

# STELLENBOSCH

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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

## **MEDIUM TERMYN INKOMSTE EN UITGAWE RAAMWERK (BEGROTING) vir 2022/2023-2024/2025**

### **VYFDE GENERASIE GEÏNTEGREERDE ONTWIKKELINGSPLAN (GOP) 2022 – 2027**

### **GEÏNTEGREERDE ONTWIKKELINGSPLAN (GOP) EN BEGROTING PROSES PLAN VIR 2022 – 2027**

### **PROKLAMERING VAN EIENDOMSBELASTING TARIEWE VIR DIE 2022/2023 FINANSIËLE JAAR - VAN TOEPASSING VIR DIE PERIODE 1 JULIE 2022 TOT 30 JUNIE 2023**

Hiermee word kennis gegee kragtens Artikels 21, 25 (4) en 28 (3) van die Plaaslike Regering: Munisipale Stelselwet, 2000 dat die Vyfde Generasie Geïntegreerde Ontwikkelingsplan (GOP), GOP en Begroting Proses Plan vir 2022 – 2027, sowel as die Begroting, Eiendomsbelasting, Tariewe en die Nuwe sowel as die Hersiene Begroting en verwante Beleide vir 2022/2023 kragtens Artikel 17 van die Plaaslike Regering: Wet op Munisipale Finansiële Bestuur, 2003 deur die Raad goedgekeur is op 25 Mei 2022 soos deur die relevante wetgewing vereis.

Die Begroting word hiermee bekendgemaak aan die publiek kragtens Artikel 18 van die Munisipale Begrotings- en Rapporteringsregulasies. Volledige inligting rakende die besluit van die Raad, die goedgekeurde GOP, Proses Plan en Begrotings dokumente sowel as die Eiendomsbelasting-beleid en die Spesiale Aanslaggebied Beleid van die Munisipaliteit met verwysings na die kortings van toepassing op verskeie kategorieë van eienaars van eiendomme of op eienaars van spesifieke kategorieë van eiendomme volgens bepaalde kriteria soos beskryf in die voorgenoemde beleide is op die Munisipaliteit se webwerf ([www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)) en by die volgende kantore beskikbaar:

Munisipale Kantoor, Pleinstraat, Stellenbosch;  
Munisipale Kantoor, Hugeneteweg, Franschhoek;  
Munisipale Kantoor, Hoofweg, Pniël;  
Wykskantore;  
Biblioteek, Pleinstraat, Stellenbosch;  
Biblioteek, Sonnebloemstraat, Ida's Vallei, Stellenbosch;  
Biblioteek, Langstraat, Cloeteville, Stellenbosch;  
Biblioteek, Masithandanestraat, Kayamandi, Stellenbosch;  
Biblioteek, Hoofweg, Pniël;  
Biblioteek, Reservoirstraat-Wes, Franschhoek; en  
Biblioteek, Le Roux Straat, Groendal, Franschhoek.

**BESLUIT VIR HEFFING VAN EIENDOMSBELASTING VIR DIE  
2022/2023 FINANSIËLE JAAR - 1 JULIE 2022 tot 30 JUNIE 2023**

Kennis geskied hiermee in terme van Artikels 14(1) en 14(2) asook 22(1) van die Plaaslike Regering Munisipale Eiendomsbelasting Wet, 2004 (die MEBW); dat die Raad van die Stellenbosch Munisipaliteit, by die Raadsvergadering op 25 Mei 2022, deur middel van Besluit/Item Nommer 8.3(e) besluit het om erfbelasting te hef op eiendomme soos uiteengesit in die ondergenoemde skedules. Die erfbelastingtariewe en kortings maatreëls is goedgekeur effektief vanaf 1 Julie 2022.

Die goedgekeurde tariewe vir eiendomsbelasting word gelys in "A" en die goedgekeurde Spesiale Aanslaggebied tariewe word gelys in "B" hieronder. 'n Opsomming van die kortings maatreëls soos beskryf in die goedgekeurde Eiendomsbelasting-beleid word weerspieël in "C" hieronder.

**A. EIENDOMSBELASTING:**

<b><i>Kategorie van Eiendom</i></b>	<b><i>Tarief</i></b>
Residensieel	R 0.004759
Industrieel	R 0.010469
Besigheid	R 0.009993
Landbou	R 0.001189
Mynbou	R 0.010945
Staatsdiensdoeleindes	R 0.009993
Openbare Diensinfrastruktuur	R 0.001189
Openbare Weldaadsorganisasie	R 0.001189
Erfenis	R 0.003807
Vakant Residensieel	R 0.009518
Vakant Ander (nie Residensieel ook nie Landbou)	R 0.019035
Veelvoudige Gebruiksdoeleindes (Geïdentifiseerde komponente word gekategoriseer en aangeslaan volgens bogenoemde)	Veelvoudige Tarief

**B. SPESIALE AANSLAGGEBIED Tariewe:**

Tariewe van toepassing op verskeie goedgekeurde Spesiale Aanslag Gebiede

*(Verwys na die Spesiale Aanslaggebied Beleid van die Munisipaliteit)*

<b><i>Spesiale Aanslaggebied</i></b>	<b><i>Tarief (BTW Ingesluit)</i></b>
Jonkershoek	R 0.001002
Technopark	R 0.001732

## C. VRYSTELLINGS, VERLAGINGS EN KORTINGS:

*Die Toepassing van Erfbelasting prosesse word hoofsaaklik in paragraaf 7 beskryf en die gedetailleerde korting maatreëls wat volgens diskresie aan eienaars van eiendom toegeken word, word in paragraaf 8 van die goedgekeurde Eiendomsbelasting-beleid van die Munisipaliteit beskryf. Nieteenstaande, sal die Eiendomsbelasting-beleid, ten opsigte van gedetailleerde interpretasies van krag wees.*

*Die spesifieke ondergenoemde korting maatreël(s) is slegs as 'n opsomming ingesluit:*

### Residensiële Eiendom

*(Verwys na paragraaf 8.2.1 van die goedgekeurde Eiendomsbelasting-beleid):*

Vir kwalifiserende residensiële eiendom sal die Munisipaliteit nie op die eerste R250 000 ten opsigte van die markwaarde van die eiendom, erfbelasting hef nie. Die R250 000 sluit inklusief die volgende in:

- die R15 000 statutêre uitsluiting soos per Artikel 17(1)(h) van die MEBW, en
- die R235 000 verlagings soos per paragraaf 8.2.1(ii) van die goedgekeurde Eiendomsbelasting-beleid.

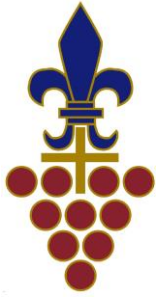
Bogenoemde is slegs van toepassing indien spesifieke kriteria soos beskryf in paragraaf 8.2.1, gehandhaaf word.

### Ander Korting Maatreëls

*(Ander korting maatreëls word slegs as 'n opsomming en verwysing, na paragrawe in die goedgekeurde Eiendomsbelasting-beleid, hieronder aangedui):*

<b>Paragraaf</b>	<b>Verwysing na korting maatreëls</b>
8.1	<i>Toepassing van kortings op Erfbelasting</i>
8.3	<i>Senior Burgers en Gestremde Persone</i>
8.3.4	<i>Persentasie Skedule van kortings ter ondersteuning paragraaf 8.3</i>
8.4	<i>Beskermde gebiede</i>
8.5	<i>Godsdienstige Organisasies</i>
8.6	<i>Stellenbosch Spesiale Korting</i>
8.7	<i>Openbare Weldaadsorganisasies</i>
8.8	<i>Nie-Winsgewende Organisasies</i>
8.8.2	<i>Persentasie Skedule van kortings ter ondersteuning paragraaf 8.8</i>
8.9	<i>Eiendom geraak deur Ramp of ongunstige ekonomiese situasies</i>
8.10	<i>Uitsonderlike Algemene Waardasie Erfbelasting verhogings</i>

**G Mettler**  
**Munisipale Bestuurder**  
**Stellenbosch Munisipaliteit**



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## **MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK (BUDGET) for 2022/2023-2024/2025**

## **FIFTH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027**

## **INTEGRATED DEVELOPMENT PLAN (IDP) AND BUDGET PROCESS PLAN FOR 2022 - 2027**

## **PROMULGATION OF PROPERTY RATES FOR THE 2022/2023 FINANCIAL YEAR - APPLICABLE FOR THE PERIOD 1 JULY 2022 TO 30 JUNE 2023**

Notice is hereby given, in terms of Sections 21, 25 (4) and 28 (3) of the Local Government: Municipal Systems Act, 2000, that the Fifth Generation Integrated Development Plan (IDP), IDP and Budget Process Plan for 2022 – 2027, the Budget, Property Rates, Tariffs and the New as well as Revised Budget and related Policies for the 2022/2023 financial year as envisaged by Section 17 of the Local Government: Municipal Finance Management Act, 2003 were approved by Council on 25 May 2022, as required by the relevant legislation.

The Budget is hereby made public in terms of Section 18 of the Municipal Budgeting and Reporting Regulations. Full details of the Council resolution, the approved IDP, Process Plan and Budget documents as well as the Municipality's Rates Policy, and the Special Rating Area Policy, that references the relief measures specific to the various categories of owners of properties or owners of a specific category of properties as determined through criteria in the aforementioned policies, are available on the municipality's website ([www.stellenbosch.gov.za](http://www.stellenbosch.gov.za)) and at the following venues:

Municipal Office, Plein Street, Stellenbosch;  
Municipal Office, Hugenate Way, Franschhoek;  
Municipal Office, Main Road, Pniël;  
Ward offices;  
Library, Plein Street, Stellenbosch;  
Library, Sonnebloem Street, Ida's Valley, Stellenbosch;  
Library, Long Street, Cloetesville, Stellenbosch;  
Library, Masithandane Street, Kayamandi, Stellenbosch;  
Library, Main Road, Pniël;  
Library, Reservoir Street West, Franschhoek; and  
Library, Le Roux Street, Groendal, Franschhoek.

**RESOLUTION LEVYING PROPERTY RATES FOR THE  
2022/2023 FINANCIAL YEAR - 1 JULY 2022 to 30 JUNE 2023**

Notice is hereby given in terms of Sections 14(1), 14(2) and 22(1) of the Local Government Municipal Property Rates Act, 2004 (the MPRA); that the Stellenbosch Municipal Council, at a Council Meeting, held on 25 May 2022, resolved by means of Resolution/Item Number 8.3(e), to levy the rates reflected in the undermentioned schedules on properties. The rates and relief measures have been approved with effect from 1 July 2022.

The approved tariffs for property rating are reflected in "A" and the approved tariffs for Special Rating Area rating are reflected in "B" below. A summary of the relief measures as described in the approved Rates Policy is reflected in "C" below.

**A. PROPERTY RATES:**

<i>Category of Property</i>	<i>Rate</i>
Residential	R 0.004759
Industrial	R 0.010469
Business and Commercial	R 0.009993
Agricultural	R 0.001189
Mining	R 0.010945
Public Service Purposes	R 0.009993
Public Service Infrastructure	R 0.001189
Public Benefit Organisation	R 0.001189
Heritage	R 0.003807
Vacant Residential	R 0.009518
Vacant Other (not Residential nor Agricultural)	R 0.019035
Multiple Use Purpose (Identified components are categorised and rated as per above)	Multi Tariff

**B. SPECIAL RATING AREA Tariffs:**

Tariffs applicable for the various approved Special Rating Areas

*(Refer to the Special Rating Area Policy of the Municipality)*

<i>Special Rating Area</i>	<i>Tariff (Including VAT)</i>
Jonkershoek	R 0.001002
Technopark	R 0.001732

## C. EXEMPTIONS, REDUCTIONS AND REBATES:

*The Application of the Rating process is principally described in paragraph 7 and the Relief Measures discretionarily granted to owners of properties are described in paragraph 8 of the approved Rates Policy of the Municipality. Nevertheless, the Rates Policy prevails regarding any detailed interpretation.*

*The specific undermentioned relief measure(s) are shown in a summarised form:*

### **Residential Properties**

*(Refer to paragraph 8.2.1 of the approved Rates Policy):*

On qualifying residential properties, the Municipality will not levy a rate on the first R250 000 of the property's market value. The R250 000 is inclusive of the following:

- the R15 000 statutory impermissible rate as per Section 17(1)(h) of the MPRA, and
- the R235 000 reduction as per paragraph 8.2.1(ii) of the approved Rates Policy.

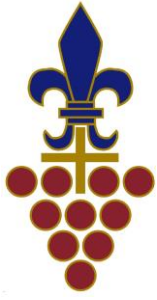
The above is only applicable provided that specific criteria as described in paragraph 8.2.1 has been upheld.

### **Other Relief Measures**

*(Other Relief Measures are presented hereinunder in a summarised and reference list of paragraphs in the approved Rates Policy):*

<b>Paragraph</b>	<b>References to relief measures</b>
8.1	<i>Applying relief measures on Rates</i>
8.3	<i>Senior Citizens and Disabled Persons</i>
8.3.4	<i>Schedule of percentage rebates in support of paragraph 8.3</i>
8.4	<i>Conservation Area</i>
8.5	<i>Religious Organisations</i>
8.6	<i>Stellenbosch Special Rebate</i>
8.7	<i>Public Benefit Organizations</i>
8.8	<i>Non-Profit Organizations</i>
8.8.2	<i>Schedule of percentage rebates in support of paragraph 8.8</i>
8.9	<i>Properties affected by Disaster or adverse Economic Conditions</i>
8.10	<i>Exceptional General Valuation Rates Increases</i>

**G Mettler**  
**Municipal Manager**  
**Stellenbosch Municipality**



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**ISICWANGCISO SENGENISO NENKCITHO SOMBINDI-NYAKAMALI  
(HLAHLLOWABIWO-MALI) ka2022/2023-2024/2025**

**UHLAZIYO LWESISIZUKULWANA SESIHLANU SOPHUHLISO  
OLUCWANGCISIWEYO NOLOQHAGAMSHELWANO (IDP)  
2022 – 2027**

**ISICWANGCISO SOPHUHLISO OLUQHAGAMSHELENEYO (IDP) NENKQUBO  
YESICWANGCISO SOSEBENZISO MALI LUKA 2022 - 2027**

***ISIBHENGEZO SERHAFU ZEZAKHIWO ZONYAKAMALI 2022/2023 OSUSELA  
NGOMHLA WE01 KWEYEKHALA KU2022 UKUYA KWEYE30 KWEYESILIMELA 2023***

Nasi isibhengezo ngokwecandelo lomthetho elingu21, 25 (4) no28 (3) wolawulo lukaMasipala: Umthetho wolawulo lweenkqubo zikaMasipala, 2000, ukuba uhlaziyo lwesizukulwana sesihlanu sophuhliso olucwangcisiweyo noluhagamsheleneyo luka2022 - 2027, uhlahlolwabiwomali, irhafu yezakhiwo irhafu-gabalala kunye nezintsha kwakunye nohlahlolwabiwo-mali oluhlaziyiweyo nemigaqo-nkqubo engqameneyo zikanyaka-mali ka2022/2023 ngokokwakhelwa umkhanya nophononongo ngu licandelo lomthetho sihlomelo17 lomthetho wolawulo looMasipala: Umthetho wolawulo lweemali zikaMasipala ka2003 ngokuphunyezwa liBhunga likaMasipala ngomhla we25 kuCanzibe 2022 njengoko kugunyaziswa ngu nguMthetho-sisekelo.

Uphuhliso olucwangcisiweyo loqhagamshelwano (IDP) luyabhengeza ngokwecandelo lomthetho sihlomelo18 loHlahlolwabiwo-mali lukaMasipala nemigqaliselo yopapasha. linkcukacha ezipheleleyo ngesigqibo sebhunga, umgaqo olawula irhafu, umgaqo wendlela ekhethekileyo yokufumanisa uqikelelo lerhafu oluchanekileyo kwakunye nendlela zokwaphulela ngokwamanqanaba athile abanini zakhiwo okanye abanini zohlobo oluthile lwezakhiwo njengoko zichaziwe ngokohlobo olusele luchaziwe ngokwalemigaqo ichazwe ngentla apha nangokoPhuhliso olucwangcisiweyo noluhagamsheleneyo (IDP) nemiqulu yohlahlolwabiwo-mali iyafumaneka kwiInternet kaMasipala ([www.stellenbosch.go.za](http://www.stellenbosch.go.za)) nakwezindawo zilandelayo:

iOfisi kaMasipala, Plein Street, Stellenbosch;

iOfisi kaMasipala, Hugenate Way, Franschhoek;

iOfisi kaMasipala, Main Road, Pniël;

nakwiiOfisi zooCeba;

iThala leencwadi, Plein Street, Stellenbosch;

iThala leencwadi, Sonnebloem Street, Ida's Valley, Stellenbosch;

iThala leencwadi, Long Street, Cloetesville, Stellenbosch;

iThala leencwadi, Masithandane Street, Kayamandi, Stellenbosch;

iThala leencwadi, Main Road, Pniël;and

iThala leencwadi , Reservoir Street West, Franschhoek.

iThala leencwadi ,Le Roux Street, Groendal, Franschhoek.

## **NASI ISIGQIBO NGOKUBIZA IRHAFU KWIZAKHIWO SIKANYAKAMALI KA2022/2023**

Nasi isaziso ngokoMthetho sahluko 14(1), 14(2) no22(1) somthetho wolawulo lwerhafu kamasipala, 2004 (iMPRA); apho ibhunga likaMasipala waseStellenbosch, kwintlanganiso ebibanjwe ngomhla we 25 kuCanzibe 2022 ithe yagqiba ngokungqameneyo nesigqibo esingu8.3(e) ukuthi babize irhafu kwizakhiwo ezi zidwelisiweyo ke koluluhlu lungezantsi kwaye kwaphunyezwa nohlobo lobiza irhafu oluthile kwi ndlela yomlinganiselo wesaphulelo kunye nendlela yohluzo olukhethekileyo.

Lemigqaliselo yezaphulelo ikhankanyiweyo ngezantsi zizizishwankathelo:

Irhafu egunyazisweyo yezakhiwo iboniswa ku "A" ize ephunyeziweyo irhafu yohlengahlengiso olukhethekileyo iboniswe ku "B" ngezantsi. Isishwankathelo sesicwangciso sesaphulelo njengoko sichaziwe kumgaqo nkwubo werhafu siboniswe ku "C" apha ngezantsi.

### **A. Irhafu yezakhiwo**

<b><i>Inqanaba lesakhiwo</i></b>	<b><i>Rate</i></b>
Izakhiwo ezizimeleyo	R 0.004759
Ezokusebenza	R 0.010469
Izakhiwo zoshishino	R 0.009993
Ezolimo	R 0.001189
Ezezezimbiwa	R 0.010945
Ezisetyenziselwa injongo ezingqamene noluntu	R 0.009993
Izisekelo zoluntu	R 0.001189
Izakhiwo zamaqumrhu enzuzo kuluntu	R 0.001189
Izakhiwo ezinembali	R 0.003807
Izakhiwo ezizimeleyo ezingenabantu	R 0.009518
Ezinye izakhiwo ezingenabantu (zibe ingezizo ezizimeleyo okanye ezolimo)	R 0.019035
Izakhiwo ezisetyenziselwa iinjongo ezininzi (Amasuntsu athe afunyanwa athi ahlehahlengiswe ase axatyiswe ngoluhlobo lungasentla)	Multi Tariff

### **B. IZITHILI EZITHILE EZIYE ZANIKWA IZIGABA ZOXBABISO:**

Irhafu yezithili ezithe zanikwa ingqwalasela ethile

*(Ngqamanisa noMgaqo-nkqubo okhethekileyo wokuxatyiswa okhethekileyo kaMasipala)*

<b><i>Isithili eso</i></b>	<b><i>Irhafu (Kudibene neVAT)</i></b>
Jonkershoek	R 0.001002
Technopark	R 0.001732



## C. UKUNXWENYWA, UKUPHUNGULWA AND NEZAPHULELO

*Indlela ethi ilandelwe xana kupononongwa isakhiwo ichazwe ngokuthe ngqo kumqolo we7 kwakunye nemilinganiselo ethi ijongwe ngenjongo zonika isaphulelo abanini zindly idandalaziswe kumqolo we8 wePolisi yeRafu kaMasipala. Kodwake, isidandalaziso esipheleleyo sePolisi yeRafu sihleli isiso esiye sisetyenziswe kutoliko oluphangaleleyo.*

*The specific undermentioned relief measure(s) are shown in a summarised form:*

### Izakhiwo ezizimeleyo

*(Ngqinisisa kumqolo we8.2.1 wePolisi yeRhafu ephunyeziweyo):*

Kwizakhiwo ezizimeleyo eziselungelweni uMasipala akazuyibiza irhafu kwimali eyiR250 000 yokuqala kwixabiso lentengiso lesakhiwo. LeR250 000 ibandakanya oku kulandelayo:

- iR15 000 yesixa serhafu esinyanzelekileyo ngokwesahluko17(1)(h) seMPRA, kunye
- neR235 000 esisiphungulo ngokomqolo we8.2.1(ii) wePolicy yeRhafu ephunyeziweyo.

Konke oku kungentla kuyakubandakanywa kuphela xana inkqubo engqalileyo ithe yalandelwa njengoko ichaziwe kumqolo we8.2.

### Eminye imimiselo enqamene nezaphulelo

*(Eminye imimiselo engqamene nezaphulelo njengoko idandalazisiwe nantsi ishwankathelwe kunye neNomqolo ongqamene nePolicy yeRhafu):*

<b>Umqolo</b>	<b>Uhlobo oluthi lufumane isaphulelo</b>
8.1	<i>Ukumiselwa kwemilinganiselo yezaphulelo</i>
8.3	<i>Abantu abadala nabaphila nokhubazeko</i>
8.3.4	<i>Uluhlu lwepesenti lobalo zaphulelo ngokungqamene nomqolo 8.3</i>
8.4	<i>Indawo yocino</i>
8.5	<i>Amaqumrhu ezenkolo</i>
8.6	<i>Izaphulelo ezikhethekileyo zeStellenbosch</i>
8.7	<i>Imibutho apho kuxhamla khona uluntu</i>
8.8	<i>Imibutho engasebenzeli ukufumana inzuzo</i>
8.8.2	<i>Uluhlu lwepesenti zobalo saphulelo ngokungqameneyo nomqolo we8.8</i>
8.9	<i>Izakhiwo ezichatshazelwe zintlekele okanye izimo ezinkenenkene zoqoqosho</i>
8.10	<i>Unyuka okuthe gabalala kwerhafu yokuphonononga kwexabiso lesakhiwo</i>

**G Mettler**  
**Umphathi Masipala**  
**Stellenbosch Municipality**