
ADDITIONAL ITEMS

7.2	CORPORATE SERVICES: (PC: CLLR AR FRAZENBURG)
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7.2.5	APPLICATION TO CONSTRUCT PUBLIC ROADS ON MUNICIPAL LAND: STELLENBOSCH BRIDGE DEVELOPMENT KLAPMUTS
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Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance

22 July 2020

1. SUBJECT: APPLICATION TO CONSTRUCT PUBLIC ROADS ON MUNICIPAL LAND:STELLENBOSCH BRIDGE DEVELOPMENT KLAPMUTS

2. PURPOSE

The purpose of this report is to request the permission/consent from Council to allow Stellenbosch Bridge Development (Pty) Ltd to construct public roads over municipal land.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

Anton Lotz Town and Regional Planners, on behalf of Stellenbosch Bridge Development (Pty), applied for permission to construct two (2) public roads on municipal land. As these are public roads it will be to the benefit of the Municipality, should the roads be constructed by the Developer, at their cost and it will remain the property of the Municipality. The Developer will also be required to undertake a proper subdivision and registration of the public road reserves.

They have also submitted a Land-Use application for the development of Potion 5 of Farm 742 and Portion 2 of Farm 744, Paarl (Klapmuts). Both Remainder Farm 739 and erf 342 rest with Stellenbosch Municipality by virtue of Title Deeds T5392/2009 and T42229/2000 respectively. See Windeed records attached as **APPENDIXES 3 and 4**.

The Planning Department has indicated that they cannot consider the Land-Use application until such time as the necessary consent/approval for the construction of the roads over municipal property has been dealt with. The request for consent to build the roads are therefore submitted for consideration. Whether the cost of the construction of the roads can be assigned to Development Contributions (DC) still need to be determined in terms of the DC Policy and further discussions with our Development Services Section.

5. RECOMMENDATIONS

- (a) that Council consent to the request by Stellenbosch Bridge (Pty) Ltd to construct public roads over Portions of Council-owned land as set out in Fig 4 and 5, at the cost of the Developer; and
- (b) that Stellenbosch Bridge (PRY) Ltd also attend to the subdivision of the respective properties to allow for the road diagrams at their cost.

6. DISCUSSION/CONTENTS

6.1 Background

6.1.1 Approval of Klappmuts Hills development

During 2011 the Municipality granted approval for the Klappmuts Hills development to permit urban development on the site within an approved basket of rights.

6.1.2 Initial discussion regarding access

During 2019 a meeting took place between representatives of the Stellenbosch Bridge Properties (Pty) Ltd and representatives of the Infrastructure Services (Roads and Stormwater) and Property Management regarding the proposed construction of public roads over municipal properties.

During the meeting it was agreed that they would request permission to construct the roads over municipal property, seeing that it is public roads and are therefore also to the benefit of the Municipality, should the roads be constructed by the Developer, at their cost.

6.2 Discussion

Attached hereto as **APPENDIX 1**, a copy of the self-explanatory request.

6.2.1 Location and context

The proposed Stellenbosch Bridge development consist of a number of properties, i.e. Portion 5 of Farm 742; Remainder Farm 742; Farm 1515; Portions 2 of Farm 744 as well as Remainder portion 2 of Farm 744, Paarl (Klappmuts) as indicated on **APPENDIX 2** and Fig 1 and 2 below.



Fig 1: Location and context

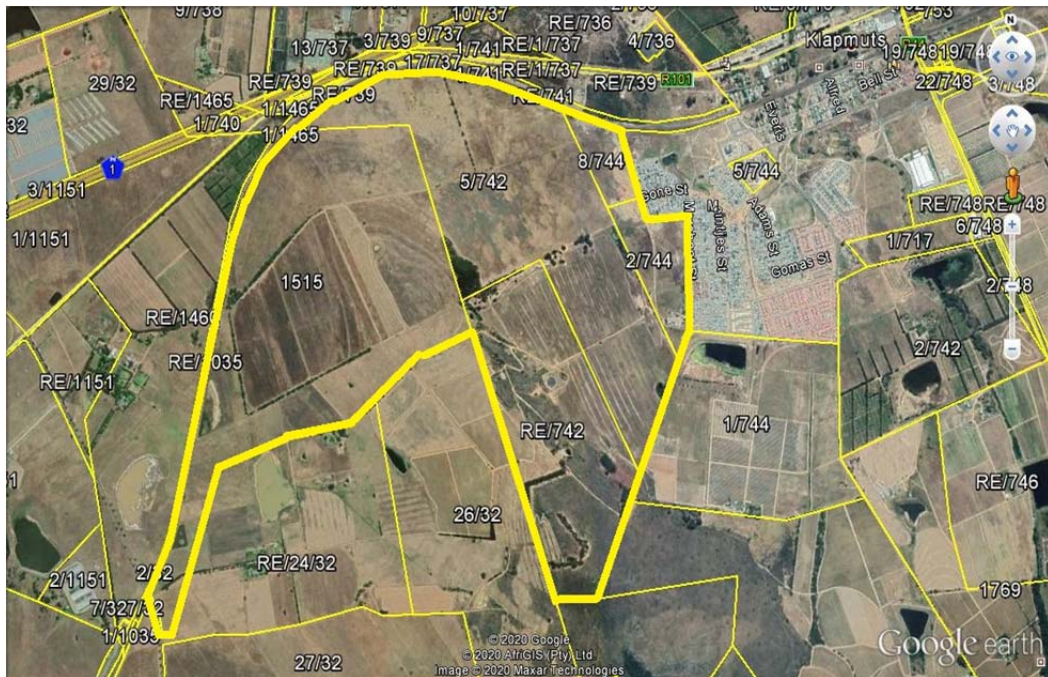


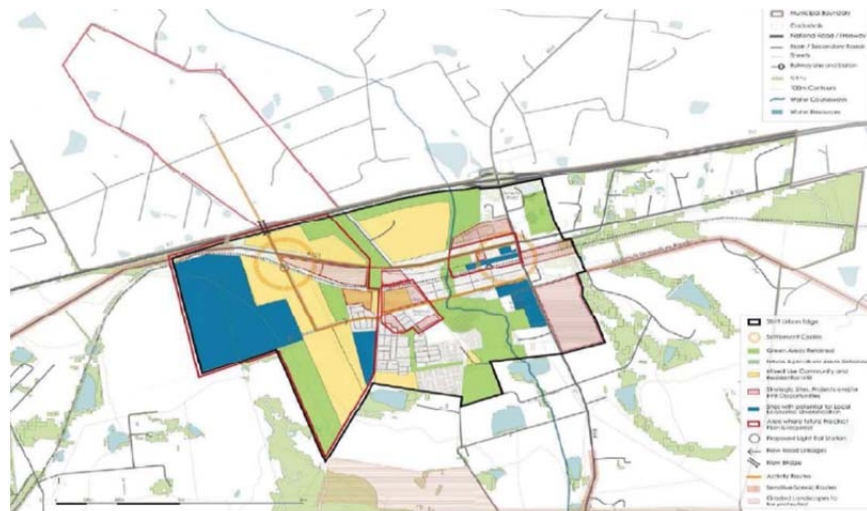
Fig 2: Development area

6.2.2 The proposed public roads network

The Stellenbosch Bridge project has been acknowledged in the Stellenbosch MSDF as an important mix-use, private sector driven development that will unlock the development potential of the greater Klappmuts area.

The principle of the road linkages from the Stellenbosch Bridge project northwards to the Old Paarl Road (R101) and eastwards to the existing Klappmuts road network has been established with the approval of the MSDF (refer to Fig 3 below). The position and design of the Class 3 road via Remainder Farm 739 (Council-owned property) and the Class 4 road via Erf 342 (Council-owned property) have now been fixed, following discussions with Stellenbosch Roads and Stormwater Department. *See Fig. 4 and 5 below.

*See inputs received from Infrastructure Services confirming the above (See par 6.8.1).



Stellenbosch Municipality / Spatial Development Framework / Final Draft for Council Submission / July 2019

Fig 3: MSDF

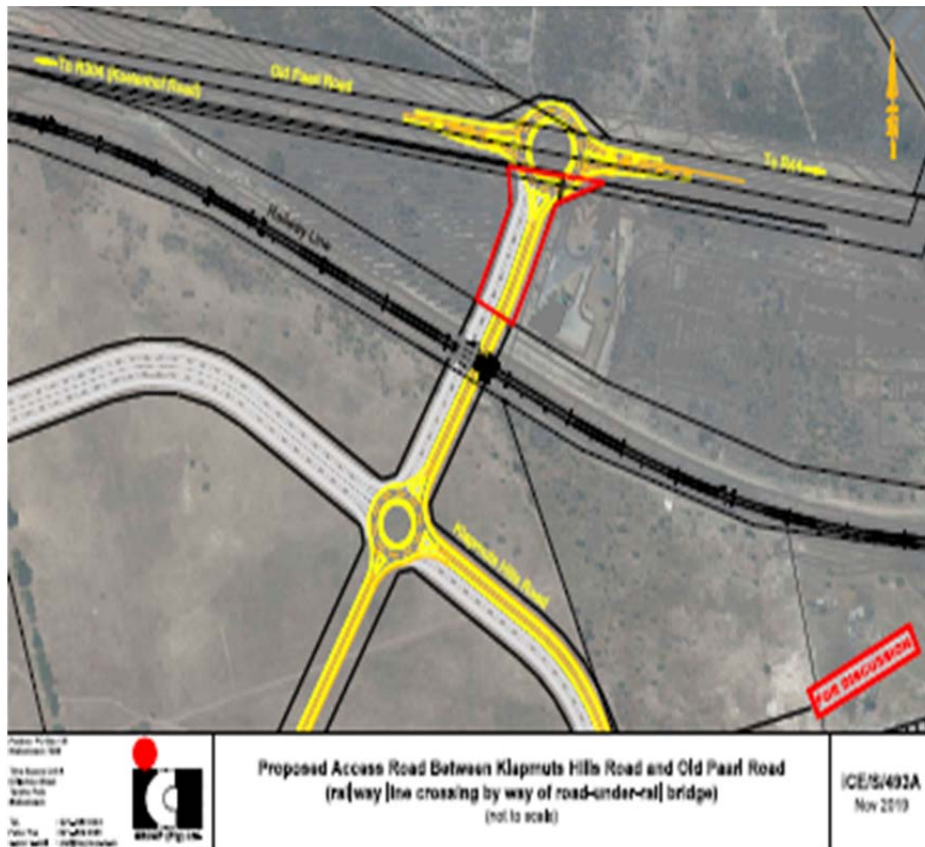


Fig 4: Proposed road over Remainder Farm 739



Fig 5: Proposed road over erf 342

6.2.3 Ownership

Both Remainder Farm 739 and erf 342 rest with Stellenbosch Municipality by virtue of Title Deeds T5392/2009 and T42229/2000 respectively. See Windeed records attached as **APPENDIXES 3 and 4.**

6.3 Financial Implications

Although there will be no financial implications for the Municipality it will be to the benefit of the Municipality, should the Developer be allowed to construct the road at their cost.

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 additional staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions

None

6.7 Risk Implications

The risks are addressed in the item.

6.8 Comments from Senior Management**6.8.1 Director Infrastructure Services**

The portions of road (both roads as outlined in red in the attachment) are portions of public roads on Municipal Property. The remaining portions of these roads are on private property, note that the portions of these roads, that fall on private property will also become public municipal roads. Also note that the roads indicated in the extract of the RMP shows all public municipal road requirements whether these fall on public property or private property.

The Klapmuts roads Master Plan well as the Stellenbosch Roads Master Plan was used by the Developer as the basis for the roads layout of the Development.

During this time during several technical meetings were held between the Developers Consultant and the Roads and Transport Division to ensure that the Municipality's Roads and Transport needs, requirements and standards are complied with.

The road layout proposed by the Developer is therefore in line with Roads and Transport Master Planning, as well as the Roads and Transport needs, requirements and standards.

The Transport Division supports the proposal and considers it a benefit for the Municipality, as it allows for Municipal assets (roadways) to be constructed by the Developer, in line with Municipal standards etc., alleviating the need for the Municipality to allocate resources towards its construction.

The Developer will also be required to undertake a proper subdivision and registration of the public road reserves.

Lastly, whether the cost of the construction of the roads can be assigned to Development Contributions (DC) still need to be determined in terms of the DC Policy and further discussions with our Development Services Section.

6.8.2 Director Planning and Economic Development

The Land Use Department received a Land Use Application to develop Farm 742 Ptn 5 and Farm 744 Ptn 2 Klapmuts for a mixed-use development. To obtain access to the two portions or development the applicant is proposing to develop access roads over two portions of Council owned land. The access roads proposed are over Erf 342, Klapmuts and Re Farm 739, Klapmuts.

The applicant has been informed that prior the consideration of the land use application they need to obtained approval from the owner of the land over which the roads is to be constructed as it is not their property. Council owns the portions of land over which the proposed access will have to be developed.

Please note that the Land-Use Department is not in a position to determine if the proposed access roads form part of the Roads Master Plan for Klapmuts as compiled by the Directorate: Infrastructure or that the access roads proposed are desirable. The approval of these access roads over Council land should also not be seen to indicate that the proposed application / development that is to be submitted is supported in its current form by the Land-Use Department.

ANNEXURES:

Appendix 1: Application to construct public roads on municipal property

Appendix 2: Site plan

Appendix 3: Windeed record: T53952/2009

Appendix 4: Windeed record: T31590/1972

FOR FURTHER DETAILS, CONTACT:

NAME	PIET SMIT
POSITION	MANAGER: PROPERTY MANAGEMENT
DIRECTORATE	CORPORATE SERVICES
CONTACT NUMBERS	021-8088189
E-MAIL ADDRESS	Piet.smit@stellenbosch.gov.za
REPORT DATE	2020-07-17

APPENDIX 1



P O Box 51799 Waterfront 8002
Cellphone + 27 (0)83 487 7869
Email: alotz@iafrica.com

30 March 2020

Our Ref: 2015 908

The Manager: Property Management
Corporate Services
Stellenbosch Municipality
PO Box 17
Stellenbosch
7599

Attention: Piet Smit

Dear Piet

STELLENBOSCH BRIDGE, KLAPMUTS – PERMISSION TO CONSTRUCT PUBLIC ROADS ON MUNICIPAL LAND

Our meeting on 27 November 2019 has reference.

We hereby request permission from Stellenbosch Municipality as the landowner of Farm 739/RE, Paarl RD and Erf 342, Klapmuts for the construction of public roads on municipal land.

We are currently starting with the implementation of the Stellenbosch Bridge Innovation Precinct development on Farms 744/2, 742 RE, 742/5 and 1515 to the west of Klapmuts. The development area has been included in the Stellenbosch MSDF urban edge for Klapmuts and we are following various application processes to implement the development rights already granted and apply for additional rights on the areas that have been newly incorporated into the Klapmuts Urban Edge.

The Stellenbosch Bridge project has been acknowledged in the Stellenbosch MSDF as a significant mixed-use private sector-driven development that will unlock the development potential of Klapmuts (with an emphasis on job creation) which will have far-reaching social and economic benefit to Klapmuts, Stellenbosch and the wider region.

The principle of the road linkages from the Stellenbosch Bridge project northwards to the Old Paarl Road (R101) and eastwards to the existing Klapmuts road network has been established with the approval of the MSDF, 2019 (Refer to Figure 1). The position and design of the Class 3 road via Farm 739/RE (Refer to ICE Diagram attached) and the Class 4 road via Erf 342 (Refer to WEC Diagram) have now been fixed and will shortly be implemented following approval from the relevant engineering departments.

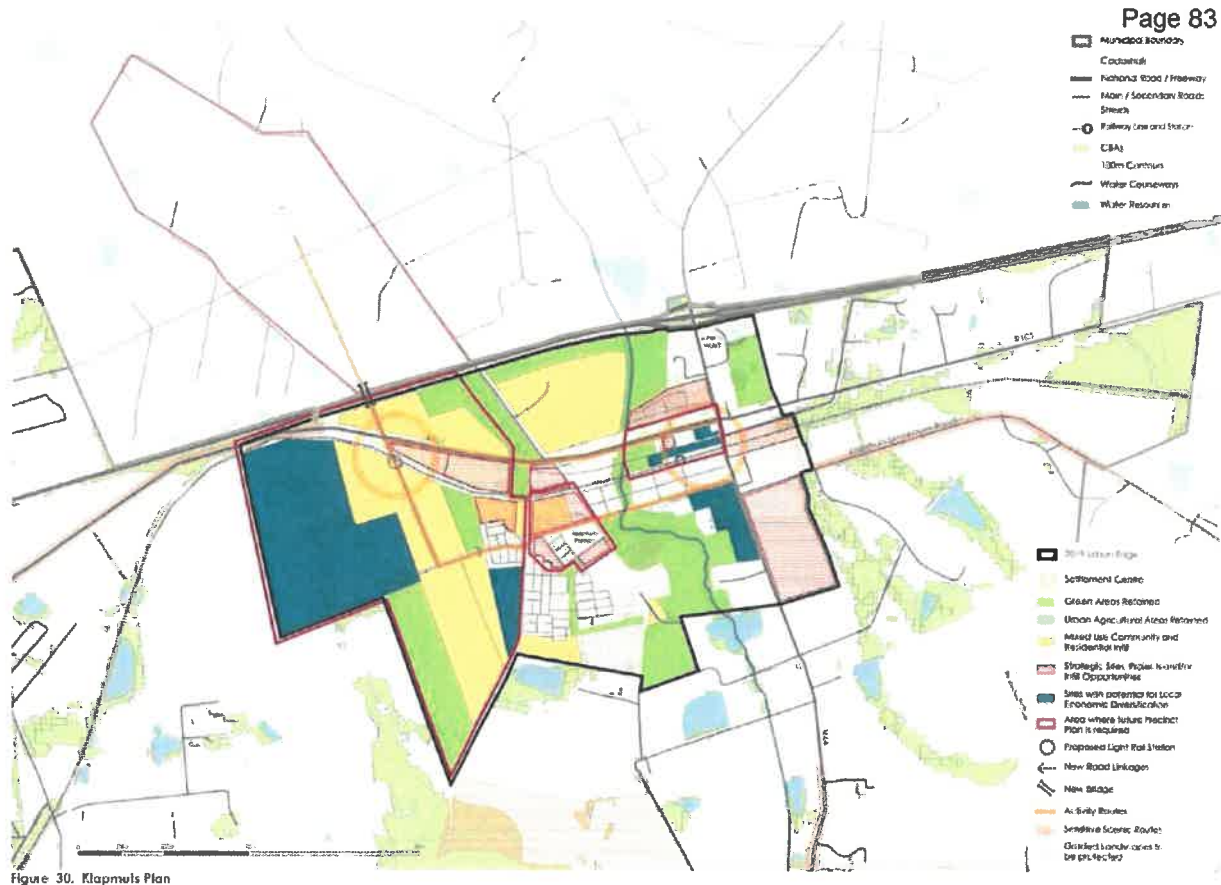


Figure 30. Klipmuis Plan

Stellenbosch Municipality / Spatial Development Framework Final Draft for Council Submission July 2019
Figure 1: Approved MSDF 2019

Please contact me should you have any further queries.

Yours sincerely

Anton Lotz

Attached:

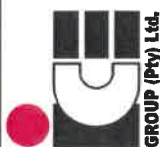
Proposed Access Road Between Stellenbosch and Old Paarl Road; **ICE Group**, Nov 2019
 Proposed Access Road Between Stellenbosch Bridge and Merchant Street; **WEC Consult**, Nov 2019

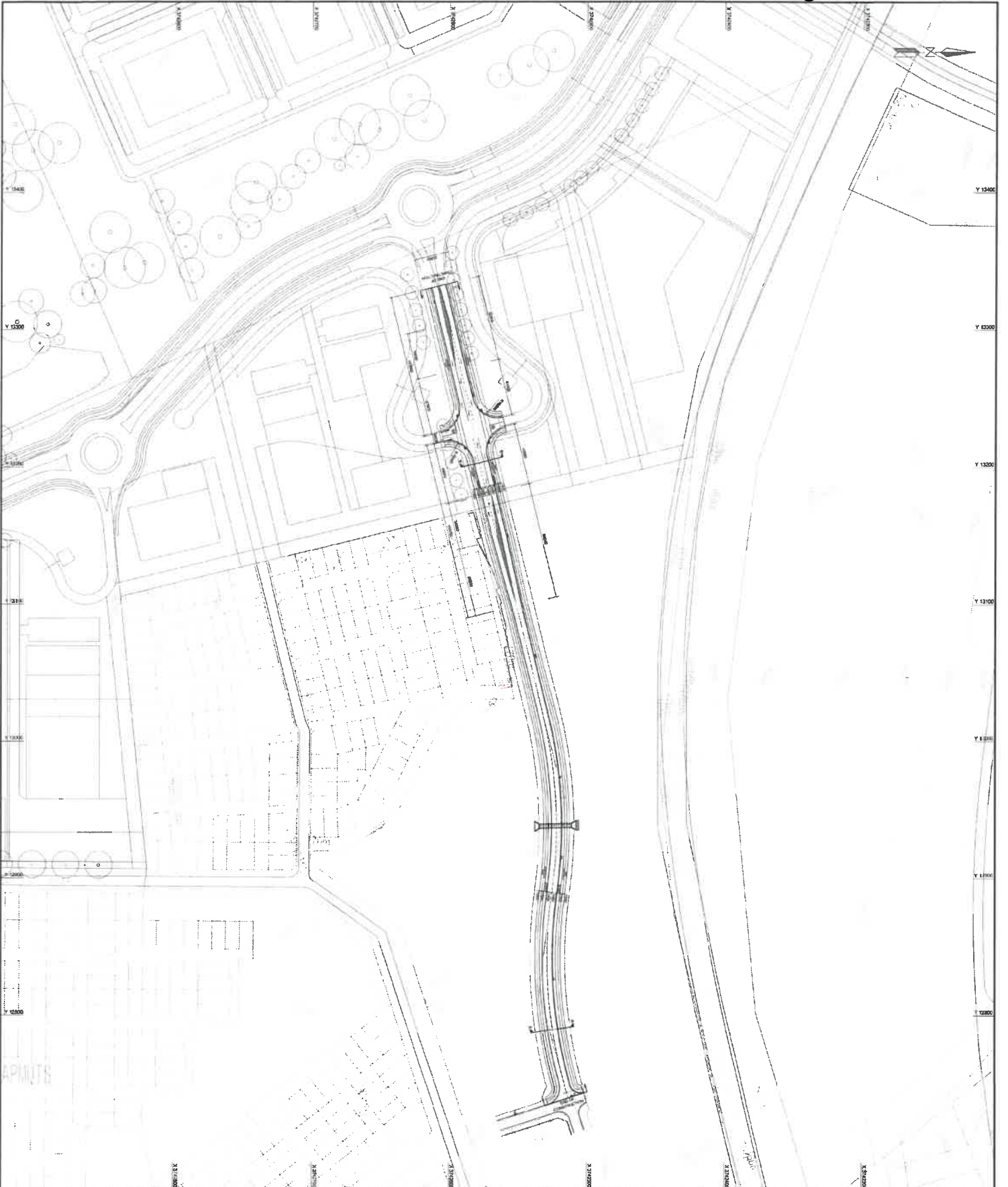
Request supported by the Senior Manager, Roads, Transport & Stormwater; Infrastructure Services; Stellenbosch Municipality

 Johan Fullard

 Date



<p>Presbus / PO Box 131 Stellenbosch 7568</p> <p>Time Square Unit 8 9 Electron Street Techno Park Stellenbosch</p> <p>Tel. : 021 - 880 0443 Faks / Fax : 021 - 880 0390 e-pos / e-mail : pl@icagroup.co.za</p>	 <p>ICE/S/493A Nov 2019</p> <p>Proposed Access Road Between Klapmuts Hills Road and Old Paarl Road (railway line crossing by way of road-under-rail bridge)</p> <p>(not to scale)</p>	<p>FOR DISCUSSION</p>
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NOTES

LEGEND



DRAWING APPROVAL

AMENDMENTS

NO.	DATE	INITIALS	DESCRIPTION
01	2019/10/15	AS	Issued for public review of final
02	2019/10/15	AS	Final design
03	2019/10/15	AS	Final design
04	2019/10/15	AS	Final design
05	2019/10/15	AS	Final design
06	2019/10/15	AS	Final design
07	2019/10/15	AS	Final design
08	2019/10/15	AS	Final design

REVISION PHASE
TENDER CLIENT

PROJECT
Stellenbosch Bridge

DRAWING TITLE
Proposed Road Layout

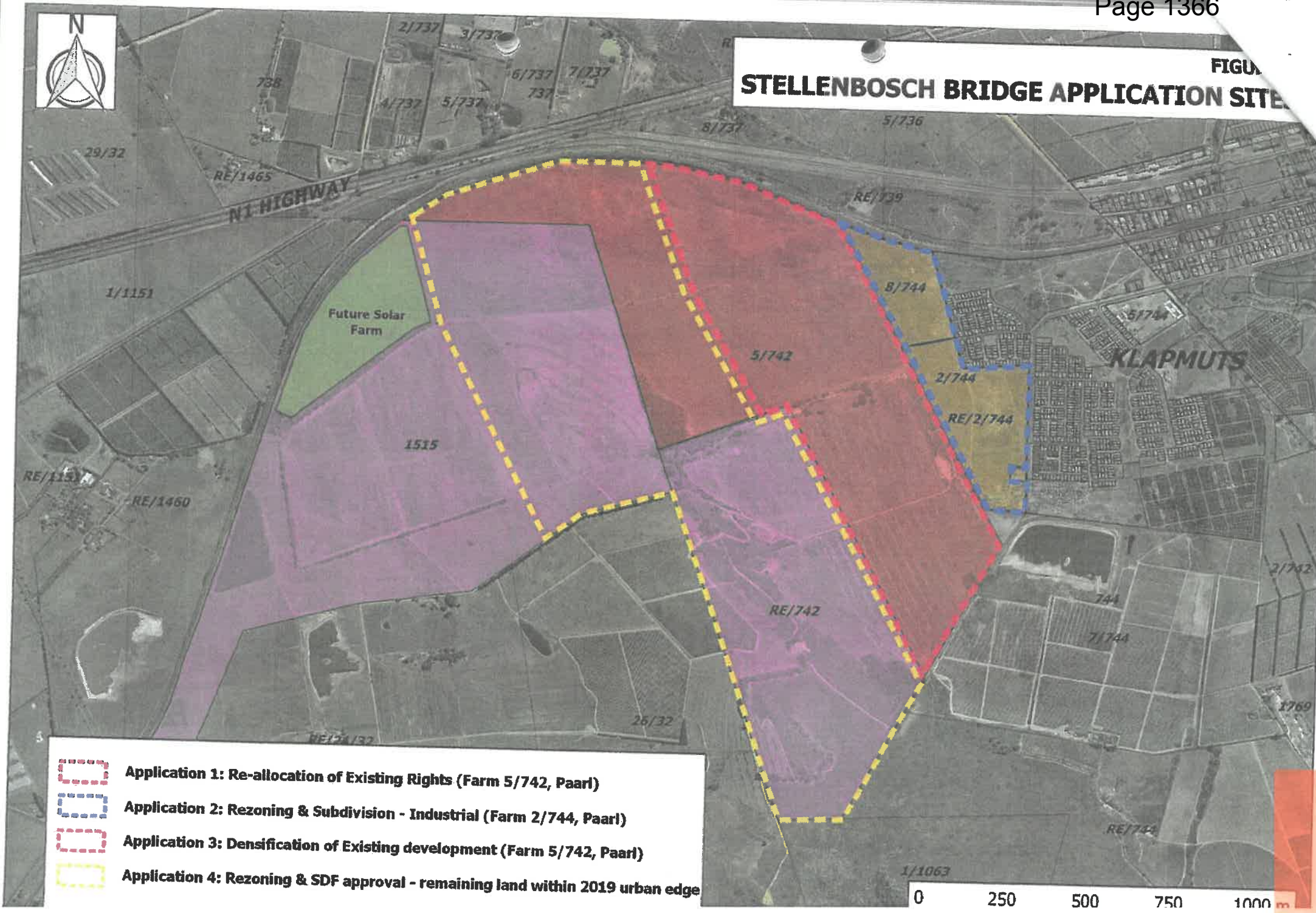






PROJECT MANAGER
PROJECT ENGINEER
DESIGNER
CHECKED BY
APPROVED BY

DATE OF DRAWING: 2019/10/15
CONTRACT NO.: ICE/S/493A
FILE NO.: P1055/R/W/TENDER
SCALE: 1:1250 (A1)
DATE: NOVEMBER 2019
DRAWING NO.: P-1055/R200006

APPENDIX 2

**FIGURE 1
STELLENBOSCH BRIDGE APPLICATION SITE**



-  **Application 1: Re-allocation of Existing Rights (Farm 5/742, Paarl)**
-  **Application 2: Rezoning & Subdivision - Industrial (Farm 2/744, Paarl)**
-  **Application 3: Densification of Existing development (Farm 5/742, Paarl)**
-  **Application 4: Rezoning & SDF approval - remaining land within 2019 urban edge**

0 250 500 750 1000 m

APPENDIX 3

Deeds Office Property

FARM 739, 739, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Deeds Office CAPE TOWN
 Date Requested 2020/07/16 12:13
 Information Source DEEDS OFFICE
 Reference -



PROPERTY INFORMATION

Property Type FARM
 Farm Name FARM 739
 Farm Number 739
 Portion Number 0 (REMAINING EXTENT)
 Local Authority WINELANDS DC
 Registration Division PAARL RD
 Province WESTERN CAPE
 Diagram Deed G89/1941
 Extent 22.1039H
 Previous Description -
 LPI Code C05500000000073900000

OWNER INFORMATION

Owner 1 of 1

Company Type LOCAL AUTHORITY
 Name MUN STELLENBOSCH
 Registration Number
 Title Deed T53952/2009
 Registration Date 2009/10/30
 Purchase Price (R) RECTIFICATION
 Purchase Date -
 Share
 Microfilm Reference
 Multiple Properties NO
 Multiple Owners NO

ENDORSEMENTS (4)

#	Document	Institution	Amount (R)	Microfilm
1	K311/2012S	-	UNKNOWN	
2	K642/2010S	-	UNKNOWN	
3	FARM PL 739	-	UNKNOWN	1985 0056 2207
4	PTNS PL RD 739/1-3	-	UNKNOWN	

HISTORIC DOCUMENTS (3)

#	Document	Owner	Amount (R)	Microfilm
1	I-268/1951AT-89/941G	-	UNKNOWN	
2	G89/1941	REGIONAL SERVICES COUNCIL-CAPE METROPOLE	UNKNOWN	1991 0409 0774
3	G89/1941	MUN DRAKENSTEIN	SECT 16	1991 0409 0774

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APPENDIX 4

WinDeed Database Deeds Office Property

KLAPMUTS, 342, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION

Date Requested 2020/07/16 12:17
 Deeds Office CAPE TOWN
 Information Source WINDEED DATABASE
 Reference -



PROPERTY INFORMATION

Property Type ERF
 Erf Number 342
 Portion Number 0 (REMAINING EXTENT)
 Township KLAPMUTS
 Local Authority STELLENBOSCH MUN
 Registration Division PAARL RD
 Province WESTERN CAPE
 Diagram Deed T31590/1972
 Extent 12.9658H
 Previous Description -
 LPI Code C05500040000034200000

OWNER INFORMATION

Owner 1 of 1

Type LOCAL AUTHORITY
 Name MUN STELLENBOSCH
 ID / Reg. Number -
 Title Deed T42229/2000
 Registration Date 2000/05/31
 Purchase Price (R) 10
 Purchase Date 1997/01/27
 Share 0.00
 Microfilm 2003 0842 2927
 Multiple Properties NO
 Multiple Owners NO

ENDORSEMENTS (16)

#	Document	Institution	Amount (R)	Microfilm
1	I-17899/1998LG	-	UNKNOWN	0000000*
2	FARM PL 744/3	-	UNKNOWN	1985 0056 2228
3	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 340 ,PRTN 0	UNKNOWN	-
4	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 341 ,PRTN 0	UNKNOWN	-
5	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 812 ,PRTN 0	UNKNOWN	-
6	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 1171 ,PRTN 0	UNKNOWN	-
7	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2179 ,PRTN 0	UNKNOWN	-
8	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2180 ,PRTN 0	UNKNOWN	-
9	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2181 ,PRTN 0	UNKNOWN	-
10	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2182 ,PRTN 0	UNKNOWN	-
11	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 2183 ,PRTN 0	UNKNOWN	-
12	NOW SUBDIVISION	TOWN KLAPMUTS ,ERF 1331 ,PRTN 0	UNKNOWN	-
13	RELAYOUT FROM	REG DIV PAARL RD ,NAME WELTEVREDEN ,NO 744 ,PRTN	UNKNOWN	0000000*
14	VA7231/2011	MUN STELLENBOSCH	UNKNOWN	-
15	I-107/2017C	-	UNKNOWN	-
16	VA9546/2016	MUN STELLENBOSCH	UNKNOWN	-

7.2.6	ADOPTION DELEGATIONS IN REGARD TO PROPERTY MATTERS NOT COVERED IN THE CURRENT APPROVED SYSTEM OF DELEGATIONS
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Collaborator No:

IDP KPA Ref No:

Good Governance

Meeting Date:

22 July 2020

1. SUBJECT: ADOPTION DELEGATIONS IN REGARD TO PROPERTY MATTERS NOT COVERED IN THE CURRENT APPROVED SYSTEM OF DELEGATIONS

2. PURPOSE

To submit proposed delegations which will be included in the approved System of Delegations in regard to property matters not covered in the current approved System of Delegations.

3. DELEGATED AUTHORITY

Council to approve.

4. EXECUTIVE SUMMARY

In terms of section 59 of the Local Government: Municipal Systems Act, 32/2000, a Municipal Council must develop a System of Delegations that will maximize administrative and operational efficiency and provide for adequate checks and balances, and, in accordance with such system, may:

(a) delegate appropriate powers excluding the powers referred to in section 160(2) of the Constitution, the power to set tariffs, to decide to enter into a service delivery agreement in terms of section 76(b), to approve or amend the Municipality's IDP, and any other provision in legislation conferring the powers to Council alone. The delegations may be made to any of the Municipality's political structures, political office bearers, councillors or staff members;

(b) instruct any such political structure, political office bearer, councillor, or staff member to perform any of the Municipality's duties; and

(c) withdraw any delegation or instruction.

The current system of delegations was approved on 25 September 2019 and did not contain delegations around council rights on properties. These does not form part of the delegations mentioned in section 160(2) of the Constitution that may not be delegated. It is impractical to bring all these decisions to Council and especially as we enter a new era of fewer council meetings, as indicated by the Speaker, and meetings taking place in the virtual space. It is proposed that council consider delegation of the powers as indicated in **APPENDIX 1**. When approved the delegations will be included in the System of Delegations approved in 2019.

5. RECOMMENDATION

that Council Consider the attached delegations (**APPENDIX 1**) for inclusion in the System of Delegations

6 DISCUSSION / CONTENTS**6.1 Background**

In terms of section 59 of the Local Government: Municipal Systems Act, 32/2000, a Municipal Council must develop a System of Delegations that will maximize administrative and operational efficiency and provide for adequate checks and balances, and, in accordance with such system.

6.2 Discussion

In terms of section 59 of the Local Government: Municipal Systems Act, 32/2000, a Municipal Council must develop a System of Delegations that will maximize administrative and operational efficiency and provide for adequate checks and balances, and, in accordance with such system, may:

(a) delegate appropriate powers excluding the powers referred to in section 160(2) of the Constitution, the power to set tariffs, to decide to enter into a service delivery agreement in terms of section 76(b), to approve or amend the Municipality's IDP, and any other provision in legislation conferring the powers to Council alone. The delegations may be made to any of the Municipality's political structures, political office bearers, councillors or staff members;

(b) instruct any such political structure, political office bearer, councillor, or staff member to perform any of the Municipality's duties; and

(c) withdraw any delegation or instruction.

To comply with the legal directive of maximizing administrative and operational efficiency, delegations to the Executive Mayor in consultation with the Mayoral committee, Municipal Manager and Directors are provided for and proposed.

6.3 Financial Implications

As per the approved budget.

6.4 Legal Implications

Compliance with Section 59(1) of the Systems Act and various other legislative measures as listed in the definitions and interpretations contained in part 1 of the System of Delegations. A delegated authority may at any stage decide not to act in terms of the delegation and refer a matter to the Authority who provided the delegation. The delegation must also be acted on in terms of Council approved policy and any provisions as approved. Decisions taken under delegated authority are reported on a quarterly basis and is subject to section 62 of the Systems Act regarding appeals where rights are infringed.

6.5 Staff Implications

No additional staff implications.

6.6 Previous / Relevant Council Resolutions:

Council resolution dated 25 September 2019.

6.7 Risk Implications

Delegations must maximize administrative and operational efficiency and provide for adequate checks and balances.

6.8 Comments from Senior Management:**6.8.1 Municipal Manager:**

Agree with the recommendations

ANNEXURES**Appendix 1 – Proposed delegations****FOR FURTHER DETAILS CONTACT:**

NAME	A M C de Beer
POSITION	<i>Director: Corporate and Strategic Services</i>
DIRECTORATE	<i>Corporate and Strategic Services</i>
CONTACT NUMBERS	<i>021 807 8018</i>
E-MAIL ADDRESS	<i>Annalene.deBeer@ Stellenbosch.org.za</i>
REPORT DATE	<i>17 July 2020</i>

APPENDIX 1



POWERS/DUTIES CONFERRED ON COUNCIL						
ITEM NUMBER	LEGISLATIVE MANDATE	DESCRIPTION OF POWER OR DUTY	RESPONSIBILITY / DELEGATED FROM	DELEGATED TO	SUB-DELEGATED TO	CONDITIONS/LIMITATIONS/ INSTRUCTIONS/ INSTRUCTION TO ASSIST
		recovery plan				
EM83	Section 139(2), MFMA	Receiving a request made by the provincial executive to the Municipal Financial Recovery Service to determine the reasons for the crisis in the municipality's financial affairs, to assess the municipality's financial state and to prepare an appropriate recovery plan for the municipality	Executive Mayor			
EM84	Section 166(2), MFMA	Receiving reports of the audit committee	Executive Mayor			
MUNICIPAL ASSET TRANSFER REGULATIONS (GNR 878 in GG 31346 dates 22 August 2008) – EXECUTIVE MAYOR						
EM 85	Chapter 2 and chapter 4	Approval of lease agreements of Council properties for a period shorter than 10 years and a contract value of less than R5 million. Includes session of such agreements to other parties within the original contract period.	Council	Executive Mayor		In consultation with the Executive Mayoral Committee
MUNICIPAL STRUCTURES ACT (117 of 1998) – SPEAKER						
S1	Section 37(a), Structures Act	Presides at meetings of the Council	Speaker	N/A		(When the speaker is absent, the Accounting Officer (Municipal Manager) must preside for



ITEM NUMBER	LEGISLATIVE MANDATE	DESCRIPTION OF POWER OR DUTY	RESPONSIBILITY / DELEGATED FROM	DELEGATED TO	SUB-DELEGATED TO	CONDITIONS/LIMITATIONS / INSTRUCTION TO ASSIST
REGULATIONS ON COST CONTAINMENT – MUNICIPAL MANAGER						
MM164	Regulations on cost containment	To authorise the usage of official vehicles by councillors and officials	Accounting Officer (Municipal Manager)			
MUNICIPAL ASSET TRANSFER REGULATIONS - MUNICIPAL MANAGER						
MM165	Regulation 34(1)(b) of MATR	Granting or right to use, control or manage municipal capital assets, subject to the considerations outlined in regulation 36 of MATR.	Council			
MM166	Regulation 35 (1) of MATR	The accounting officer must conduct a public participation process in connection with any proposed granting of a long-term right to use, control or manage a capital asset with a value in excess of 10 million	Council	Municipal Manager		
MM 166A		Acquisition of immovable property rights by way of a lease agreement or registration of a servitude	Council	Municipal Manager (in consultation with the Executive Mayor) Executive Mayor (in consultation with the Executive Mayoral Committee)		To the contract value of R5 Million To the contract value of between R5 million and below R10 million
MM 166B	Section 33	Approval of applications for temporary use of Council Property for Film Shoots; Sport gatherings; Religious gatherings; Circus; concerts; Festivals and other similar events for a period not exceeding 1 month.	Council	Municipal Manager	Relevant Director	In consultation with the Municipal Manager



ITEM NUMBER	LEGISLATIVE MANDATE	DESCRIPTION OF POWER OR DUTY	RESPONSIBILITY / DELEGATED FROM	DELEGATED TO	SUB-DELEGATED TO	CONDITIONS/LIMITATIONS / INSTRUCTION TO ASSIST
MM 166C	Section 33	Issuing of special power of attorney to 3 rd parties to obtain permission on Council owned properties for example to apply for a building plan when erecting a cellphone tower or erecting a fence on council land.	Council	Accounting officer (Municipal Manager)		On recommendation from Director Corporate Services and in terms of Council Policy/Bylaw/legislation
MM 166D	Section 33	To approve wayleaves (cables; pipes; electronic communication network over council properties (under streets, road reserves, public open spaces)	Council	Accounting Officer (Municipal Manager)	May be delegated to relevant Director.	On recommendation from relevant Director and in terms of Council Policy/Bylaw/legislation.
ADMINISTRATIVE MATTERS						
MM167	CR 20/11/2002	To decide on the closing of offices on Easter Weekend, 24 and 31 December annually	Council	Accounting Officer (Municipal Manager)		
ADVERTISING, PUBLICITY AND MEDIA LIAISON						
AD1	General	Development and implementation of criteria for placement of advertisements and general notices in the media	Accounting Officer (Municipal Manager)	Senior Manager: Governance	Manager: Communication	After consultation with Accounting Officer (Municipal manager)
AD2	Communication Policy	To make media statements on all administrative matters on behalf of the municipality	Accounting Officer (Municipal Manager) in so far as it entails administrative matters Executive Mayor in so far as it entails political matters			Manager Communication in conjunction with relevant heads of departments Sub delegations in terms of Communications Policy



ITEM NUMBER	LEGISLATIVE MANDATE	DESCRIPTION OF POWER OR DUTY	RESPONSIBILITY/ DELEGATED FROM	DELEGATED TO	SUB-DELEGATED TO	CONDITIONS/LIMITATIONS/ INSTRUCTION TO ASSIST
LEG 15	Section 126 and 127 of Municipal Ordinance 20/1974	Approval of an encroachment onto municipal owned land or public spaces	Council	Accounting officer (Municipal Manager)		On recommendation from Director Corporate Services In terms of Council Policy/Framework.
LEG 16		To exercise the rights and obligations of the Municipality as Lessor or lessee in respect of agreements of lease, servitudes and other legal instruments.	Council	Accounting officer (Municipal Manager)		On recommendation from Director Corporate Services and in terms of Council Policy/Bylaw/legislation
LEG 17		To approve applications for the placement of posters and banners on municipal properties	Council	Accounting officer (Municipal Manager)		On recommendation from the relevant Director and in terms of Council Policy/Bylaw/legislation
LEG 18		To approve applications for fund raising – street and house collections	Council	Accounting officer (Municipal Manager)	May be sub delegated to relevant Director	On recommendation from the relevant Director and in terms of Council Policy/Bylaw/legislation
LEG 19		To enter into agreements where approvals were granted to acquire rights from or to 3 rd parties	Council	Accounting officer (Municipal Manager)	May be sub delegated to Director Corporate Services	
LIBRARIES						
LIB1		To consider and approve applications for library membership i.t.o. council resolution and to recover, where necessary, the applicable subscription fees	Council	Director: Community and Protection Services	Senior Manager: Community Services	Manager" Library Services
LIB2		To issue demand letters i.to. outstanding library material i.t.o. council resolution and to ensure	Council	Director: Community and Protection	Senior Manager: Community Services	Manager" Library Services

7.5	INFRASTRUCTURE SERVICES: (PC: CLLR Q SMIT)
7.5.2	REDUCTION OF MANAGED PARKING FEES AND ADJUSTING PAYMENT RATIO OF PARKING CONTRACTOR

Collaborator No:

IDP KPA Ref No:

Meeting Date:

Good Governance and Compliance

22 July 2020

1. SUBJECT: REDUCTION OF MANAGED PARKING FEES AND ADJUSTING PAYMENT RATIO OF PARKING CONTRACTOR

2. PURPOSE

To request approval from Council to:

- a. Reduce Managed Parking Fees for 2020/2021
- b. Alter the Parking Contractor's portion of the Parking Tariff within Tender Contract B/SM 04/19

3. DELEGATED AUTHORITY

Council may approve the reduction of tariffs as Provided for in the Municipal Finance Management Act (MFMA) Section 28(6)

Council may approve the change of scope of a tender contract as per the MFMA Section 116(3)

4. EXECUTIVE SUMMARY

Council introduced a new Parking Management Contract in the beginning of 2018/19. This Contractor commenced with parking management in June 2019. During the start of 2019/20 budget year, parking fees were raised by 20%. Due to much more efficient operation of the Contractor and therefore the public having to pay on all parking, as well as the hike in tariffs, the parking tariff were reduced to the same as the 2018/19 budget year. The Contractor has refused to introduce.

Due to the COVID-19 Pandemic, parking management was halted and is to start again on 1 August 2020. Due to the big impact of the COVID-19 Pandemic as well as public outcry against high tariffs, it is proposed that all tariffs be reduced by 20%. This reduction is to be done in such a way that the Contractor still gets paid what he would have been paid, but that the Council reduces its portion of the income, resulting in the public paying 20% less than they paid last year (2019/20).

5. RECOMMENDATIONS

- (a) that the Parking Fees be reduced by 20% for the remainder of the 2020/19 financial year, as per **ANNEXURE A**;
- (b) that the Tender Contract B/SM 04/19, conditions based on a 20% reduction of public parking tariffs, be altered to allow the Contractor to utilise up to 76.9% of

the Parking Fee for own use and the balance of not less than 23.1% be paid over to the Municipality;

- (c) that the above be advertised for public comment to allow Council to make a final decision with relation to:
 - a. Reducing parking tariffs as per **ANNEXURE A**
 - b. Altering the Tender Condition Scope as regulated by the MFMA Section 116(3)
- (d) that once the Public Comment has been received, a final report be brought to Council for a final decision.

6. DISCUSSION / CONTENTS

6.1 Background

The tender B/SM 04/19 Parking Management System for Stellenbosch Municipality for a Contract Period up to 30 June 2021 was awarded to Street Parking Solutions on 14 December 2018. The Tender was finally awarded on 28 January 2019 after the appeal period expired. This tender provided for a company to render a parking management service to the Municipality on both on-street parking and off-street parking areas. The company Tender required that the municipality be paid 40% of the income received from parking tariffs and therefore was allowed to retain 60% for provision of this service. The Tender was concluded with a 50%/50% split between the Contractor and the Municipality.

A spate of unhappy public complained ensued because of the higher tariffs but mainly due to the much more effective management of the parking system. Previously a very large number of motorists did not pay the required parking fee.

Complaints from the public were severe and it was decided to reduce the parking tariff to the same tariff that it was before July 2019 on the Council meeting of 14 August 2019.

6.2 Discussion

The tariffs remained a bone of contention as the Contractor refused to lower the asking rate for tariffs. This matter is currently taken up in a mediation process with the Contractor.

At the advent of the COVID-19 virus pandemic, the Contractor was forced to stop all operations with neither the Contractor nor the Municipality obtaining any income as a result of the Lockdown process.

During the tariff process of May 2020 the parking tariffs have again be kept the same as it was in the 2018/19 budget. It is however felt that the public is still not very happy with parking situation and has just come out of the COVID-19 Lockdown process. The business fraternity has gone through a big financial suffering and it is felt that the parking tariff should be reduced to encourage the public to increase their business with local commerce. Coupled with this we received various request from business owners for the parking contractor to return as parking bays are occupied for prolonged periods and customers do not have access to parking.

Since the Parking tariff, also provides income to the Parking Contractor, the lowering of the tariff will also be detrimental to this Contractor. It is therefore proposed to reduce the parking tariff by 20%. In order to ensure that the Contractor can still receive a market

related income, it is proposed that the municipality reduces its portion of the parking income such that the Contractor will receive an income proportional to the CPIX index. Council will effectively subsidize the parking fee.

The Contract provides for an income split of 60% to Contractor and 40% to the Municipality. The Tenderer offered to split on a 50%: 50% basis. The original tariffs at the beginning of the 2019/20 financial year was R10.00 (including VAT) per unit of parking. This meant that the contractor would receive 50% or R5.00 (incl VAT) and the Municipality would receive R5.00 (incl VAT).

The proposal is now that the tariffs be reduced by 25% or R7.50 (incl VAT). In order to provide the Contractor an amount that would allow for an inflationary increase, which is 4% at July 2019 and 2.43% at July 2020. The tariff that the Contractor should therefore get is at 1 July 2019 is R6.00 which is what the original tariff of R R5.00 escalated by 4% for June 2019 and 2.43 % for July 2020 which equals to R5.3264 or rounded upwards to R5.33(Incl VAT). The Municipal portion will therefore drop to R7.50 minus R5.33 equals to R2.17 (incl VAT).

This is not seen as an effective income for the municipality as the administration cost would exceed the income. The following matrix provides further examples of tariff reductions (Note that for ease of explanation a unit of 1-hour parking fee is used):

Nr	Tariff (incl VAT)	Budget Year	Tariff altered by (%)	Contractor split to equal inflation	Municipal Income per unit	Contract % of Income	Munic % of Income
Tder	R10.00	2018/19	Start	R5.00	R5.00	50%	50%
1	R12.00	2019/20	+20%	R5.20	R6.00	50%	50%
2	R10.00	2019/20	0%	R5.20	R4.00	60%	40%
3	R10.00	2020/21	0%	R6.15	R3.85	61.5%	38.5%
4	R9.00	2020/21	-10%	R6.15	R2.85	68.3%	31.7%
5	R8.50	2020/21	-15%	R6.15	R2.35	72.4%	27.6%
6	R8.00	2020/21	-20%	R6.15	R1.85	76.9%	23.1%
7	R7.50	2020/21	-25%	R6.15	R1.35	82%	18%
8	R7.00	2020/21	-30%	R6.15	R0.87	87.9 %	12.1%

It is therefore proposed that a reduction of 20% be used, providing the Contractor with R6.15 per parking unit and the municipality with R1.85 per unit

In terms of this reduction percentage it is therefore proposed that the Tender Contract be altered to provide for the following income share:

- a. The Contractor to be awarded 76.9% of all parking income
- b. The Municipality to be awarded 23.1% of all parking income.

It is therefore proposed that the new Parking tariff list be altered by a 20% reduction, to the tariffs as depicted in **APPENDIX 1**

It is also proposed that the wording of the tender document on page 62 which currently reads “The Municipality has capped the total remuneration on 60% as total compensation for all obligations in terms of this contract.” to “The Municipality has capped the total remuneration on 76.9% as total compensation for all obligations in terms of this contract.”

On the same page the following should be changed from: “Should the number of parking bays in the “Site” be rented for the use of film shoots, advertisements, parades or any other activity approved by the Municipality, the service provider will be compensated in terms of the following formula: 60% per parking bay based on approved annual Council Tariff for “Hiring of parking Bays”.” to “Should the number of parking bays in the “Site” be rented for the use of film shoots, advertisements, parades or any other activity approved by the Municipality, the service provider will be compensated in terms of the following formula: 76.9% per parking bay based on approved annual Council Tariff for “Hiring of parking Bays”.

Finally on page 83 the following:

“PRICING SCHEDULE:

Please note: The percentage for service provider must not exceed 60%”

Must be changed to:

PRICING SCHEDULE:

Please note: The percentage for service provider must not exceed 76.9%”

6.3 Financial Implications

Reduce income from parking as per the schedule.

6.4 Legal Implications

Proposed amendment to contract must be published in terms of section 116(3) of the MFMA.

6.5 Staff Implications

This report has no staff implications to the Municipality.

6.6 Previous / Relevant Council Resolutions:

“4.3 PARKING TARIFFS AMENDMENT

Collaborator No:

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: Special Council: 14 August 2019

SPECIAL COUNCIL MEETING: 2019-08-14: ITEM 4.3

RESOLVED (majority vote)

That Council approves the amendments to the parking tariffs, as shown in **APPENDIX 1**. Cllrs F Adams; DA Hendrickse and LK Horsband (Ms) requested that their votes of dissent be minuted.”

6.7 Risk Implications

There is a Risk of a reduced Parking Income for the Municipality.

6.8 Comments from Senior Management:**6.8.1 Director: Infrastructure Services**

Agree with the recommendations

6.8.2 Director: Planning and Economic Development

Agree with the recommendations

6.8.3 Director: Community and Protection Services:

Agree with the recommendations

6.8.4 Director: Corporate Services:

Agree with the recommendations

6.8.5 Chief Financial Officer:

Agree with the recommendations

6.8.7 Municipal Manager:

Agree with the recommendations

ANNEXURES

APPENDIX 1: Reduced Parking Tariffs

APPENDIX 2: Public Comments

FOR FURTHER DETAILS CONTACT:

NAME	Deon Louw
POSITION	<i>Director</i>
DIRECTORATE	<i>Infrastructure Services</i>
CONTACT NUMBERS	021 808 8213
E-MAIL ADDRESS	Deon.louw@Stellenbosch.gov.za
REPORT DATE	17 July 2020

APPENDIX 1

ANNEXURE 1

STELLENBOSCH MUNICIPALITY				
PARKING TARIFFS FOR THE PERIOD 1 SEPTEMBER 2020 - 30 JUNE 2021				
Page 1				
DIREKTORAAT GEMEENSKAP DIENSTE: VERKEER DIENSTE				
DIRECTORATE COMMUNITY SERVICES: TRAFFIC SERVICES				
VERKEERSDIENSTE / TRAFFIC SERVICES	Tariff	Amended Tarriff		
	2020/2021 Incl. Vat	2020 /2021 Excl. Vat	Vat	2020/2021 Incl. Vat
Parking Areas Zone 1 (CBD):				
Tol (Eikestad) Parking area				
Stelmark Parking area 1 & 2				
Midmar Parking area				
Operating hours:				
07:00 - 19:00 (Mon - Fri)				
07:00 - 14:00 (Sat)				
Sunday / Public Holiday - Free				
0-30min	0.00	0.00	0.00	0.00
31- 59 min	10.00	6.96	1.04	8.00
1-2 hours	20.00	13.91	2.09	16.00
2-3 hours	25.00	17.39	2.61	20.00
3-4 hours	35.00	24.35	3.65	28.00
4-5 hours	45.00	31.30	4.70	36.00
5-6 hours	55.00	38.26	5.74	44.00
6-7 hours	65.00	45.22	6.78	52.00
7-8 hours	80.00	55.65	8.35	64.00
8-9 hours	85.00	59.13	8.87	68.00
9-12 hours	110.00	76.52	11.48	88.00
12-24 hours	150.00	104.35	15.65	120.00
Lost Ticket	150.00	104.35	15.65	120.00
Maandelikse permit / Month permit	1000.00	695.65	104.35	800.00

ANNEXURE 1

PARKING TARIFFS FOR THE PERIOD 1 SEPTEMBER 2020 - 30 JUNE 2021				
Page 2				
DIREKTORAAT GEMEENSAP DIENSTE: VERKEER DIENSTE				
DIRECTORATE COMMUNITY SERVICES: TRAFFIC SERVICES				
VERKEERSDIENSTE / TRAFFIC SERVICES	Tariff	Amended Tarriff		
	2020/2021 Incl. Vat	2020 /2021 Excl. Vat	Vat	2020/2021 Incl. Vat
0-30min	0.00	0.00	0.00	0.00
31- 59 min	10.00	6.96	1.04	8.00
1-2 hours	20.00	13.91	2.09	16.00
2-3 hours	25.00	17.39	2.61	20.00
3-4 hours	35.00	24.35	3.65	28.00
4-5 hours	45.00	31.30	4.70	36.00
5-6 hours	55.00	38.26	5.74	44.00
6-7 hours	65.00	45.22	6.78	52.00
7-8 hours	80.00	55.65	8.35	64.00
8-9 hours	85.00	59.13	8.87	68.00
9-12 hours	110.00	76.52	11.48	88.00
12-24 hours	150.00	104.35	15.65	120.00
Lost Ticket	150.00	104.35	15.65	120.00
Maandelikse permit / Month permit	1000.00	695.65	104.35	800.00

ANNEXURE 1

PARKING TARIFFS FOR THE PERIOD 1 SEPTEMBER 2020 - 30 JUNE 2021				
Page 3				
DIREKTORAAT GEMEENSAP DIENSTE: VERKEER DIENSTE				
DIRECTORATE COMMUNITY SERVICES: TRAFFIC SERVICES				
VERKEERSDIENSTE / TRAFFIC SERVICES	Tariff	Amended Tarriff		
	2020/2021 Incl. Vat	2020 /2021 Excl. Vat	Vat	2020/2021 Incl. Vat
Plein Street	10.00	6.96	1.04	8.00
Blom Street	10.00	6.96	1.04	8.00
Bird Street (Braak)	10.00	6.96	1.04	8.00
Ryneveldt Street	10.00	6.96	1.04	8.00
Andringa	10.00	6.96	1.04	8.00
Bird	10.00	6.96	1.04	8.00
Alexander Dienspad	10.00	6.96	1.04	8.00
Alexander Street	10.00	6.96	1.04	8.00
Meul (Dorp/Plein)	10.00	6.96	1.04	8.00
Dorp Street (West)	10.00	6.96	1.04	8.00
Crozier Street	10.00	6.96	1.04	8.00
Piet Retief	10.00	6.96	1.04	8.00
Banghoek (Andringa/Bird)	10.00	6.96	1.04	8.00

ANNEXURE 1

PARKING TARIFFS FOR THE PERIOD 1 SEPTEMBER 2020 - 30 JUNE 2021				
Page 4				
DIREKTORAAT GEMEENSKAP DIENSTE: VERKEER DIENSTE				
DIRECTORATE COMMUNITY SERVICES: TRAFFIC SERVICES				
VERKEERSDIENSTE / TRAFFIC SERVICES	Tariff	Amended Tarriff		
	2020/2021 Incl. Vat	2020 /2021 Excl. Vat	Vat	2020/2021 Incl. Vat
Wiel Vasklem / Wheel Clamping				
Vrylatingsfooi / Release fee	200.00	139.13	20.87	160.00
Huur van parkeervakke per dag / Hiring of Parking Bays per day	220.00	153.04	22.96	176.00
Parking Disc - Medical Practitioners per year	210.00	146.09	21.91	168.00
Resident Parking Permit per year	220.00	153.04	22.96	176.00
Temporary Parking Permit per application	165.00	114.78	17.22	132.00
Work Zone Permit per application	220.00	153.04	22.96	176.00
Taxi rank permit (WCO24 area) per jaar/year	385.00	267.83	40.17	308.00

APPENDIX 2

Babalwa Mgcushe

From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: 20 July 2020 04:31 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Parking problem

Kind regards,
Nomie Tshefu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za

Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link: http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

-----Original Message-----

From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: Thursday, 16 July 2020 21:00
To: Directors Group <DirectorsGroup@stellenbosch.gov.za>
Subject: FW: [EX] Parking problem

FYI

Kind regards,
Geraldine Mettler
Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za

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-----Original Message-----

From: Michele Corner [mailto:michelecorner@icloud.com]

Sent: Thursday, 16 July 2020 12:01

To: mm

Subject: [EX] Parking problem

Dear Sir

I am writing as a concerned shop owner in Stellenbosch. The current parking situation and lack thereof is becoming a serious concern. Many of my customers are unable to find parking and as a result do not visit. It would seem that the “whole day free parking” is being taken advantage of. Obviously as a business owner during this time we need all the help and support with that as a matter of urgency.

Many thanks

Michéle Corner

Fleur le Cordeur shop

Sent from my iPhone

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:31 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Return of official parking guards



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za



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From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: Thursday, 16 July 2020 21:00
To: Directors Group <DirectorsGroup@ Stellenbosch.gov.za>
Subject: FW: [EX] Return of official parking guards

FYI



Kind regards,
Geraldine Mettler
Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063
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From: Etienne Van Wyk [<mailto:etiennejvw@gmail.com>]
Sent: Thursday, 16 July 2020 12:45

To: mm

Subject: [EX] Return of official parking guards

Dear Sir/Madam

I am writing this letter as an urgent appeal to bring the official parking attendants back to Stellenbosch town centre as a matter of urgency.

Parking in Stellenbosch, and especially around Plein and Church streets is a major issue. Stellenbosch residents avoid town because there is never parking. This is hurting our local economy and directly leading to the demise of small businesses in town, where we currently are desperately dependent on local support.

We are also a small business just off Church Street. We are suffering tremendously at the moment with trade and tourism being non-existent. Shops are closing all around us. We cannot afford to have the few visitors to centre of town be discouraged from visiting due to lack of parking because others are abusing the lack of parking guards by parking in the same spot all day.

Please bring back the parking guards as a matter of urgency and do your part to assist small businesses. There is also a knock on effect for the municipality, as small businesses close you will see your income from rates and taxes come under pressure, so bringing back the parking attendant is simply good business by the municipality.

Kind regards

Etienne van Wyk

Babalwa Mgcushe

From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: 20 July 2020 04:31 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: Complaint - Street Parking Central Stellenbosch



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za



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From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: Thursday, 16 July 2020 20:59
To: Directors Group <DirectorsGroup@stellenbosch.gov.za>
Subject: FW: Complaint - Street Parking Central Stellenbosch

fyi



Kind regards,
Geraldine Mettler
Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



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From: anya@rank.co.za [<mailto:anya@rank.co.za>]
Sent: Thursday, 16 July 2020 12:52

To: mm

Subject: [EX] Complaint - Street Parking Central Stellenbosch

Good day,

On behalf of Rank Property Administrators and other tenants in Church, Andringa, Bird and Ryneveld Streets:

There is currently a great frustration with the fact that people park on the streets for the whole day and potential visitors circle a few times and then leave.

People are also occupying the loading zones for long periods.

We would like urgent response in the matter and to request official parking guards to return as soon as possible.

Kind Regards,

Anya Rosser
Rank Property Administrators (Pty) Ltd

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:31 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Parking problems, Church Street



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za



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From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: Thursday, 16 July 2020 20:59
To: Directors Group <DirectorsGroup@ Stellenbosch.gov.za>
Subject: FW: [EX] Parking problems, Church Street

FYI



Kind regards,
Geraldine Mettler
Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



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From: chris@hideandseek.biz [<mailto:chris@hideandseek.biz>]
Sent: Thursday, 16 July 2020 12:53

To: mm

Subject: [EX] Parking problems, Church Street

Hello,

We are a retail business situated t the corner of Church and Adringa street.

Since COVID and the removal of official municipal carguards, there are people parking in spaces for the entire day which does not allow potential customers to come and visit our stores. They have to circle the block constantly to find spaces ut not finding any, they leave, giving us no chance to do trade.

This will become a problem – is there anything that can be done to assist?

Many thanks
Chris Warncke

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:32 PM
To: Babalwa Mgcushe; Jerome Potts
Subject: FW: [EX] Parking in town Centre

Kind regards,
Nomie Tshefu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za

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-----Original Message-----

From: Ingrid du Toit <ingrid@greengate.co.za>
Sent: Thursday, 16 July 2020 18:38
To: mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: [EX] Parking in town Centre

Good day

I am the owner of the Greengate Eatery on de Wet Centre situated between Church and Plein streets. Like many other businesses at this time we are struggling to keep our heads above water and need all the help we can get to entice more customers to the Centre of town. With the current parking situation - free parking with no parking guards - we have had numerous complaints from clients saying that they simply can't find parking. People circle the block 3 or 4 times and then leave. The parking bays are taken up by people working in town so there is simply no turnover of cars. We implore you to please bring back paid parking to the Centre so that our customers can come back. Please contact me on 0828903772 should you want any more input from me

Kind regards
Ingrid du Toit

Sent from my iPhone

Babalwa Mgcushe

From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: 20 July 2020 04:32 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Stellenbosch Kleinbesighede Kliënte parkeerprobleem

Importance: High



Kind regards,
Nomie Tshefu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za



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From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: Thursday, 16 July 2020 16:00
To: Directors Group <DirectorsGroup@stellenbosch.gov.za>
Subject: FW: [EX] Stellenbosch Kleinbesighede Kliënte parkeerprobleem
Importance: High

As requested



Kind regards,
Geraldine Mettler
Municipal Manager
Stellenbosch Municipality
Office of the Municipal Manager

T: +27 21 808 8025 | C: +27 82 312 3063
Plein Street, Stellenbosch, 7600
www.stellenbosch.gov.za



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From: Nic van Rensburg [<mailto:info@eikeboom.co.za>]
Sent: Thursday, 16 July 2020 15:52
To: mm
Subject: [EX] Stellenbosch Kleinbesighede Kliënte parkeerprobleem
Importance: High

DRINGEND

Vir persoonlike aandag: **Me Geraldine Mettler**

Geagte Me Mettler,

Ek rig hierdie epos aan u vir onself en ook namens die verskeie grondvloer kleinhandel besighede in Dorpstraat tussen Adringa en Birdstrate.

Ons besighede vind 'n definitiewe en kommerwekkende afname in die besoeke van ons Kliënte, hoofsaaklik as gevolg van die onaanvaarbare parkeersituasie wat tans geld. (*Parkering was, is en sal altyd'n probleem in ons dorp wees, maar nou is dit 'n groot rede tot kommer vir die voortbestaan van kleinhandel*)

Administratiewe personeel van verskeie instansies rondom ons, parkeer noual sedert hulle weer kan werk, elke dag voltyds, 08:00 tot 17:00 op aangewese straatparkering vakke.

Die Slaghuis was in die bevoorregde posisie on Tydens vlak een en twee van die huidige CORONA 19 virus probleem sekere tye oop te kan wees. Gedurende hierdie tydperk was ons omsette normaal en veral met die instelling van vlak twee, het die besigheid beter as normaal gedoen. Hoofsaaklik omrede daar pakeerplek vir ons Kliënte was.

Met die instelling van vlak drie en die gepaardgaande adminkantore personeel wat weer kon werk, het daar 'n **oombliklike afname** van voete plaasgevind. Die besighede se omsette het algemeen oornag gesak na ongeveer 30% minder as normaal. Die besighede se voortbestaan is nou skielik in die weegskaal.

Die rede is definitief die skielike "Hugging" van parkeerplekke.

Dit sal waardeer word indien u op 'n DRINGENDE basis aandag kan skenk aan die huidige parkeerprobleem sodat die normale parkeervloei herstel kan word.

Ons maak staat op u vinnige optrede.

Vriendelike groete,

Nic van Rensburg

Eikeboom Slagterye (LSJ Familietrust H/a)
 021 865 2559 (Bottelary) 021 886 5731 (Stellenbosch) www.eikeboom.co.za



En ook namens die volgende besighede:

Binky's Do-Nuts, Chilli Bite Café, Sew Elegant, Simply Greek, Gary Rom Hair Dressers, Whitehouse, Thule, PostNet, Tosca Hair, Cape Union Mart, Photo Studio Langley, Eikeboom Slagtery, Jackie O Hairdressers.

Indien nodig, kan die ondersteuning van boonste skrywe ook verkry word van die res van Pleinstraat en Adringastraat se kleinhandelbesighede.

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:33 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: PARKING COMPLAINT STELLENBOSCH TOWN



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za



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From: Carmen Moller <info@etenhealthbar.com>
Sent: Thursday, 16 July 2020 15:17
To: mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: [EX] PARKING COMPLAINT STELLENBOSCH TOWN

Good day,

To whomever this may concern, I am the owner of Eten Health Bar which is situated in the De Wet Square's Courtyard.

Church Street is commonly known as the main tourism street of Stellenbosch and attracts the most people. Due to the weather we have more visitors coming in their cars and not on foot- however, some tenants, or offices in and around the area are now using the parking space as a luxury and we are not getting as much feet to our shops as we usually would have due to NO PARKING AVAILABLE EVER in and around the area.

Please may I request that the parking tenants come back, since being outside is anyways much safer with COVID and wearing a mask. Snapscan and card payments can also be done without touching anything, so the concern with regards to COVID is not really an issue at all from how I look at it.

I am requesting this, because less tenants and office building employees will make use of ALL DAY PARKING FOR FREE if they need to start paying for it again,

Thank you,
Sending my best regards,
Carmen Möller

ETEN HEALTH BAR
DE WET CENTRE

SHOP 7C, 7600
STELLENBOSCH CENTRAL
0823337658

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Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:33 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Parking problems, Church Street



Kind regards,
Nomie Tshefu
Chief Administrative Officer
Office of the Municipal Manager

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From: chris@hideandseek.biz <chris@hideandseek.biz>
Sent: Thursday, 16 July 2020 12:53
To: mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: [EX] Parking problems, Church Street

Hello,

We are a retail business situated t the corner of Church and Adringa street.

Since COVID and the removal of official municipal carguards, there are people parking in spaces for the entire day which does not allow potential customers to come and visit our stores. They have to circle the block constantly to find spaces ut not finding any, they leave, giving us no chance to do trade.

This will become a problem – is there anything that can be done to assist?

Many thanks
Chris Warncke

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:33 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Parking problems, Church Street



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

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From: chris@hideandseek.biz <chris@hideandseek.biz>
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Many thanks
Chris Warncke

Babalwa Mgcushe

From: mm <Municipal.Manager@stellenbosch.gov.za>
Sent: 20 July 2020 04:33 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: Complaint - Street Parking Central Stellenbosch



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
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From: anya@rank.co.za <anya@rank.co.za>
Sent: Thursday, 16 July 2020 12:52
To: mm <Municipal.Manager@stellenbosch.gov.za>
Subject: [EX] Complaint - Street Parking Central Stellenbosch

Good day,

On behalf of Rank Property Administrators and other tenants in Church, Andringa, Bird and Ryneveld Streets:

There is currently a great frustration with the fact that people park on the streets for the whole day and potential visitors circle a few times and then leave.

People are also occupying the loading zones for long periods.

We would like urgent response in the matter and to request official parking guards to return as soon as possible.

Kind Regards,

Anya Rosser
Rank Property Administrators (Pty) Ltd

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:34 PM
To: Babalwa Mgcushe; Jerome Potts
Subject: FW: [EX] Return of official parking guards



Kind regards,
Nomie Tshefu
Chief Administrative Officer
Office of the Municipal Manager

T: +27 21 808 8049 | C: +27 76 626 9438
Plein Street, Stellenbosch 7600
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From: Etienne Van Wyk <etiennejvw@gmail.com>
Sent: Thursday, 16 July 2020 12:45
To: mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: [EX] Return of official parking guards

Dear Sir/Madam

I am writing this letter as an urgent appeal to bring the official parking attendants back to Stellenbosch town centre as a matter of urgency.

Parking in Stellenbosch, and especially around Plein and Church streets is a major issue. Stellenbosch residents avoid town because there is never parking. This is hurting our local economy and directly leading to the demise of small businesses in town, where we currently are desperately dependent on local support.

We are also a small business just off Church Street. We are suffering tremendously at the moment with trade and tourism being non-existent. Shops are closing all around us. We cannot afford to have the few visitors to centre of town be discouraged from visiting due to lack of parking because others are abusing the lack of parking guards by parking in the same spot all day.

Please bring back the parking guards as a matter of urgency and do your part to assist small businesses. There is also a knock on effect for the municipality, as small businesses close you will see your income from rates and taxes come under pressure, so bringing back the parking attendant is simply good business by the municipality.

Kind regards

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:34 PM
To: Jerome Potts; Babalwa Mgcushe
Subject: FW: [EX] Parking problem

Kind regards,
Nomie Tshefu
Chief Administrative Officer
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-----Original Message-----

From: Michele Corner <michelecorner@icloud.com>
Sent: Thursday, 16 July 2020 12:01
To: mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: [EX] Parking problem

Dear Sir

I am writing as a concerned shop owner in Stellenbosch. The current parking situation and lack thereof is becoming a serious concern. Many of my customers are unable to find parking and as a result do not visit. It would seem that the “whole day free parking” is being taken advantage of. Obviously as a business owner during this time we need all the help and support with that as a matter of urgency.

Many thanks
Michéle Corner
Fleur le Cordeur shop

Sent from my iPhone

Babalwa Mgcushe

From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: 20 July 2020 04:39 PM
To: Babalwa Mgcushe
Subject: FW: PARKING COMPLAINT STELLENBOSCH TOWN



Kind regards,
Nomie Tshetu
Chief Administrative Officer
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From: mm <Municipal.Manager@ Stellenbosch.gov.za>
Sent: Monday, 20 July 2020 16:33
To: Jerome Potts <Jerome.Potts@ Stellenbosch.gov.za>; mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: FW: PARKING COMPLAINT STELLENBOSCH TOWN



Kind regards,
Nomie Tshetu
Chief Administrative Officer
Office of the Municipal Manager

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Plein Street, Stellenbosch 7600
www.stellenbosch.gov.za



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From: carmen crous <carmencrous4@gmail.com>
Sent: Thursday, 16 July 2020 15:15
To: mm <Municipal.Manager@ Stellenbosch.gov.za>
Subject: [EX] PARKING COMPLAINT STELLENBOSCH TOWN

Good day,

To whomever this may concern, I am the owner of Eten Health Bar which is situated in the De Wet Square's Courtyard.

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Thank you,
Sending my best regards,
Carmen Möller

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