development parameters to be applicable to the ATC area for incorporation in the SM Zoning Scheme By-Law 2018.
ATC lower-level spatial plans	Owing to the size of the ATC and the different ownership of large parcels (each with different development "agendas"), it could be appropriate to develop lower-level plans for each of the parcels within the framework set by the LSDF.	The ATC LSDF sets out the role, focus and specifications of lower-level spatial plans to be undertaken for parts of the ATC. A proposed hierarchy of plans for the ATC is set out in Appendix E.

Table 24. Plans, programmes, and projects in support of the ATC (continued)

PLAN/PROGRAMME/ PROJECT	PURPOSE	ACTIONS REQUIRED IN RELATION TO THE ATC
Sector Plans / Programmes		
SM sector plans/programmes	SM has sector plans for different functional areas, including transport, housing, local economic development, and environmental management. These plans represent the SM's functional area response to overarching municipal objectives.	When completed and adopted, it is expected that SM sector plans will incorporate the commitment and concomitant implications of the ATC LSDF in sector plans. Specifically, the alignment of infrastructure and transport plans are important.
ATC sector/theme plans/programmes	Owing to the size of the ATC and the need to manage the provision of different services between precincts (and different landowners) over time, it may be necessary for the ATC to have sector/thematic plans and programmes addressing inter alia engineering services, housing, the provision of public facilities, and provisions related to phasing, interim use, and lead projects.	When completed and adopted, it is expected that sector/theme plans will be prepared for the ATC as part of managing its roll-out.
Lead Projects		
ATC lead projects	Some projects within the ATC area are implementation ready and can be supported because urgent community needs will be met, project learning assisted, project support built, public access to the area enabled, and so on.	<ul style="list-style-type: none"> • Agreement on the criteria for selecting lead projects. • Agreement on the processes to be followed to enable implementation of lead projects. • A list of lead projects.

To date, the ATC has been incorporated in key SM framework plans and policy, including the MSDF and IDP. Case studies have indicated that cementing the vision and plan for transformation projects in overarching public policy and statutory plans are critical to success.

The LSDF will pave the way for incorporation of the project in medium term organisation-wide and sector business plans and budgets, detailed spatial plans for precincts of the ATC, and the preparation of specific sector/thematic plans enabling the roll-out of the project.

It is also expected that completion and adoption of the LSDF will commence incorporation of the project in the business plans of partner organisations and landowners.

As indicated in case study research, supporting lead projects are important instruments enabling large urban development and transformation projects. Specifically, lead projects can assist in:

- Tapping available interest and resources.
- Serving urgent needs.
- Making use of existing un- or underused assets.
- Demonstrating that pursuing the overall project objectives is paying off.
- Building understanding and credibility of the vision, plan, and associated institutional arrangements.
- Exposing generally inaccessible areas to the public, in that way growing awareness,

appreciation for what is possible, and support for further initiatives.

- Building the network of supporters for the transformation vision and plan.
- Removing obstacles to change and learning.
- Promoting more cooperation among project partners, stakeholders, and associated networks.
- Neutralising cynics and self-centered opponents.
- Providing the space to sustain momentum on other change programmes and projects which may have longer time frames or are less visible over the short-term (e.g., expansive service infrastructure investment).

- Exposing the site to potential investors.

Specific criteria for the selection of lead projects for the ATC could include:

- A balanced package of lead projects, reflecting the overall objectives of the ATC as a balanced and diverse community. This means that lead projects should include infrastructure, institutional, commercial, and housing initiatives.
- Accommodating projects of specific benefit requiring accommodation urgently.
- Fit in terms of overall project objectives and plans.
- The potential to significantly unlock further development.
- Existing infrastructure capacity to serve the development.
- Not inhibiting longer term plans.

The section on the incorporation of the LSDF into the Zoning Scheme By-law and associated planning process describes a process for governing the detail planning/approval of lead projects.

At this stage, the potential lead projects have been suggested as listed in Table 25.

Albeit not part of the proposed ATC Local Overlay zone area, residential areas north and south of Van der Stel has undergone some change from single residential development to multistorey apartments. This trend should be supported – as a set of adjacent lead projects – owing to the convenient location of the area for non-motorised transport, both in relation to the existing Stellenbosch CBD, the university, and ATC.

8.2.3. Legislation and regulations

Incorporating LSDF into the Zoning Scheme

A LSDF guides and informs decisions made by the Municipality relating to land development, without conferring or removing development rights. For rights to be allocated to the ATC – enabling actual

Table 25. Suggested lead projects

PROJECT	PRECINCT	DESCRIPTION
US Business School.	Precinct #3 Oude Libertas	The US has explored relocating the USB to Stellenbosch for several years. The chosen location is adjacent to the Oude Libertas theatre complex. The intent is that the USB will also assist in the sustainability of the theatre.
Bridging between Bergkelder and Merriman Avenue.	Precinct #7 Bergkelder, and Precinct #8 Van der Stel	The current level rail crossing at Bergkelder is not safe and insufficient to provide access between the ATC and Stellenbosch town. A grade separated vehicular crossing in the vicinity of Merriman Avenue can unlock development of Bergkelder and other parts of the ATC.
A secondary school.	Precinct #7 Bergkelder	Initial discussions have taken place between Distell and interested parties to establish a new secondary school on part of the Bergkelder site. The space standards of the school will reflect its urban location, with sports fields located elsewhere.
Enhancement of sports fields.	Precinct #1 Droë Dyke, and Precinct #4 Adam Tas	Initial discussions have taken place between Distell and interested parties to upgrade and enhance the cricket/sports fields associated with the current Distell facility adjacent to the Eerste River (precinct 4).
PRASA station enhancements.	Precinct #7 Berg Kelder, and Precinct # 9 Plankenbrug	PRASA is planning platform/station enhancements at Stellenbosch and Du Toit stations.

development as contemplated in the LSDF – the envisaged rights and obligations need to be incorporated in the SM Zoning Scheme By-Law 2018.

The manner of incorporation should ensure:

- Meeting project objectives: and specifically, early coordinated development which addresses challenges associated with shared infrastructure and public benefit contributions.
- A LUMS which is clear, removes unnecessary or duplicating steps towards development, and allocates accountability fairly.
- A LUMS aligned with current legal roles and responsibilities.

There appears to be three broad options for incorporating the LSDF's envisaged rights and obligations in the LUMS as prescribed in the SM Zoning Scheme By-Law 2018:

- The current system, whereby each landowner applies for rezoning to achieve the rights contemplated in the LSDF.
- A proactive substitution by the SM of the current zoning of the property constituting the ATC with a new set of rights closer aligned to that contemplated in the LSDF.
- Establishing a fit for purpose "ATC Local Area Overlay zone", as provided for in the provisions related to overlay zones in the SM Zoning Scheme By-Law and stipulating additional development parameters aligned the provisions of the LSDF.

The current system will not meet project objectives, specifically in relation to managing shared responsibility to infrastructure and public benefit contributions or a stream-lined approval process. Neither will to the option of a substitution zoning, an option arguably introduced to accommodate Municipal applications and rectifying anomalies between existing use and zoning. Specifically, neither system will enable a rigorous process of shared planning for shared infrastructure and public benefit contributions or phasing of development in line with infrastructure improvements.

The most appropriate option for incorporating the LSDF's envisaged rights and obligations in the LUMS appears to be establishing an ATC Local Area Overlay zone as provided for in Section 17 of the SM Land Use Planning By-law, 2015. In terms of the By-law an Overlay Zone means a category of zoning that applies to land or a land unit in addition to the base zoning and that stipulates additional development parameters or use rights that may be more or less restrictive than the base zoning; and may include provisions and development parameters relating to:

- Primary or consent uses.
- Base zoning.
- Subdivision or subdivisional areas.
- Development incentives.
- Density limitations.
- Urban form or urban renewal.
- Heritage or environmental protection.
- Management of the urban edge.
- Scenic drives or local areas.
- Coastal setbacks (where coastlines are involved).
- Any other purpose as set out in the zoning scheme.

From the perspective of the ATC, establishing an Overlay Zone will have the following advantages:

- Framing development parameters specific to the project context, including the specific objectives pursued through the project.
- Ensuring a high-level of integration in the work undertaken by different landowners for different parts of the area over a prolonged period of time.
- Enabling a clear and accountable LUMS process while allowing significant flexibility over time to accommodate changes in societal and landowner context.

Establishing an Overlay Zone will involve an amendment to the SM Zoning Scheme By-law, 2018, following the procedures related to public participation and approval set out in Sections 12 and 13 of the Municipal Systems Act. In terms of the SM Zoning Scheme By-law, 2018, the Overlay Zone does not change the underlying zoning of the properties to which it relates but may vary the development parameters relating to these properties. Further:

- The development parameters of an Overlay Zone may be more restrictive or more permissive development parameters than the development parameters applicable to the underlying base zoning of the land concerned.
- The development parameters of the base zone remain applicable unless it is replaced with an alternative development parameter in the particular overlay zone. In those instances where an Overlay Zone specifies a more restrictive development parameter, the Overlay Zone prevails. In an instance where an overlay zone specifies a more permissive development parameter the more permissive rule in the Overlay Zone replaces the parameter in the base zone. In instances where the Overlay Zone does not alter or explicitly abolish an applicable development parameter, the base zone parameters will continue to apply.

- The provisions of an Overlay Zone do not in any way override any obligations which arise out of National and Provincial Legislation.

A draft description of the ATC Local Area Overlay zone is attached as Appendix F.

Development agreements

Development agreements are important instruments in projects – and specifically large projects likely to roll-out over a lengthy period of time – to ensure that development as envisaged in spatial plans takes place.

Arguably, not all that is required to meet the strategic outcomes of the project could be met through its incorporation in zoning through establishing an Overlay Zone. Development agreements adds to the overlay zone provision through:

- Allowing greater latitude to advance local LSDF policies in sometimes new and creative ways.
- Allow public agencies greater flexibility in imposing conditions and requirements on proposed project.
- Affording landowners greater assurance that once approved, their projects can be built.

In support of the ATC implementation, agreements are envisaged dealing with inter alia:

- Shared responsibility related to the provision of infrastructure services and the phasing of infrastructure, including the extent and use of development contributions.
- Incentives offered to landowners (including the cost of public land to be made available for development and conditions associated with its development).
- Shared responsibility related to the formation and operation of institutional arrangements established in support of the ATC Overlay Area.

- Landowner and shared responsibility related to the provision of affordable and inclusionary housing.
- Shared responsibility related to undertaking environmental remediation work.
- Shared responsibility related to the provision and operation of public facilities.

The CCT's Services Agreement where the City allows bulk municipal services to be designed and or constructed by landowners/developers in lieu of development contributions is an example of agreements that could be concluded between the SM and landowners/developers. The Services Agreement is concluded and signed by all relevant parties before commencement of any design and/or construction work.

The contents of a generic Services Agreement is outlined in Table 26. The process steps to be followed are outlined in Table 27.

Albeit it the Services Agreement above relates to infrastructure services, the model can be adopted for other work undertaken by landowners/ developers, including providing for affordable housing, public facilities, and environmental remediation work.

It is also likely that agreements will be required at two levels: the first being between major landowners acting collectively on shared obligations, services, and facilities, and second related to matters impacting on one landowner.

Table 26. Contents of Services Agreement

COMPONENT	EXPLANATION
Generic Services Agreement	
Annexure A: Development rights	<p>Copies of the approved development rights reflecting the final SPLUMA/ LUPA and NEMA approvals as well as any further development agreements and correspondence stipulating development contributions payable, how escalation will be calculated, and when development contributions will be payable.</p> <ul style="list-style-type: none"> • An engineering report by a responsible engineer reflecting the municipal bulk infrastructure services which the developer must construct in lieu of development contributions (in accordance with the agreement). • A cost summary, design drawings and, if available at this stage, a tender report is to be included. • The tender report must reflect that a transparent tender process was followed and at least three contractors were evaluated. • If a tender report is not available at this stage of the contract, the Agreement must reflect an undertaking by the Developer to follow a transparent tender process to the satisfaction of the CCT (which will entail that at least three contractors will be evaluated).
Annexure B: Municipal services	<p>The developer's programme for implementing the municipal services and undertaking to complete the construction of the municipal services in accordance with the dates and times as fully set out in the annexure.</p>
Annexure C: Programme for completion of municipal services	
Annexure D: Proxy	<p>The authority of the developer's representative to sign documents (in the form of a proxy or a formal decision by the Directors).</p>

Table 27. Steps for concluding a Services Agreement

<p style="text-align: center;">STEPS TOWARDS COMPLETING THE SERVICES AGREEMENT</p> <p style="text-align: center;">PRIOR TO BANK APPROVAL</p>	1. Statutory Approvals	Obtain relevant LUMS and other statutory approvals. The SPLUMA/LUPA approval along with any other applicable statutory approvals (NEMA, NWA, NHRA) will form part of the record submission in Annexure A.
	2. DC liability	Determine DC liability, as per DC calculator.
	3. Engineering Design	<ul style="list-style-type: none"> • Submission of external bulk infrastructure designs for approval. • The approved design will form part of the record submission in Annexure B. • Based on the above the extent of infrastructure eligible for a DC discount will be determined.
	4. Cost Estimate	<ul style="list-style-type: none"> • The Developer's consulting engineer must determine an accurate cost estimate of the bulk services using a detailed schedule of quantities. • This estimate must be based on recent market-related rates and the complete schedule reflecting the total cost must be provided as part of the record submission in Annexure B. • This cost estimate will be used to determine the quantum of the DC discount.
	5. Construction Programme	A clear, itemised construction programme reflecting the contractual commencement- and completion date must be submitted with the agreement as part of annexure C.
	6. Contractor Procurement	When procuring a Contractor to install the infrastructure specified in the Services Agreement, the Developer must follow a fair, equitable, transparent and competitive process of calling for at least 5 for bids from infrastructure providers and appoint the bidder offering the most cost effective bid.
	7. Tender Evaluation	<ul style="list-style-type: none"> • A detailed tender report, reflecting the tender evaluation and award process, must be submitted to the City to finalise the cost of the Bulk Engineering Services. • On completion of the Consultant's report the City must acquire an independent evaluation of the tendered price. • Both the above reports will form part of the record submission in Annexure B.
	8. Bank Guarantee	<ul style="list-style-type: none"> • Where the developer requests Building Plan approval prior to the completion and handover of the works, a guarantee equal to the amount of the Municipal Services must be provided to the City by a reputable financial institution. • The guarantee must cover the cost of providing the infrastructure and the guarantee must be strictly in accordance with the city's approved format. • Only once the guarantee has been approved by the City may building plan approvals be granted where the DC liability owed by the applicant has not been met through either payment or infrastructure value.

Environmental Authorisation

An application for environmental authorisation may be made for listed activities likely to be required as part of the redevelopment. This could be undertaken at the level of the entire corridor, at the precinct level, or for individual developments. Figure 27 indicates key areas and listed activities likely to be applicable in these areas (summarised and not exhaustive – consult GN 324-327 of 2017 for full listings).

Consideration should be given to the scale at which environmental authorisations are applied for. A single integrated environmental authorisation could be applied for in respect of the entire corridor. However, the level of detail required to accurately assess and manage the environmental impacts may not be forthcoming at an early stage. In addition, some of the impacts that require management, such as the closure of industrial facilities, should be managed by the landowners on the 'polluter-pays' principle. It is therefore recommended that environmental authorisations be considered as follows:






- **Industrial closure and decommissioning applications or soil contamination assessments** in terms of Part 8 of the National Environmental Management: Waste Act should be undertaken on a site-specific basis by the respective owners of heavy industrial sites in Precincts, 3, 6, 7 and 9.
- The proposed **Northern Extension** into agricultural land to the north (Precinct 10) should be considered in an environmental and agricultural impact assessment.
- **Activities in the Papegaaiberg Nature Reserve** should be considered in a Protected Area Management Plan to be prepared for the reserve in line with the requirements of the National Environmental Management: Protected Areas Act and the intentions of the LSDF, notably around improving access and amenity value of the reserve. Environmental

authorisation should be sought for listed activities associated with implementing this management plan.

- **Activities that affect the Plankenbrug and Eerste Rivers**, including new or upgraded bridges, pedestrian infrastructure, flood mitigation measures, and development in the floodplain (especially at Precinct 1: Droë Dyke) should be considered in a **corridor-wide hydrological and aquatic study**, and the recommendations of this study should inform an application for environmental and water use authorisation of the required works, as well as Maintenance Management Plans to be adopted, to minimise future applications.
- Any changes of land use in areas zoned for Open Space may require environmental authorisation and should be individually confirmed with the competent authority.



Figure 27. Environmental Authorisation spatial parameters (Infinity Environmental , 2021)

 Watercourses	Inside or outside urban areas: 10 cubic metres of material removed from, deposited in, or moved in a watercourse (Activity 19 of Listing Notice 1) Outside urban areas: infrastructure greater than 10 square metres in extent (Activity 14 of Listing Notice 3)
 Open Space	Transformation of land bigger than 1 000 m ² to residential, retail, commercial, industrial or institutional use (zoned for conservation, protected areas, or sensitive areas identified in an EMF). (Activity 15 of Listing Notice 3)
 Protected Areas	Widening of roads, clearing of indigenous vegetation (Activities 18 and 26 of Listing Notice 3)
 Agriculture	Residential, mixed, retail, commercial, industrial or institutional development greater than 5 hectares (inside urban areas) or 1 hectare (outside urban areas) (Activity 28 of Listing Notice 1)
 Industrial	Residential, retail, recreational, tourism, commercial or institutional developments of 1 000 square metres or more, on land previously used for mining or heavy industrial purposes (Activity 26 of Listing Notice 1) Decommissioning of activities such as fuel storage (Activity 31 of Listing Notice 1)

Heritage Authorisation

The primary trigger for Section 38 are categories of development listed in Section 38 (1) of the NHRA as indicated in Diagram 6 below.

These categories of development trigger the submission of a Notification of Intent to Develop (NID) to Heritage Western Cape (HWC). A HIA is triggered if heritage resources are to be impacted. There are three types of heritage management areas within the ATC:

- **Type 1:** Large areas within the ATC do not warrant the applicability of the provisions of Section 38 given no or low heritage significance and/or high degree of resilience to accommodate change. Examples include the redevelopment of large areas of the Distell and George Blake precincts. In such areas, exemptions from the provisions of Section 38 should be applicable through a Heritage Management Agreement entered into between the Stellenbosch Municipality and HWC in terms of Section 42 of the NHRA. Exemptions could be also be applicable to Section 34 in the case of permitting requirements for the alteration of buildings older than 60 years not deemed to be worthy of formal protection. However, the focus here is on

larger scale development activities as covered in Section 38. Until such time that Section 38 exemptions apply, Section 38 (1) categories of development within the ATC will need to be subject to at least the submission of a NID.

- **Type 2:** Some precincts contain a focused set of heritage issues and/or heritage sub-precinct are thus likely to trigger the need for a focused HIA process. An example includes the redevelopment of the Bergkelder Precinct.
- **Type 3:** A few precincts have a high degree of heritage significance and sensitivity to accommodate change and are therefore likely to trigger the need for a more complex HIA process depending on the nature and degree of intervention. Examples the Oude Libertas and Papegaaiberg Precincts.

In accordance with the above types of heritage management areas, three levels of heritage assessment are identified:

- **Level 1:** The submission of a NID to comply with Sec 38(1) with the recommendation that no further HIA is required.
- **Level 2:** A HIA focused on a specific set of issues or heritage sub precincts, which potentially could be "signed off" at precinct plan or SDP level.

- **Level 3:** A comprehensive HIA potentially requiring a level of heritage expertise and involving detailed assessment at different scales including precinct plan, site development plan (SDP), building plan and landscape plan level.

There is a range of heritage issues across the study area. Many of the overarching issues could be addressed in the form of a precinct level plan to be informed by an urban design and heritage framework and resulting in the designation of an overlay zone.

This is a more proactive mechanism compared to the reactive nature of HIA processes. This could also provide the basis for exemptions from the general provisions of Section 38 and Section 34 of the NHRA, as well as Section 35 in terms of archaeology.

The precincts and sub precincts to be subject to HIA processes are specified in the table below. Similarly, the broad guidelines or directives that need to be addressed in the precinct plan are indicated.

It is recommended that a Heritage Advisory Panel (HAP) be constituted under the auspices of the Municipality or whatever institutional mechanism is developed for strategic projects identified within the ATC. The purpose of the HAP would be provide input into heritage assessment processes within the ATC, specifically to advise on the briefs for the precinct plans and overlay zones, to ensure that the guidelines/directives relating to area character and other heritage issues are adhered to, and to provide input into the heritage approval process for the individual precincts.

The precinct plans for the individual precincts should specify the heritage processes to be followed for each precinct and identify exemptions from NHRA processes (Sections 34, 35 and 38). Typically, exemptions would be related to no or low levels on a combination of no or low of heritage significance and potential heritage impacts.

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as—

- (a) the construction of a road, wall, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50 m in length;
- (c) any development or other activity which will change the character of a site—
 - (i) exceeding 5 000 m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000 m² in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority.

Diagram 6. Section 38 (1) of the NHRA

Table 28. HIA processes per precinct

Name	Acceptable thresholds of change	Heritage Process	
		Level	Scope
CA 1 GATEWAY CONDITION	High threshold; ability to accommodate change. Adherence to overall indicators related to gateway condition; edge treatments and retention of mountain views to be captured in the SDP.	Level 1 Level 2	No HIA required to the east of the Adam Tas Road scenic corridor. HIA at SDP level to stipulate nature of edge conditions along Adam Tas Road, building massing and form at interface to enable mountain views to the east, and landscaping.
CA 2 SAWMILL SITE	High threshold; ability to accommodate change. Adherence to overall indicators for framing elements along Adam Tas Road to be captured in the SDP.	Level 2	Approved HIA (2015). SDP to stipulate nature of edge conditions along the interface with Adam Tas Road, building massing and form to frame the road (not parking), the retention of tree belts along the boundaries of the site, and the retention and enhancement of the mid-20th century industrial building typologies.
CA 3 OUDE LIBERTAS	Low threshold; minimal opportunity to accommodate change in the immediate context of the Oude Libertas complex and in the vineyard forecourt.	Level 3	Compliance with the indicators of HIA (2015). Range of interventions subject to a HIA process including visual, built form, social and archaeological assessments, and a comprehensive public participation process.
CA 3.1 CEMETERY	Low threshold; minimal intervention related to opportunities for enhancing heritage values including public appreciation.	Level 3	Precinct plan, SDP, building and landscape plan level of heritage assessment.
CA 4 DISTELL	High threshold; ability to accommodate change. Adherence to the overall indicators related to framing elements facing onto Adam Tas Road to be captured in the precinct plan and SDP.	Level 1 Level 2	Range of interventions subject to a HIA process with an emphasis on social-historical, archaeological, landscape, public access and memorialisation issues, and a comprehensive public participation process. No HIA required to the east of railway line except for addressing potential impacts on the landscape setting of Klein Vredenburg
CA 5 DORP STREET	Low threshold at it relates to Dorp Street; low ability to accommodate change at point of entry into the historic core. Adherence to the indicators related to the Dorp Street interface, context of the Rupert Museum and riverine corridor.	Level 3	HIA at Precinct and SDP level to stipulate the nature of edge conditions along the Adam Tas Road, building massing and form (including setbacks), adaptive reuse of Cape Revival Complex. HIA at precinct plan and SDP level. Range of interventions subject to a HIA process with emphasis on townscape and landscape issues.
CA 6 BOSMAN'S CROSSING AND OUDE MOLEN	Medium to high threshold; ability to accommodate change. Adherence to the indicators for this precinct.	Level 2	Approved Oude Molen HIA (2020) Focused HIA for the balance of the precinct to address potential pedestrian linkage across the railway line into the historic core, the extension of Distillery Road as a linkage route through the precinct, pedestrian access along the Plankenburg River and onto the Papegaaiberg and the extension and enhancement of the light manufacturing, mixed use quality of the area, based on the positive precedent established by the grouping of buildings around Bosman's Crossing

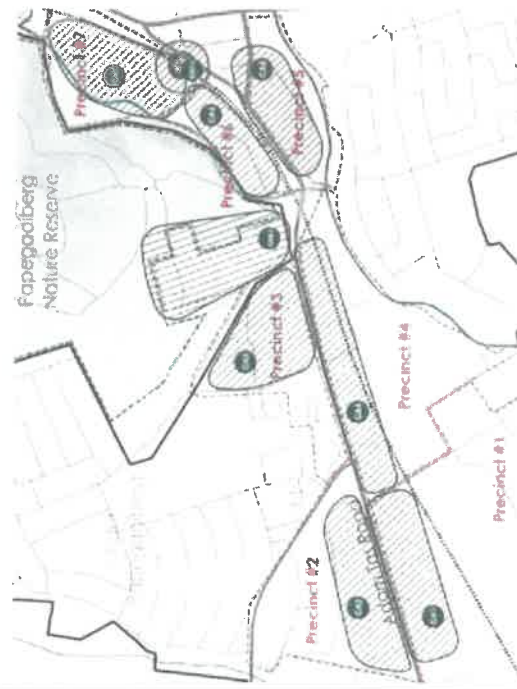
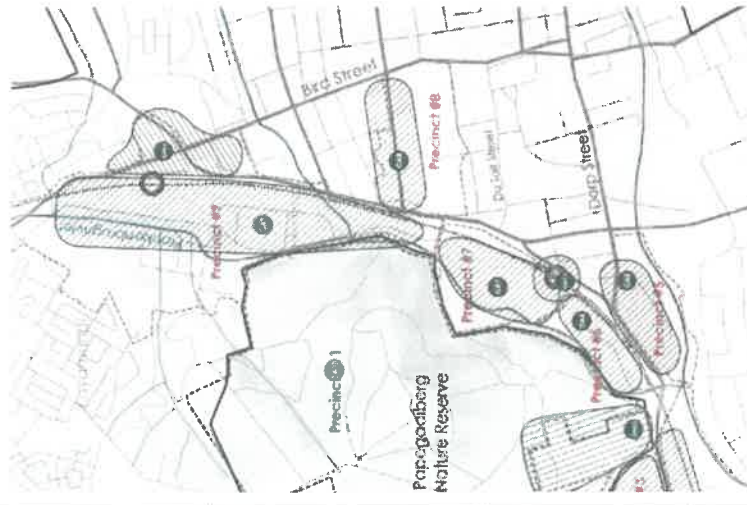


Table 29. HIA processes per precinct (continued)

Name	Acceptable thresholds of change	Heritage Process	
		Level	Scope
CA 7 BERGKELDER	High Threshold; ability to accommodate change. Adherence to the indicators to be incorporated in the precinct plan and SDP.	Level 2	Precinct plan to stipulate structuring elements contributing to site character including orthogonal pattern affording visual connectivity to the Papegaaiberg, the mid 20TH century industrial built form character, figure ground relationships and the interface with the Planckenburg River. Establish linkage opportunities between precincts 6 and 7. Focused HIA at SDP level related to core mid-20th century grouping of structures to the south adjacent to station and Oude Molen Precinct.
CA 8 Van der Stel	Medium threshold; ability to accommodate change. Adherence to indicators to respond positively to the strategic location of the precinct at the entrance to the historic core and in relation to Bergkelder and George Blake industrial precincts, and the need to retain and enhance to a green public space network.	Level 2	HIA at precinct plan and SDP level to stipulate adherence with the indicators.
CA 9 GEORGE BLAKE	High threshold; ability to accommodate change. Adherence to overall guidelines related to edge conditions (interface with Plankenburg river and access to Papegaaiberg) to be captured in the overlay zone/precinct plan.	Level 1	No HIA required. Overlay zone/precinct plan to stipulate nature of edge conditions, potential landscaped pedestrian zone adjacent to Plankenburg river, the retention of the orthogonal street pattern to maintain visual/spatial linkages to the Papegaaiberg, and spatial linkages with Kayamandi.
CA 9.1 BIRD STREET	Relatively high threshold; ability to accommodate change. Zone around the station and the link to Bird street has a more limited ability to accommodate change	Level 2	A SDP for the station area and linkages to Bird street to be subject to a HIA with the focus on the social history and significance related to forced removals in DuToitsville. To address opportunities for memorialization and to include a public participation process in collaboration with the affected community.
CA 10 URBAN TRANSITION AND GATEWAY (NORTH)	Medium level threshold, ability to accommodate change. Adherence to guidelines to balance the urban expansion of the town while responding to the landscape context and thus avoiding peripheral sprawl.	Level 2	HIA at precinct plan and SDP level to stipulate adherence with the indicators.
CA 11 PAPEGAAIBERG	Low threshold; ability to accommodate change. A natural area with minimal opportunities for built form interventions.	Level 3	Precinct plan focused on land use intensity zones; passive and active recreation spaces, permitted and prohibited activities and a landscape framework plan identifying soft and hard landscaping elements (pathways, benches, shaded areas) including a possible amphitheatre on the lower slopes; and the identification of memorialization opportunities to be subject to a HIA process to include adjacent landowners, range of user groups and community representatives



8.2.4. Guidelines

Development guidelines provide preferred options for executing policy or aspects of plans in a manner which will give effect to policy.

The LSDF guidelines are available as an additional document and summarised in Appendix D.

Guidelines are provided at the broader ATC scale as well as for each precinct in relation to:

- Urban structure and built form.
- Heritage and culture.
- Landscape.
- Environmental matters.
- Engineering services.

8.2.5. Fiscal measures

Fiscal measures which can support the ATC include:

- The UDZ tax incentive – administered by SARS – which aims to encourage private sector-led residential and commercial development in inner-city areas with developed public transport facilities. SM needs to confirm whether the UDZ incentive will be extended beyond March 2021, and if so, apply to establish an UDZ to include the whole of the ATC area.
- A reduction in municipal rates subject to meeting certain development objectives or standards. In the case of Jo'burg's "Corridors of Freedom" project, a rates rebate of 75% in the first two years is applicable, while 50% of rates are rebated in the first year of operation. In addition, Social Housing Institutions (SHIs) receive a 50% rate rebate every year, and there is a rebate in place for sectional title developments over a density of 80du/ha.
- A reduction in service connection or plan scrutiny fees.
- A specific relationship between ATC landowners/developers and financial institutions to ensure favourable lending rates

for meeting specific objectives. Debt financing constitutes an important aspect of financing developments, with debt repayments making up a substantial portion of developer expenses. When a lending rate decrease is facilitated between financial institutions and landowners/developers, it can be cut costs and increase the development surplus.

The SM needs to determine to what extent municipal rates reimbursements and lower charges could be provided to promote achieving ATC objectives.

8.2.6. Financial measures

A strategic objective of the ATC – recognising the multitude of spending demands on the SM – is that the project should largely fund itself, without additional municipal spending. The SM's main contributions rather relate to the allocation of development rights, the way its assets are used to enable the project, and supportive LUMS, infrastructure implementation, and fiscal measures. Nevertheless, some proactive planning/budgeting for supportive infrastructure, public facilities, and environmental remediation/management from the SM can be expected, to meet specific municipal objectives related to, or in response to the ATC.

As part of the LSDF, the possible development contributions associated with bulk services required for the minimum and maximum bulk of development proposed have been calculated. This work is included as Appendix G.

It is understood that this work will be reviewed as the process proceeds (also checking the anticipated cost of infrastructure against infrastructure commitments already included in municipal plans and budgets). Critically, it appears that the extent of contributions required will cover the cost of infrastructure needed to serve the development (and, also serving needs in adjoining areas).

8.2.7. Asset management

In relation to government-ownership, the following land holdings are critical to the ATC:

- Van der Stel, the Plankenbrug River embankment (owned by the SM), and Papegaaiberg (owned by the SM).
- Droë Dyke (owned by the National Department of Public Works).
- The rail corridor and adjacent land (owned by PRASA).
- An undeveloped school site in Onder Papegaaiberg (owned by the WCG).

The preamble to the SM's policy on the management of its immovable property recognises the inequitable spread of ownership of immovable property throughout the municipal area, the historical causes thereof, and the leading role of the Municipality in redressing these imbalances by ensuring that the immovable property assets under its control are dealt with in a manner that ensures the greatest possible benefit to the Municipality and the community that it serves, and makes available economic opportunities. The preamble also recognises that the Municipality must manage its immovable property in a fair, transparent, and equitable manner. Section 5.1 states guiding principles for the policy, including:

- The use of the Municipality's immovable property to promote social integration, to redress existing spatial inequalities, to promote economic growth, to build strong, integrated and dignified communities and to provide access to housing, services, amenities, transport and opportunities for employment.
- The promotion of access by black people to the social and economic benefit of immovable property ownership, management, development and use.

The policy recognises three broad methods of property disposal:

- Competitive processes (through formal tenders, public auction, closed tenders, and/ or unsolicited bids).
 - Non-competitive processes (where non-viable property is disposed to an adjacent owner regarded as the only party who can use the land, or viable property is disposed without a competitive process).
 - The exchange of land (when it is advantageous to the Municipality and other parties to exchange land in their ownerships and will achieve best consideration for the municipality).
- At the level of principle it is recommended that the SM and other public bodies who all have similar property related policy as the municipality employ property assets in their ownership to the benefit

- considering the preparatory work required as the process attempts to progress to the planning and mobilisation and implementation phase(s) of work. The main reason for this may lie in the lack of appreciation of the need for collective proposals, decisions and commitments required from the main landowners (starting with the private landowners) to enable the approval and allocation of additional land use rights. In this context ODA noted that:
- The conceptual phase work was predominantly produced via a STIAS Fellowship, the MSDF preparation process, and voluntary action funded by a limited number of private sector stakeholders.
 - The current process is governed by an Interim Steering Committee with draft terms of reference, and one project manager with a

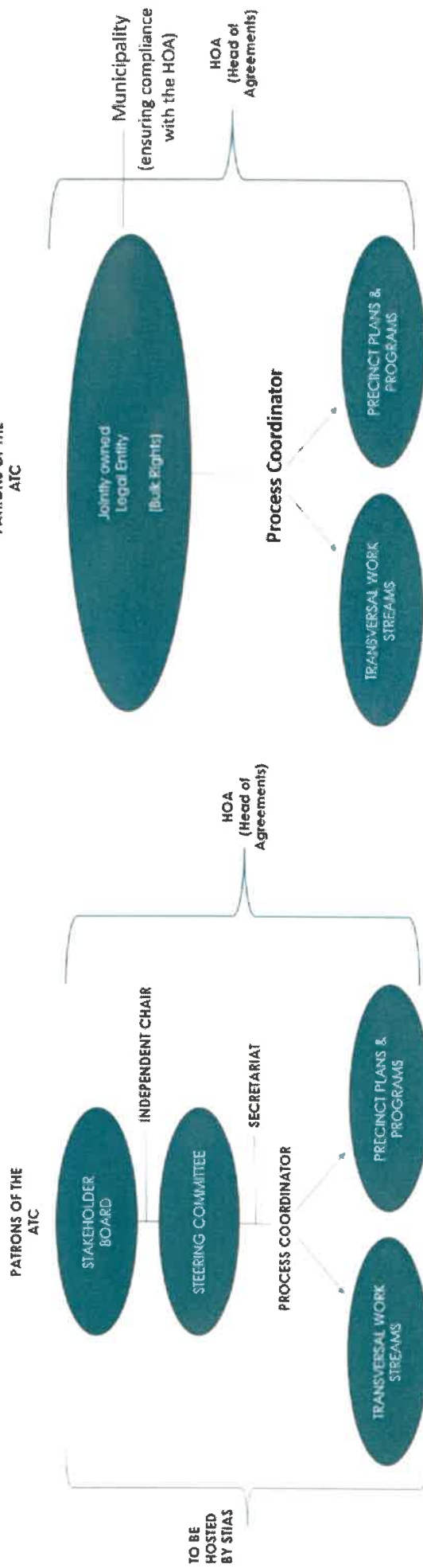
of the overall project objectives of the ATC, as opposed to a means to raise funding for general service delivery.

8.2.8. Process and institutional arrangements

As indicated in section 1.3, ODA was appointed by the project partners in 2019 – following on the pre-feasibility work, finalization of the concept ATC Development Framework and its testing for engineering and macro-economic impact – to frame recommendations on the governance and management of the development process going forward.

ODA found that the ATC development process lacks the necessary governance and management arrangements – and is under resourced – when

A: Conceptual/Planning Phase



B: Pre-implementation

Table 30. Roles and responsibilities related to the governance structure

INTERIM STEERING COMMITTEE	PROCESS COORDINATOR	STAKEHOLDER BOARD	PATRONS
<p>The interim steering committee must build consensus on the following matters:</p> <ul style="list-style-type: none"> The long-term vision for the town and its environs and the role of the ATC development process in pursuing this vision. The values and principles that should guide the unfolding of the ATC development process. The beneficiation model that will guide the ATC development process. The duties and obligations (terms and conditions) on which the land use rights to be defined in the HOA will be premised. The structure and ultimate composition of the steering committee, stakeholder board and finally the legal entity that will be the custodian of the bulk rights to be allocated. The appointment of patrons to the process. The immediate term resourcing arrangements required to take the process forward. 	<p>Develop and maintain the process architecture and management arrangements to deliver on:</p> <ul style="list-style-type: none"> The overarching planning, infrastructure and environmental aspects of the ATC development process. The overarching finance and beneficiation framework for the ATC development process. The model for innovation and incubation to support the ATC development process. The overarching communication and consultation plan in support of the ATC development process. The framework for documentation, research and learning in support of the ATC development process. 	<p>Consider the interim steering committee's recommendations on:</p> <ul style="list-style-type: none"> The ultimate composition of the steering committee and stakeholder board. Candidates who could serve as patrons to the process. The HOA (i.e., the SM's requirements pertaining to the duties, obligations and conditions on which the issue of land use rights will be premised). The appointment of the proposed process coordinator. The resourcing of the process over the next 18-36 month period. The framework for the consolidated management of land use rights (i.e., the legal structure to guide the ATC development process over the medium to long term). 	<ul style="list-style-type: none"> To be the guardians of the vision and the values that drives the process; Patrons must be provided with the higher ideals and values of underpinning the process when approached; Patrons should be chosen with due recognition for and appreciation of personal positions and interests; and The choice of patrons should allow for inter-generational "handing-of-the-baton".

Table 31. Short-term process/institutional actions

1st Quarter 2020	2nd Quarter 2020	3rd Quarter 2020	4th Quarter 2020	1st Quarter 2021
<ul style="list-style-type: none"> Wrap-up pre-feasibility phase and produce proof of concept in form of a Prospectus or similar document. Settle process leadership, governance, management and resourcing arrangements for next phases of work (make the required appointments). Initiate strategic planning/visioning and next phase communication and consultation process. 	<ul style="list-style-type: none"> Settle HOA with the main landowners and those who have been invited to join the process. 		<ul style="list-style-type: none"> Secure the appropriate land-use framework. Prepare interim use, demonstration project and incubator strategy. 	<ul style="list-style-type: none"> Develop lead project strategy.



Diagram 7. Contrasting approaches to the ATC task

- limited budget relying on an ad hoc resourcing model (the services of this project manager was termination towards the end of 2019).
- The current process requires significant capacity enhancement on the side of the SM to deliver the required planning policy and land use framework.
- The current attempts at building a "coalition of interest" relies heavily on a stand-alone corridor-based spatial concept.

In support of the ODA findings, the case studies undertaken following the ATC conceptual phase indicated that successful large transformation projects all developed special purpose core capacity with clear mandates to assist in executing the vision and plan to the "side" of accountable institutions mandated by law to undertake local spatial planning and land use management. Comparing these projects with the ATC, the case study work concluded that the ATC will require institutional arrangements enabling:

- Coordination of the detailed planning initiatives by the various landowners within the framework set by the LSDF, the Adam Tas Corridor

- Local Area Overlay zone, and associated agreements/measures.
- Assistance in preparing and monitoring of applications related to the ATC area for decision-making by the SM and other statutory bodies.
- Assisting in preparing detailed planning for precincts requiring an active role by the Municipality (e.g., the George Blake and Kayamandi North areas).
- The storage and dissemination of knowledge related to the project on behalf of stakeholders.
- Advocacy and fundraising related to the project.

In concluding its initial work, ODA recommended that clear process governance proposals should be set for the different work phases.

In parallel with preparation of the LASDF, ODA undertook further work in line with their earlier recommendation. The further work – discussed with key corporate and institutional partners in the ATC process – is attached as Appendix H. Included are principles guiding the institutional design process, as

well as the purpose, functions, composition, tasks, financing and legal form of two bodies proposed, an Independent Mediating Body (referred to as the ATC Development Trust), and a collective ATC landowners organisation.

8.2.9. ADVOCACY

In terms of the Constitution and associated legislation, local government in South Africa has far-reaching obligations and responsibilities. Key is to direct – within the context of national and provincial policy – the provision of services, promotion of a safe and healthy environment, and social and economic development, in a manner which is sustainable. Determining and managing the direction, nature, and form of spatial development within the municipal area, is a key function. Elected representatives carry significant authority in relation to decision-making. Their task is a difficult one. While acting upon the technical work and inputs of officials, elected representatives are often required to deal with and mediate between different needs and requests on a daily basis, whether emanating from a specific sector (e.g., one functional area struggling from a lack

Table 32. An advocacy agenda for the ATC

Issue	Specific Concerns Relating to Issue
Public Benefit	<ul style="list-style-type: none"> The extent to which local residents will benefit from opportunity created through the project (throughout the project cycle)
The "balance" of the overall development	<ul style="list-style-type: none"> The extent to which the project exhibits a balance of uses providing for a vibrant, diverse, and 24/7 living environment.
Appropriateness to context	<ul style="list-style-type: none"> The extent to which the project meets local needs (e.g., housing of different kinds, employment, entrepreneurial opportunity, and so on). The extent to which the project recognises aspects of history and enables cultural expression.
Project institutionalisation	<ul style="list-style-type: none"> The extent to which institutional arrangements for the project are appropriate to ensure speedy delivery.
Project resourcing	<ul style="list-style-type: none"> The extent to which the project harnesses public, private, and community resources towards common objectives. The extent to which the project is sufficiently resourced to ensure implementation. The extent to which the project can fund itself and assist to alleviate pressure on government resources for infrastructure, housing, public facilities, and so on.

Table 33. Aspects of knowledge management

Aspect	Explanation	Comment
Knowledge creation/acquisition	<ul style="list-style-type: none"> How knowledge about what is possible in relation to the project is acquired and created, and by whom. 	
Knowledge sharing	<ul style="list-style-type: none"> Whether knowledge about the project is generally available to those seeking better understanding of what is planned/possible. 	
Knowledge utilisation/adoption	<ul style="list-style-type: none"> Whether knowledge about current ways of doing and precedent – and its consequences – are used to develop more appropriate responses. 	
Knowledge recording/storage	<ul style="list-style-type: none"> Whether understanding/learning about the project is actively recorded and stored for others to use/learn from. 	

of resources to fulfill its services), a community, individual citizen, or the corporate sector. Arguably, they are also not expected – or have the time – to fully comprehend the technical detail embodied in the work of officials. They should, however, lead at the level of principle, and direct, inspire, and monitor accordingly. The same applies to private sector leadership.

What can a municipal leadership and advocacy agenda look like? What should be foremost on the mind of leadership? What should they be particularly vigilant about, advocate for, and monitor in every initiative?

Table 32 below begins to outline such an agenda from the perspective of LSDF.

A more detailed exploration of public benefit framework is provided in Appendix I. Arguably, this framework is key to a leadership advocacy agenda.

8.2.10. Knowledge management

Knowledge management is a key instrument contributing to efficient, appropriate and meaningful urban development and governance. It has numerous dimensions: Municipalities provide and manage services based on various knowledge streams, including technical information related to various services and information related to citizen need. Citizens interact with municipalities based on what is known to them, or what they can expect. Citizens also use places and associated opportunity based on knowledge, or the lack thereof. Arguably, the more knowledge is available, and the more all stakeholders contribute to the formation of knowledge, the more viable and appropriate interventions will be, the better municipal partnerships will be, and the more value can be extracted from the places they engage with by citizens. Critical also, knowledge management is important throughout the project cycle, from project inception to execution, and management of the development completed.

In relation to the ATC project, critical aspects of knowledge management requiring attention are outlined in the table below.

The history of the ATC project exhibits innovative ways of knowledge creation, including the involvement of STIAS through availing Fellowships and its space and facilities for the exploration of aspects related to the project.

At this stage, the following aspects of knowledge management appears critical:

- Packaging the LSDF work – including the way rights are to be allocated and the associated landowner obligations – in a manner which enables stakeholder discussions.
- Initiating an online platform for information dissemination and exchange on the project.

8.3. Summary of Incentives

Incentives should be carefully considered by the Municipality because they represent (in some cases) a “discount”, or waived cost that remains a cost to be resourced from elsewhere on the Municipality's budget, i.e., incentives will need to be budgeted for and therefore affordable, and therefore will need to be costed. It is also critical that any incentives that may be offered are made explicit in decision-making processes to ensure transparency and fair competition on equal terms.

Arguably, the most significant incentives offered to landowners through the ATC process are the increased land development rights and associated streamlined development process. Table 34 below summarises a range of incentives that could be considered in further deliberations on the project.

Table 34. Summary of possible incentives

INCENTIVE	EXPLANATION	REQUIREMENTS	ACTIONS REQUIRED
National incentives			
Urban Development Zone	<p>The UDZ is a tax incentive administered by SARS, and aims to encourage private sector-led residential and commercial development in inner-city areas with developed public transport facilities.</p> <p>The UDZ tax incentive has, in terms of the 2020 budget announcement, been extended for one year, from 31 March 2020 to 31 March 2021¹.</p>	<p>The UDZ allows businesses which fall within its area to benefit from significant tax savings for building development which fall into the following categories:</p> <ul style="list-style-type: none"> • The erection, extension or improvement of or addition to an entire building. • The erection, extension, improvement or addition of a part of a building representing a floor area of at least 1 000 m². • The erection, extension or improvement of or addition to low-cost housing. • The purchase of such a building or part of a building directly from a developer. 	<ul style="list-style-type: none"> • SM needs to confirm whether the UDZ incentive will be extended beyond March 2021. • SM needs to apply to establish an UDZ to including the whole of the ATC area.
Restructuring Zones (RZs)	<ul style="list-style-type: none"> • RZs are areas identified by municipalities as areas where social housing will be accommodated. • Social Housing is a rental or co-operative housing option, which requires institutionalised management. It is provided by accredited Social Housing Institutions (SHIs) or in accredited social housing projects. Social housing provides good quality rental accommodation for the upper end of the low income market (R1 500-R15 000). 	<p>The state subsidises social housing in order to ensure provision of rental housing of exceptional quality, at affordable rentals in well located areas. This is done through capital grant funding called the Consolidated Capital Grant (CCG). The average cost of construction is R426 000 per unit (including land and bulk services) and the current quantum that the SHRA administers is R271 867 per unit.</p>	<p>SM needs to apply to geographically extend its RZs to include the whole of the ATC area.</p>
Spatial planning related incentives			
Increased development rights	<p>Increased development rights through a change in the Zoning Scheme By-law.</p>	<p>In the case of the ATC, the new development rights are arguably the most significant incentive granted to landowners, specifically as the current zoning applicable to most of the area is very restrictive in relation to the nature of uses which are permitted.</p>	<p>Agreement to the proposed ATC Local Area Overlay zone as outlined in the LSDF.</p>
Density bonuses	<p>Density bonuses are often applied to achieve agreed planning objectives, for example, if the maximum development density on the property is 80 units/ha, and the developer wants to provide an additional 20 affordable units, an equivalent density bonus is awarded, allowing the developer to provide these affordable units without decreasing the number of market-orientated units. Although extra costs are incurred by the developer with the provision of affordable units, revenue from the market units are retained.</p>	<p>Arguably, through the development rights to be allocated, the ATC incorporates "bonuses", aimed at both financial sustainability and achieving agreed societal objectives.</p>	

¹ <https://www.sars.gov.za/ClientSegments/Businesses/My-Bus-and-Tax/UDZ/Pages/default.aspx>

Table 35. Summary of possible incentives (continued)

INCENTIVE	EXPLANATION	REQUIREMENTS	ACTIONS REQUIRED
Spatial planning related incentives			
Parking requirements	Parking takes up considerable space and contribute to development costs. A lesser parking requirement can lower development costs and also contributes to other project aims such as promoting NMT.		SM must agree on parking requirements applicable to the ATC area as a whole.
Faster plan approval	<ul style="list-style-type: none"> Time delays in obtaining land rights through development applications and building plan approvals reflects in the opportunity cost carried by the private developers, while taxes and levies accumulate to make up considerable holding costs for the property. Streamlining plan approval will save developers time and money while ensuring fast-paced property development, including housing provision. 	<ul style="list-style-type: none"> The City of Jo'burg is developing a mechanism to quicken the planning application approval to inclusionary housing developments through ensuring projects that better meet the mandate of the City are prioritised. 	<ul style="list-style-type: none"> SM needs to decide whether the whole of the ATC or specific uses will qualify for faster approval. Making provision for specific uses only may not assist because there are dependencies between rolling out different activities. The successful implementation of this incentive necessitates improved synchronisation of application procedures between municipal departments to truly fast-track development.
Other Municipal Incentives			
Bulk service contributions	Bulk services are payable to the municipality when rezoning takes place to increase the rights and built intensity of properties. The cost is designed to upgrade the bulk infrastructure in the area to accommodate higher intensity development. Bulk service contributions could be reduced for certain types of uses.		
Services agreements for private sector design/ implementation of bulk services	The municipality can allow bulk municipal services to be designed and/or constructed by landowners/ developers in lieu of development contributions	Ideally, in the case of the ATC, bulk service contributions, connections, and associated payment holidays should be determined for the area as a whole.	Incentives related to bulk services should be worked out as part of the overall services agreement for the ATC.
Bulk service infrastructure "holidays"	Delaying bulk payments helps curb the initial expenses of the developer. An advantage of this incentive is that the municipality still receives a financial contribution, albeit delayed, from the developer, negating a decline in municipal revenue.		
Bulk service connection times	Similar to the case of faster plan approvals, reducing connection time to bulk services saves the developer time and money.		

Table 36. Summary of possible incentives (continued)

INCENTIVE	EXPLANATION	REQUIREMENTS	ACTIONS REQUIRED
Other Municipal Incentives			
Municipal rates	With this incentive, a certain percentage of municipal rates are reimbursed. Current monthly rates payable by the developer to the municipality are determined by the property use and value.	The mechanism is implemented in the City of Jo'burg's Corridors of Freedom project. When certain development standards and density objectives are met with a development in this area, a rates rebate of 75% in the first two years is applicable, while 50% of rates are rebated in the first year of operation. In addition, SHIs receive a 50% rate rebate every year, and there is a rebate in place for sectional title developments over a density of 80du/ha ¹ .	The SM needs to determine to what extent municipal rates reimbursements could be provided to promote achieving ATC objectives.
Releasing public land for development without charge	Government land could be released at minimal or no charge in order to meet agreed development objectives.	Three sites are particularly significant in the ATC: the nationally owned Droë Dyke, municipally owned Van der Stel, and the provincial school site in Onder-Papegaaiberg.	Government can release their land to enable achievement of agreed development objectives.
Lending rates	A specific relationship could be established between ATC landowners/developers to ensure favourable lending rates for meeting specific objectives. Debt financing constitutes an important aspect of financing developments, with debt repayments making up a substantial portion of developer expenses. When a lending rate decrease is facilitated between financial institutions and developers, it can be an important incentive for private developers, cutting expenses and increasing the development surplus.		
Non-monetary incentives	Various non-monetary incentives could include policy support, institutional support for the development, technical assistance, and a favourable (or stream-lined) regulatory regime, leadership advocacy, and knowledge management support.		

¹ https://www.sapoa.org.za/media/2948/inclusionary-housing_revised.pdf

8.4. A High-Level Implementation Plan

A high-level implementation plan for the ATC following completion of the Draft LSDF is indicated in Diagram 8.

The implementation plan illustrates that considerable work remains to be done prior to implementation of the ATC and following upon completion of the LSDF. Ideally, given the extent of development envisaged, discussion with major landowners should commence in parallel with finalisation of the LSDF (and prior to statutory LSDF public participation) with a view to obtaining high-level agreement on proposed land use rights, and the associated obligations, incentives, and processes.

Apart from proceeding as individual "developers" in response to the LSDF, landowners will have to act collectively, specifically in relation to the provision of shared public facilities and infrastructure (which may be designed and implemented by landowners/developers in agreement with SM). It would be appropriate to establish institutional arrangements for joint action early in the process.

As outlined elsewhere, the ATC LSDF and proposed Local Area Overlay zone is part of the same interdependent package. It would appear sensible to undertake related public participation as one initiative; advertising the LSDF and Local Area Overlay zone simultaneously.

Landowners can finalise precinct planning in parallel with the finalisation of service agreements related to shared obligations.

8.5. Monitoring and Evaluation

Monitoring and evaluation and evaluation will require a different focus as the project proceeds.

At this stage, progress on the following aspects appear most relevant for monitoring and evaluation:

- Landowner and SM administrative agreement on:
 - The Development Framework, the Local Area Overlay zone, and associated processes.
 - The phasing and manner of infrastructure provision.
 - Landowner obligations.
 - Government incentives in support of the project

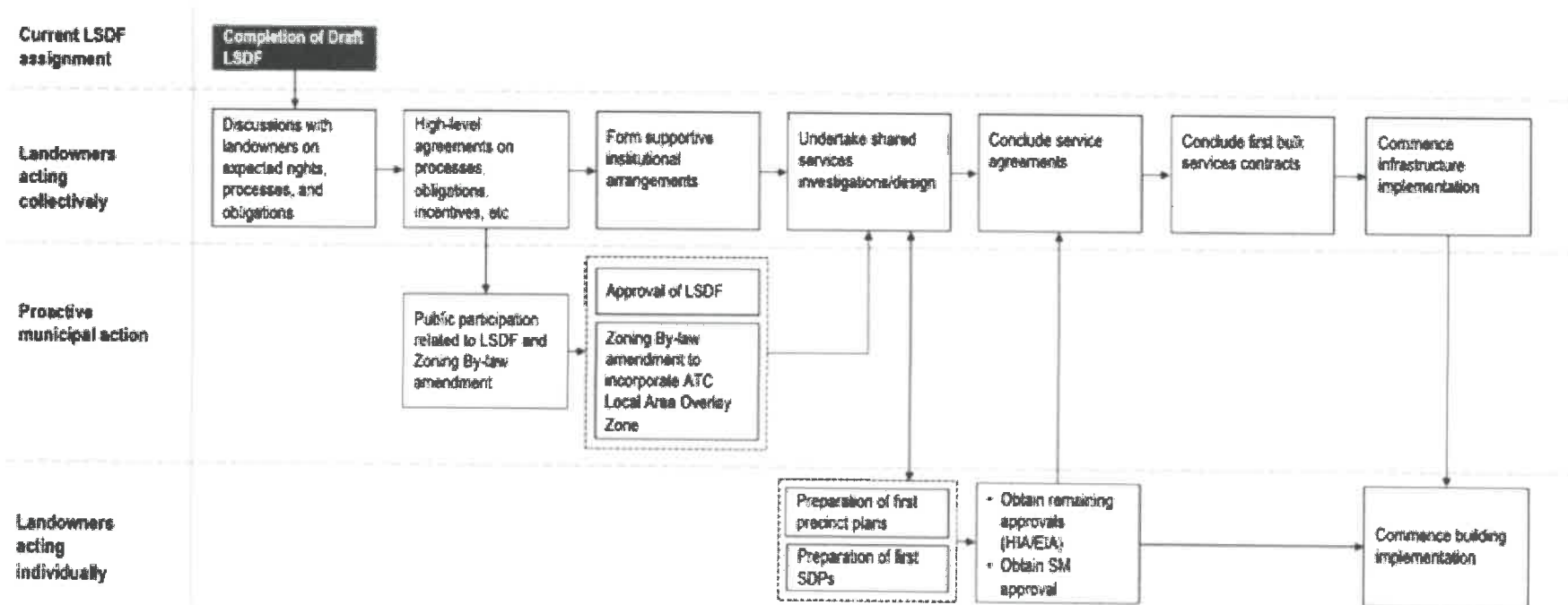


Diagram 8. High-level implementation plan

- Lead projects.
- Start-up institutional arrangements in support of the project.
- SM Council approval of the ATC LASDF, the Local Area Overlay zone, and associated processes and measures as set out above.

8.6. Essential processes distinct from but related to the LSDF

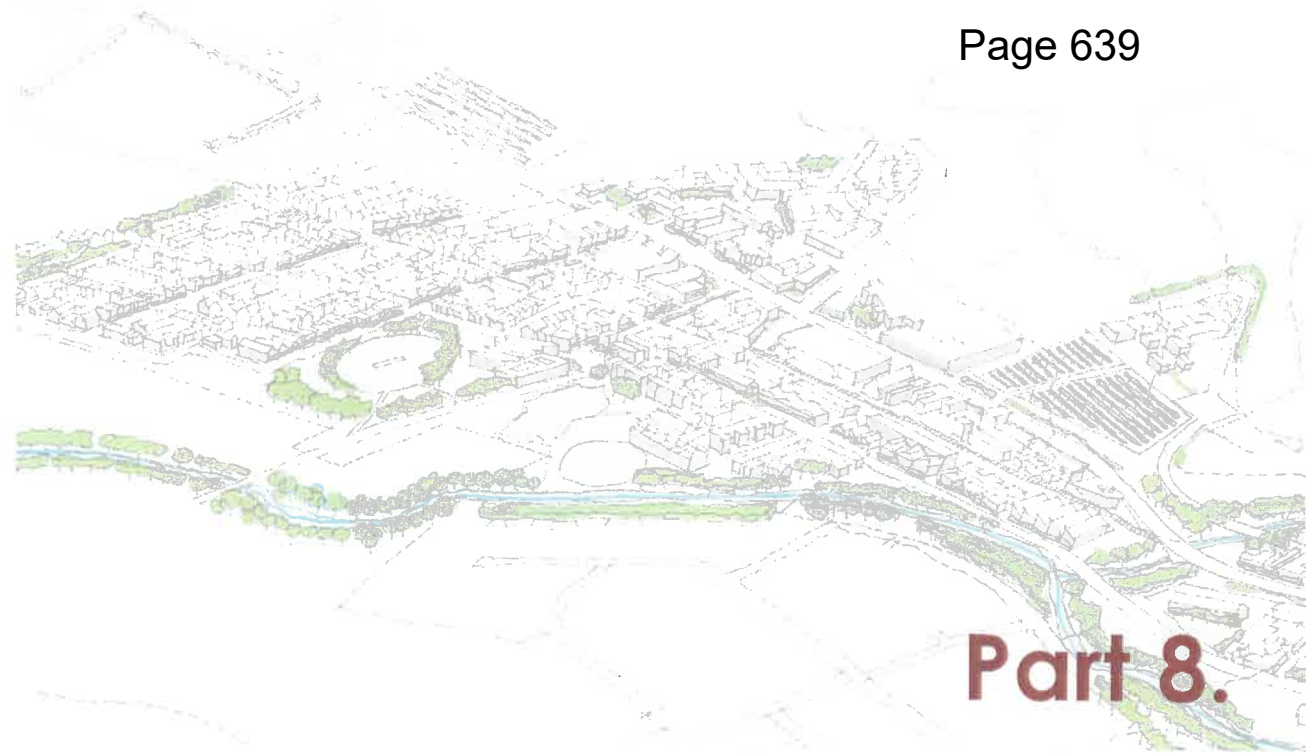
It should be clear from the work presented in the Implementation Framework that the completion of the LSDF on its own cannot secure the roll-out and implementation of the ATC. Other actions – not within the ambit of a LSDF or the present service provider appointment – are necessary. This includes:

Early discussions with the major landowners on inter alia the land use distribution and yields envisaged, phasing, anticipated landowner obligations, the manner of infrastructure funding/provision, and the proposed LUMS process. These discussions cannot only occur with landowners individually; there are shared needs for infrastructure, and other shared public obligations – including that related to housing, public facilities, and environmental remediation – which requires joint discussion and agreement.

- Early discussions on a package of incentives – over and above that implied through land use rights – available to landowners.
- The linkage or not of LSDF and LUMS approval; that is whether the LSDF and Local Area Overlay zone approval processes occur separately or together.
- Institutional arrangements in support of the SM, including arrangements for the landowners to frame responses and act to project demands collectively, project coordination and LUMS support for the SM, project related public interaction, and so on.

- A leadership agreement in support of collective public “messaging” and communication related to the project.

Also, it should be clear that it is not necessarily in the best interest of the project for different actions required for implementation of the ATC – including the LSDF – to be undertaken in a linear fashion. Considerable time towards implementation could be saved if the proposals and recommendations of the LSDF – also that related to the LUMS – are discussed with landowners as they are framed.



Part 8. Conclusions

9. Conclusions

The ATC project has the potential to address many current and anticipated future development needs in Stellenbosch. It is a large project, potentially offering up to 4m m² in development bulk, allocated to a broad range of uses and activities typical of vibrant, mixed use urban districts. This includes 10 000 - 13 000 dwelling units in the form of apartments, for different market segments and addressing different household needs.

It can increase available livelihood opportunity in Stellenbosch for the better for many over generations to come.

Owing to the extent of the project, the anticipated lengthy development period, and the number of landowners and stakeholders involved, implementation aligned to the strategic objectives of the project will be challenging.

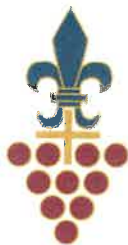
Through the early establishment of development rights and associated processes, it is believed that the LSDF contributes significantly to enable successful project implementation over time. Critical will be to provide for project leadership and support arrangements which can ensure ongoing coordination between landowners, extending the network of stakeholders supporting and contributing to the project, adherence to stated strategic objectives, and the fulfilment of shared obligations and programmes.

At the end those involved in further deliberations and decision-making about the ATC – spheres and institutions of government, landowners, business and institutional leadership, community organisations and citizens – should consider the alternative to supporting and implementing the ATC as presented in the LSDF; not presenting a shared vision, plan, and processes, and allowing ad-hoc development over time by individual landowners. The loss of opportunity over generations to come will be very significant.

List of Documents Reviewed

- Adam Tas Corridor Bulk Infrastructure Concept Status Report, 2019 (unpublished report by prepared by Zutari)
- Adam Tas Corridor Development Process: Report on the bi-lateral engagements held during Oct/Nov 2019 with recommendations on the governance and management of the development process going forward, 2019 (unpublished report by ODA)
- Constitution of the Republic of South Africa 1996
- Die Bergkelder Site Erven 13801, 7602, 254, 257, 3454, 9545 Stellenbosch, Summary Report: Opportunities & Constraints from a Redevelopment Perspective, June 2018 (Distell)
- Inclusionary Housing: Towards a new vision in the City of Jo'burg and Cape Town 20 Metropolitan Municipalities, SAPOA, 2018
- https://www.sapoa.org.za/media/2948/inclusionary-housing_revised.pdf
- Legal Aspects of Inclusionary Housing in South Africa, Development Action Group, 2020
- Neilson, L., Instruments of governance in urban management, Australian Planner 39:2, 2002
- Spatial Planning and Land Use Management Act (SPLUMA) 16 of 2013
- Stellenbosch Municipality, Defining Restructuring Zone for Social Housing, 2016
- <https://stellenbosch.gov.za/download/defining-restructuring-zone-for-social-housing>
- Stellenbosch Municipality, Draft Stellenbosch Municipality Roads Master Plan, 2018 Update
- Stellenbosch Municipality, Fourth Generation Integrated Development Plan, May 2017
- Stellenbosch Municipality, Integrated Development Plan 2020/21, 2020
- Stellenbosch Municipality Land Use Planning By-law of 2015
- Stellenbosch Municipality, Medium Term Revenue and Expenditure Framework for the Financial Period 2017/2018 to 2019/2020
- Stellenbosch Municipality, Policy on the Management of Stellenbosch Municipality's Immovable Property, 2018
- Stellenbosch Municipality, Urban Development Strategy, 2018
- Stellenbosch Municipality Zoning Scheme By-Law 2018
- The 2030 National Development Plan 2012
- The Draft National Spatial Development Framework 2020
- The Provincial Spatial Development Framework
- The Integrated Urban Development Framework 2016
- Transport Planning and Traffic Engineering for the Municipality's Parking Development Programme: Inception Report: Final Feasibility, April 2020 (13/SM 39/18: SMEC)
- Wellman, K., and Spiller, M., (editors) Urban Infrastructure Finance and Management, , John Wiley & Sons, Ltd. 2012 <http://www.stellenboschheritage.co.za/wp-content/uploads/Urban-Infrastructure.pdf>
- Western Cape Government Provincial Strategic Plan 2019-2024
- Western Cape Government RESP/VPUU Annual Review Report 2018/19
- Western Cape Government: Socio-economic profile, Stellenbosch Municipality 2019
- Western Cape Land Use Planning Act (LUPA) 3 of 2014

APPENDIX 2



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Spatial Planning

To : Senior Manager: Development Planning
From : Manager: Spatial Planning
Reference : ACT
Date : 13 April 2022
Re : Draft Public Participation Process for Adam Tas Corridor Local Spatial Development Plan

I refer to your request for a proposed public participation process plan dated 13 April 2020.

The Adam Tas Corridor is the single most extensive development planned for Stellenbosch over recent years and can change the face of Stellenbosch significantly. It was identified in the Municipal Spatial Development Framework as a catalytic project that will contribute significantly to transforming the spatial character of Stellenbosch and ensure integration of communities and land uses in line with the principles of SPLUMA. As such it will impact on communities and particularly on land within the Adam Tas Corridor. As most of the land is owned by private individuals and companies the development will entail a partnership approach.

Considering the partnership approach, it is strongly suggested that any public participation process should involve the potential landowners also and should their input and requirements of such a process be considered.

Nevertheless, all public participation processes have a basic structure to ensure meaningful engagement to assure that the public is well informed about the plan and the resulting development that stems from that.

The figure below illustrates the components of participation.



From the above illustration firstly, the public should be informed, secondly society must be engaged and lastly the participants should be informed of the planning proposal.

In my view this may entail the following processes, namely:

1. A general advertisement in the local press, municipal website and notice boards inviting people to access the documents to familiarize themselves with the proposals and to enable them to fully understand what is at play so that they can submit informed and meaningful comments on the plan.
2. To further enable the public to obtain the correct information public information sessions in a central accessible place such as the foyer of the town hall can be held where the public can see the documentation in person and where officials at such open day can assist in providing clarity on issues that might be of interest to the public:
3. Focus group meetings with society directly affected by the development proposal can also be held either in person or online so that they have access to the information directly can be organised. These groups can be made up by property owners within the demarcated ATC corridor and may include the affected ward committees.
4. It is further suggested that an information and question session be held with major landowners and developers that is directly implicated by the plan although many of them were previously included in the preliminary conceptualization process.
5. As public institutions such as PRASA, the Provincial Roads section and Heritage Western Cape are also directly implicated in the development, these institutions must be involved separately to ensure their buy in.
6. Lastly a campaign marketing the proposed development to the public by way of paid advertisement and a campaign on social media will be advantages.

Based on the above options available to the municipality it is suggested that the public participation process plan be implemented in the plan illustrated below.

Method	Where	When	Format
Public advertisement	<ul style="list-style-type: none"> • Newspaper • Website • Social media • Notice Board 	6 May 2022 3 June 2022 (repeat)	<ul style="list-style-type: none"> • Advertisement • Document made available
Social Media	Throughout the period of advertisement	20 May 2022 to 1 July 2022	<ul style="list-style-type: none"> • Twitter • Facebook • Website
Focus Group	8 June 2022	Council	Presentation and

Meeting		Chambers	discussion with Ward Committees
Open days	Town Hall Foyer Woodmill Bergkelder	25 May 1 June 8 June	Presentation information sharing
Meeting with public institutions	14 June 2022	Council Chambers	Presentation and discussion
Meeting with stakeholders	28 June 2022	Council Chambers	Presentation and discussion

The above process plan is a guideline as to what can be done and is subject to changes depending on the availability of venues and stakeholders. It should also be noted that the process may include more opportunities of methods of public participation or exclude certain steps proposed based on the feedback we may receive from strategic stakeholders.

It is further suggested that the ATC steering Committee should be requested to comment on the process plan with a view to refine it and to render assistance particularly with the organising of public institutions such as PRASA and the Roads Authority to ensure participation.

The above process should suffice to inform all stake holders as well as the public as to what the plan involves and should put them in a position to submit meaningful input into the proposed plan.

I trust that the above draft proposal will be more than sufficient.

BJG de la Bat
MANAGER : SPATIAL PLANNING

APPENDIX 3

7.8	LOCAL ECONOMIC DEVELOPMENT AND TOURISM:(PC: CLLR R DE TOIT (MS)
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NONE

7.9	RURAL MANAGEMENT: (PC: CLLR J WILLIAMS)
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NONE

7.10	YOUTH, SPORT AND CULTURE: (PC: CLLR R ADAMS)
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NONE

7.11	MUNICIPAL MANAGER
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NONE

8.	REPORTS SUBMITTED BY THE EXECUTIVE MAYOR
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NONE

9.	URGENT MATTERS
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10.	MATTERS TO BE CONSIDERED IN-COMMITTEE
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