

BUSINESS PLAN

FOR THE MANAGEMENT OF
THE ZEEKOEVLEI PENINSULA SPECIAL RATING AREA
(ZVPSRA)

(In accordance with the By-Law for the Establishment of Special
Rating Areas promulgated in Provincial Notice 7015/2012)

August 2014

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A. MOTIVATION REPORT

1. Executive Summary

This business plan is the result of interest by the residents of the Zeekoevlei Peninsula to continue with the SRA that was established five years ago in which the majority of property owners agreed to fund supplementary services to those normally provided by their local authority, in order to maintain and manage the public environment at a superior level. Through legislation, the cost of the provision of services is then spread over all property owners within the specified geographic area.

The Zeekoevlei SRA is a NPO company managed by a board elected by its members, and operated by an Executive Committee appointed by the board.

The SRA manages its own operations (service providers), finances and appoints its own auditors. If residents are exempted from paying rates (even partially) they are 100% exempt from paying the additional levies.

The vision of the SRA is to create a crime-free, grime-free residential area that is a highly sought-after place to live because of its integration with its natural surroundings and its safe community atmosphere. The 5 specific goals of the SRA are Safety & Security, Effective Management of the SRA, Cleanliness and Maintenance, Environmental and Societal improvements and Effective Marketing of the scheme to involved residents.

This business plan also includes a detailed implementation plan of how the goals of the SRA would be addressed.

2. Background

The SRA was established in 2010 after 66% of residents voted in favour of its establishment. Through legislation, the cost of the provision of services is spread over all property owners within the SRA geographic area. Unlike rates, funds contributed by the property owners may only be spent in the area in which they are collected.

The extra funds contributed by property owners are collected by Council and paid over to the SRA, which then uses them to provide the agreed service levels, general maintenance, safety and security, environmental enhancement and marketing of the area as outlined in this plan.

In the interests of the residents of the Zeekoevlei Peninsula and the City, it is the considered responsibility of the current SRA board to continue its achievements in the providing a well-managed, clean and safe area. It is to this end that the following Business Plan, for the continuation of the Zeekoevlei SRA for the period July 2015 to June 2020, is submitted for approval.

3. Management of the SRA

The Zeekoevlei SRA is a NPO company managed by a board elected by its members, and operated by an Executive Committee appointed by the board. Council is not involved in the day-to-day operations, but merely exercises oversight and legal compliance.

The SRA manages its own operations (service provider), finances and appoints its own auditors. The audited financial statements form part of Council's consolidated accounts, which are reviewed by the Auditor-General. In addition, monthly financial reports are submitted to Council to monitor that expenditure is incurred according to the business plan.

Members of the Board are not paid for their involvement in the NPO Company. There is no paid management component of the Zeekoevlei SRA; consequently no amounts have been budgeted for management. Cecil Kilpin have confirmed that they will continue to provide their Auditing services 'pro bono' and so no amount has been budgeted for these services.

4. Exemptions from Improvement Levies

Clause 6 of the SRA Policy (Policy 2014/15) deals with exemptions from Improvement Levies.

Extract from the SRA Policy

6.1 The City's Rates Policy applies with the necessary changes to this Policy. In particular, and without limiting the generality of the foregoing, the exemptions, rebates and reductions set out in paragraphs 5.7 to 5.12 of the City's Rates Policy apply with the necessary changes in relation to the levying of an additional rate for special rating area purposes.

6.2 Notwithstanding the provisions of paragraph 6.1 above, when the City grants a partial rebate as set out in paragraph 5.7 of the City's Rates Policy, the relevant property owner will be granted a full (100%) rebate in relation to the additional rate.

5. SRA Boundries

The BLUE region in the image below indicates the properties that fall within our SRA.



6. Mission, Vision and Goals of SRA

6.1. Vision

To create a crime-free, grime-free residential area that is a highly sought-after place to live because of its integration with its natural surroundings and its safe community atmosphere.

6.2. Mission

The mission of the Zeekoevlei Peninsula SRA is to ensure an environment that is safe for all residents, well maintained and in keeping with the ideals of the Ecology Park in which it is situated.

6.3. Goals

The 5 specific goals of the SRA are:

6.3.1. Goal 1 - Safety & Security

This goal is to continue to provide a safe and secure Zeekoevlei Peninsula by deploying contracted security guards that provide a comprehensive security service as outlined below.

6.3.1.1. Security

- **Key Objective:** A team of security guards will continue to be deployed on a 24/7 basis for the protection of residents within the public spaces of the Zeekoevlei Peninsula.
- The guards will escort residents to their doors whenever required.
- The guards will respond to any telephone calls received by reacting according to the standard procedures according to the nature of the call.
- By patrolling and vigilance minimise accidental or malicious damage to property.
- Increase visual monitoring through implementation of CCTV surveillance system where budget allows. While the implementation of security cameras is desirable, this is a high budget item and it is intended to be funded by fund raising initiatives. It has not been put into the implementation plan, or into the budget. When funds become available the members would be informed at upcoming AGMs or a SGM will be called.

6.3.1.2. Co-ordinating the Security Services

- On-site inspection of security patrol officers in SRA area.
- Regulate efficient services by security patrol officers.
- Instil a sense of pride in guards through provision of distinctive uniform and skills training by contracted service provider.

6.3.1.3. Law Enforcement

- Reduce the incidence of drug usage and dealing - with patrolling and vigilance the guards will deal with any persons dealing in drugs off the Peninsula.
- The presence of the guards should discourage drug taking on the Peninsula.

6.3.1.4. Safety of learners at Zeekoevlei Environmental Centre

- Enhance safety of learners by increased security

6.3.1.5. Traffic Control

- The installation of speed bumps (not paid for by the SRA) in the vicinity of the Environmental Centre has calmed traffic and improved safety of children using this area.
- Guards to be tasked with slowing down speeding vehicles. They also report speeding residents to the Board for further action. By reducing speeding enhance the safety of the pedestrians particularly mothers and toddlers.
- By reducing speeding, reduce the road-kill toll on the fauna on the Peninsula.

6.3.2. Goal 2 – Management

This goal is to ensure that the SRA continues to be managed effectively and that the implementation plan is carried out. This is achieved primarily through the effective functioning of the Executive Committee.

- 6.3.2.1. Manage employed security team and appraise performance
- 6.3.2.2. Co-ordinate with Council to deal with issues relating to rendering of Baseline Municipal service and/or resolution of disputes
- 6.3.2.3. Liaise with SAPS and other service providers to ensure efficient delivery of services.
- 6.3.2.4. Devise & implement capital projects, communication, marketing & promotion plans
- 6.3.2.5. Attend meetings of SRA Forum if applicable, and all other forums necessary for proficient and professional management of the area

6.3.3. Goal 3 – Cleanliness & Maintenance

This goal is to ensure that the Zeekoevlei Peninsula is kept clean and well maintained. This is achieved primarily through the reduction of littering and dumping and liaison with the relevant City departments.

6.3.3.1. Littering and Illegal Dumping

- Continue supplementary cleaning
- Prevent illegal dumping
- Monitor and advise CoCT of illegal poster

6.3.3.2. Maintenance

- Monitor maintenance required from council and assist where necessary in upgrading of roads, pavements and open spaces. Ensure Zeekoevlei Peninsula provide input to the Council IDP process.

6.3.4. Goal 4 – Environmental & Societal Improvement

While the Zeekoevlei Peninsula is a residential area, it is also part of the greater False Bay Ecology Park. The SRA will continue to ensure that environmental issues are considered seriously, and that the residential footprint is unobtrusive as possible.

6.3.4.1. Environmental

- Work with Cape Nature to provide a habitat for endangered and other fauna and flora, including mongooses, Leopard Toads, Arum Lily frogs, red data species ericas and others.
- Assist Cape Nature with reed removal during annual drawdown

6.3.4.2. Societal

- Assist Cape Nature in clearing away sleeping hollows and thick bush within the SRA area and its borders so as to prevent undesirable persons from using the area for drugs, drinking and sleeping.

6.3.5. Goal 5 Marketing

This goal is to ensure that all interested and affected parties are kept up to date with the activities of the SRA.

- 6.3.5.1. Update database of property owners as necessary.
- 6.3.5.2. Send out newflashes and emails as required
- 6.3.5.3. Signage to indicate the existence of the SRA
- 6.3.5.4. Maintain the SRA website

B. IMPLEMENTATION PLAN

Zeekoevlei Peninsula Special Rating Area 5 YEAR BUSINESS PLAN 2015-2020			
Goal 1 – Safety & Security			
ACTION STEPS	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR
Deploy security guards on a 24/7 basis by contracting with a service provider	Security Portfolio	Get comparative quotes from service providers every 3 years	Satisfactory relationship with service provider and presence of suitable guards
Minimise accidental or malicious damage to property by patrolling and vigilance	Service provider /Security Portfolio	Continuous throughout the life-time of the SRA	Monthly report on incidents and implement due remedies
On-site inspection of security patrol officers in SRA area.	Service provider /Security Portfolio	Daily	Weekly report to Security Portfolio
Regulate efficient services by security patrol officers.	Service provider /Security Portfolio	Monthly	Monthly report from Service Provider
Instil pride through distinctive uniforms and regular training of guards.	Security Portfolio	As required based on observations of Security Portfolio	Adequately trained and uniformed security guards deployed
Reduce the incidence of drug usage and dealing	Service provider /Security Portfolio	Continuous throughout the life-time of the SRA	No incidents in the area
Prevent injury to the students utilising the Educational and Environmental Centre by reducing speeding	Service provider /Security Portfolio	Continuous throughout the life-time of the SRA	Zero incidents involving Zeekoevlei Environmental Centre visitors and Educational Centre

Goal 2 – Management			
ACTION STEPS	RESPONSIBILITY	FREQUENCY	PERFORMANCE INDICATOR
Regular management meetings to discuss and make decisions relating to the SRA	Chairman	Monthly	Monthly meetings held
Committee to Co-ordinate with Council to deal with issues relating to rendering of service or resolution of disputes	Management & Liaison Portfolio	As matters arise	Matters dealt with successfully
Build better relationships with our local SAPS in Grassy Park	Management and Liaison Portfolio	Monthly	Participation in local police sector crime forums and or CPF
Attend meetings of CID/SRA called by CoCT for proficient and professional management of the area	Chairman or appointee	As advised by CoCT	Attended meetings
Financial reports to CoCT	Finance Portfolio	Monthly	Reports submitted on time
Audited Financial Statements	Finance Portfolio	31 st August each year	Unqualified audit
Feedback to Members at AGM	Board	Annually	Successful AGM
SRA renewal application	Board	Year 4	Approval at AGM and by CoCT
Goal 3 – Cleanliness & Maintenance			
Monitor and prevent illegal dumping	Cleanliness & Maintenance Portfolio/ Service provider	As required	No illegal dumping
Monitor maintenance required by council relating to upgrading and repair of roads, pavements, open spaces and street lighting.	Cleanliness & Maintenance Portfolio	As required	Well maintained infrastructure
Notify and monitor the removal of illegal poster	Cleanliness & Maintenance Portfolio/ Service provider	As required	Area free of illegal posters

Goal 4 - Environmental & Societal			
Work with the Cape Nature to provide a habitat for fauna and flora, within the SRA boundaries	Environmental & Societal Portfolio	As required	Improved fauna & flora within SRA boundaries
Assist Cape Nature with reed removal during annual drawdown	Environmental & Societal Portfolio	After vlei drawdown	Reeds removed from verges
Assist Cape Nature in maintaining a safe environments free from drug/alcohol users within and on the borders of the SRA	Environmental & Societal Portfolio	As required from surplus	Area free of drug and alcohol users
Goal 5 – Marketing			
Update database of property owners	Management & Liaison Portfolio	Continuous	Database up-to-date
High levels of communication with residents about the plans and achievements of the SRA through newsletter	Marketing & Communications Portfolio	Quarterly newsletter	Newsletter published quarterly
Continue security awareness through use of dedicated web site, electronic crime	Marketing & Communications Portfolio	As required	Incidents communicated to residents via email and web.
SRA Web site maintained - logging of crime incidents, news, suspicious vehicles etc.	Management and Liaison Portfolio	As required by incident	Logging of incidents on the site and/or by email to resident database.

C. BUDGET**7. Budget**

- As required by the City Improvement District By-law, a five-year operational budget (2015-2020) has been compiled.
- The budget provides for envisaged top-up and related services and actual costs of operation as well as **a 3% (three percent) provision for bad debts**.
- The operational income for the SRA is funded by way of levies, which are derived by calculating an additional dedicated special rate. This amount is calculated on the basis of the municipal valuation of the rateable property within the designated SRA as applied to the Zeekoevlei budget.

In addition to the budget presented on the next page, we have provided for surplus expenditure on Environmental and Societal projects as detailed in this business plan.

The proposed spend for the 2015/16 budget year is:

Environmental Projects	R 4000
Societal Projects	R 2000
Total Surplus Expenditure	R 6000

Note that this expenditure does not reflect in the 5 Year Plan that follows on the next page and so has no impact on the levy calculation resulting from the proposed budget.

**ZVPSRA PROPOSED 5-YEAR BUDGET 01 JULY 2015 – 30 JUNE 2020
(Follows on next page)**

ZEEKOE VLEI PENINSULA SPECIAL RATING AREA

5 YEAR BUDGET AS PER BUSINESS PLAN

	2015/16	2016/17	2017/18	2018/19	2019/20
EXPENDITURE	R	R	R	R	R
1. Employee Related	-	-	-	-	-
Salaries	-	-	-	-	-
Bonus Provision	-	-	-	-	-
2. Core Business	403 835	439 342	474 489	512 448	553 444
Cleansing Services	2 500	2 700	2 916	3 149	3 401
Environmental Upgrading (Greening, landscaping, recycling, etc.)	-	-	-	-	-
Security Services	401 335	436 642	471 573	509 299	550 043
Social Upliftment	-	-	-	-	-
3. Depreciation	-	-	-	-	-
4. Repairs and Maintenance	-	-	-	-	-
5. Services Accounts ex CCT	-	-	-	-	-
6. Interest Paid	-	-	-	-	-
7. General Expenditure	12 485	13 484	14 563	15 728	16 986
Accommodation (Rent)	-	-	-	-	-
Accounting fees	-	-	-	-	-
Auditor's remuneration	-	-	-	-	-
Avertising	3 662	3 955	4 271	4 613	4 982
Bank charges	1 072	1 158	1 250	1 350	1 458
Computer expenses (including Website)	2 702	2 918	3 152	3 404	3 676
Contingency / Sundry	1 456	1 572	1 698	1 834	1 981
Other: Specify	-	-	-	-	-
8. Operational Projects	6 000	-	-	-	-
Environmental Project	4 000	-	-	-	-
Social Project	2 000	-	-	-	-
9. Capital Projects	-	-	-	-	-
Provide Detail	-	-	-	-	-
Provide Detail	-	-	-	-	-
10. Capital Expenditure (PPE)	-	-	-	-	-
Office Furniture	-	-	-	-	-
Office Equipment	-	-	-	-	-
Computer Equipment	-	-	-	-	-
Other: Specify	-	-	-	-	-

11. Future Provision	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Assets	-		-		-		-		-	
Operational Project	-		-		-		-		-	
Capital Project	-		-		-		-		-	
Other: Specify	-		-		-		-		-	
12. Bad Debt Provision 3%	12 876	3.0%	14 005	3.0%	15 125	3.0%	16 335	3.0%	17 642	3.0%
TOTAL EXPENDITURE	435 196	100.0%	466 831	100.0%	504 177	100.0%	544 511	100.0%	588 072	100.0%
INCOME	R		R		R		R		R	
1. Revenue - SRA Add Rates	-429 196	98.6%	-466 831	100.0%	-504 177	100.0%	-544 511	100.0%	-588 072	100.0%
2. Other: Accumulated Surplus	-6 000	1.4%		0.0%		0.0%		0.0%		0.0%
TOTAL INCOME	-435 196		-466 831		-504 177		-544 511		-588 072	
(SURPLUS) / SHORTFALL	-		-0		-0		-0		-0	
GROWTH: EXPENDITURE	11.4%		7.3%		8.0%		8.0%		8.0%	
GROWTH: SRA RATES	9.8%		8.8%		8.0%		8.0%		8.0%	

NOTICE OF 4th ANNUAL GENERAL MEETING OF MEMBERS OF KEEP THE DREAM 307 NPC

BEING A NOT-FOR-PROFIT COMPANY REGISTERED IN TERMS OF THE COMPANIES ACT 71 OF 2008
AND OPERATING AS THE MANAGEMENT COMPANY FOR

THE ZEEKOEVLEI PENINSULA SPECIAL RATING AREA (ZVPSRA)

Notice is hereby given of the 4th annual general meeting of members of the above ZVPSRA Management Company to be held:

- on Wednesday 15th October 2014
- at 8.00 pm
- at the Zeekoevlei Yacht Club

AGENDA

1. Welcome
2. Attendance
3. Present
4. Apologies
5. Quorum to constitute meeting
6. Minutes of previous AGM meeting
7. Matters arising
8. Chairman's Report 2013/14
9. Financial Report 2013/14
10. Noting of Annual Financial Statements 2013/14
11. Approval of 5 Year Budget and implementation for period 2015/2020 & Utilisation of accumulated surplus funds
12. Appointment of Auditors for 2015/16
13. Appointment of Company Secretary for 2015/16
14. Appointment of Directors
15. General
Conclusion and refreshments.

Registered office: MRC House, 23 Victoria Rd., Zeekoevlei 7941.

Email: zvpsra@gmail.com Website: www.zvswatch.org.za

NOTES

1. All residents and owners of property on the ZV Peninsula are invited to attend. However, only owners registered as members of the company may vote.
2. Per clause 11.9.2 of the Memorandum of Incorporation, no member who is in arrears with payment of the additional rate for more than 60 (sixty) days, shall be entitled to vote at a members' meeting for so long as he is so in arrears except if the member can prove that he is in a dispute or has entered into an appropriate payment arrangement with the City.
3. Owners wishing to apply for membership should do so via the website or by email as above. New membership applications should be received by 8th October 2014 to be approved prior to the AGM.
4. Any member may appoint a Proxy to attend the meeting on his/her behalf. Forms of Proxy may be downloaded from the website or requested by email. The proxy form may be delivered at the offices of the Company no less than 24 hours prior to the advertised time of the start of the meeting; OR may be handed to the Chairperson of the Meeting by no later than 10 minutes prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.

5. Enquiries in advance of the meeting should please be addressed as far in advance as possible, by email as above or by letter to the registered office of the company. The Financial Accounts can be downloaded from the website. They can be found by selecting menu 'Documents' and then selecting 'AGM 2014 – Documentation'.
6. Clause 12.1.7 of the Mol states "As required by item 5(1)(b) of Schedule 1 to the Act, at least 1/3 (one third) of the directors shall resign every year at the AGM, but shall be eligible for re-election." John Day, as the oldest serving director, will resign but has made himself available for re-election as a director. Forms for nomination of directors may be downloaded from the website or requested by email.

Keep The Dream 307 NPC

Summary of Accounts

Statement of Financial Position

	2014	2013
	R	R
Assets		
Current Assets		
Trade and other receivables	1551	6427
Cash and cash equivalents	179520	147673
	181071	154100
Total Assets	181071	154100
Equity and Liabilities		
Equity		
Accumulated funds	176168	153950
Liabilities		
Current Liabilities		
Trade and other payables	4903	150
Total Equity and Liabilities	181071	154100

Statement of Income

	2014	2013
	R	R
Revenue		
Levies, Retention & Interest	398791	360234
Total Income	398791	360234
Operating expenses		
Security	363305	333169
Other	13268	13224
Total Expenditure	376573	346393
Profit for the year	22218	13841

om op in 'n gebou te ontdek.
 Hierdie aansoek sluit die voorgenoemde kwadverwagting in gevolge artikel 5.1.1(f) van die Grondgebruikbeplanning en die gebruik van in wese as 'n gebou te ontdek.

Opheffing van beperkings, voorgename opheffing en wysiging van beperkings en afwykings

Erf 1782, Rocklandlaan 6, Vredehoek

Kennisgewing geskied hiermee ingevolge artikel 3(6) van die Wet op die Opheffing van Beperkings (Wet 84 van 1967) en die Ordinasie op Grondgebruikbeplanning (Ordinasie 15 van 1985) dat onderstaande aansoek ontvang en te wysig van 08:00 tot 14:30 ter insae beskikbaar is by die kantoor van die distrikbestuurder, beplanning- en bou-ontwikkelingsbestuur, tweede verdieping, Media City gebou, h.v. Hereng boulevard en Heeringracht, Kaapstad. Die aansoek is ook weerskade van 08:00 tot 12:30 en 13:00 tot 15:30 ter insae beskikbaar by die kantoor van die direkteur, geïntegreerde omgewingsbestuur, departement van omgewingsake en ontwikkelingsbeplanning, Wes-Kaapse regering, Ullittas-gebou, Dorpsstraat 1, Kaapstad. Telefoniese navae in die verband kan aan 021 483 4589 gemaak word en die direkteur se faksnommer is 021 483 3098.

Aansoeker: Sibane
Aansoeknommer: LM9177 (237570)
Adres: Rocklandlaan 6

Aard van aansoek:
 • Wysiging van 'n beperkende titelvoorwaarde van toepassing op erf 1782, Rocklandlaan 6, Vredehoek om die netaar in staat te stel om 'n dubbelmotorhuis op die eiendom op te rig. Die boulynbeperkings sal oorsky word.

Hierin aansoek sluit die volgende afwykings van die soneringskema-regulasies in:

- Afwyking om toe te laat dat die motorhuis 0,0 m in plaas van 5,0 m vanaf die straatgrens is; en
- Afwyking om toe te laat dat 'n gebou uitreik 1,5 m in plaas van 3,0 m vanaf die suidelike gemeenskaplike grens is.

Besware of kommentaar, met volledige redes daarvoor, moet voor of op die sluitingsdatum skriftelik aan die kantoor van die direkteur, beplanning en bou-ontwikkelingsbestuur, Kaapstad, Stad Kaapstad, Postbus 4529, Kaapstad 8000 gestuur word. Tel: 021 480 6456 of faks 021 419 4594, of e-pos kommentaar_objeksions@cape.gov.za, met vermelding van bogenemde toepassing.

Besware of kommentaar, met volledige redes daarvoor, moet voor of op die sluitingsdatum skriftelik aan die kantoor van die direkteur, beplanning en bou-ontwikkelingsbestuur, Kaapstad, Stad Kaapstad, Postbus 4529, Kaapstad 8000 gestuur word. Tel: 021 480 6456 of faks 021 419 4594, of e-pos kommentaar_objeksions@cape.gov.za, met vermelding van bogenemde toepassing.

Opheffing van beperkings, voorgename opheffing en wysiging van beperkings en afwykings

Erf 2091, Moltenweg 70, Oranjezicht

Kennisgewing geskied hiermee ingevolge artikel 3(6) van die Wet op die Opheffing van Beperkings (Wet 84 van 1967) en die Ordinasie op Grondgebruikbeplanning (Ordinasie 15 van 1985) dat onderstaande aansoek ontvang en te wysig van 08:00 tot 14:30 ter insae beskikbaar is by die kantoor van die distrikbestuurder, beplanning- en bou-ontwikkelingsbestuur, tweede verdieping, Media City gebou, h.v. Hereng boulevard en Heeringracht, Kaapstad. Die aansoek is ook weerskade van 08:00 tot 12:30 en 13:00 tot 15:30 ter insae beskikbaar by die kantoor van die direkteur, geïntegreerde omgewingsbestuur, departement van omgewingsake en ontwikkelingsbeplanning, Wes-Kaapse regering, Ullittas-gebou, Dorpsstraat 1, Kaapstad. Telefoniese navae in die verband kan aan 021 483 4589 gemaak word en die direkteur se faksnommer is 021 483 3098.

Aansoeker: Andrew Pratt Stadsbeplanner
Aansoeknommer: 73151186
Adres: Moltenweg 70, Oranjezicht

Aard van aansoek:
 Opheffing van beperkende titelvoorwaardes van toepassing op erf 2091, Moltenweg 70, Oranjezicht om die netaar in staat te stel om die eiendom vir residensiële gebruik in twee gedeeltes te onderverdel, naamlik gedeelte een van 517 m² groot is en residensiële gedeelte twee van ongeveer 517 m² groot is.

Hierdie aansoek sluit die volgende afwykings van die soneringskema-regulasies in:

- Afwyking van art 47 om toe te laat dat 'n gedeelte van die eiendom 1,32 m in plaas van 3 m vanaf die straatgrens (Borsary laan) is.

Besware of kommentaar, met volledige redes daarvoor, moet voor of op die sluitingsdatum skriftelik aan die kantoor van die direkteur, beplanning en bou-ontwikkelingsbestuur, Kaapstad, Stad Kaapstad, Postbus 4529, Kaapstad 8000 gestuur word. Tel: 021 480 6456 of faks 021 419 4594, of e-pos kommentaar_objeksions@cape.gov.za, met vermelding van bogenemde toepassing.

TYGERBERGDISTRIK

Opheffing van beperkings en regulasiewysiging

Erf 10407 Vredelust, Bellville

Kennisgewing geskied hiermee ingevolge artikel 3(6) van die Wet op die Opheffing van Beperkings (Wet 84 van 1967) dat onderstaande aansoek ontvang is en op woensdag van 08:00 tot 14:30 ter insae beskikbaar is by die kantoor van die distrikbestuurder by die Parow-munisipale kantoor. Navrae kan gemaak word aan Mpho Mfengwana, Privaat sak 14, Parow 7499 en h.v. Voortrekkerweg in Tallentire, Parow 7500, e-pos mpho.mfengwana@cape.gov.za, tel: 021 444 7513 en faksnommer 021 938 8509. Die aansoek is ook weerskade van 08:00 tot 12:30 en 13:00 tot 15:30 ter insae beskikbaar by die kantoor van die direkteur, grondbestuur, Wes-Kaapse regering, Kamer 205, Dorpsstraat 1, Kaapstad. Telefoniese navae in die

verband kan aan 021 483 5897 gemaak word en die direkteur se faksnommer is 021 483 3633. Enige besware, met volledige redes daarvoor, kan skriftelik voor of op 20 Oktober 2014 aan die kantoor van die distrikbestuurder, grondbestuur, Ruiters 1, Wes-Kaapse regering, Privaat sak 1908a, Kaapstad 8000 gestuur word, met in die aansoek die voorgenoemde munisipale bestuurder se naam en adres, met vermelding van bogenemde toepassing. Enige besware wat na voorvalle sluitingsdatum ontvang word, kan buite rekening gebring word.

Aansoeker: Y Architects

Aard van aansoek:
 Opheffing van beperkende titelvoorwaardes van toepassing op erf 10407 Bellville om die eiendom in staat te stel om 'n motorhuis op die eiendom op te rig.

Kennisgewing geskied hiermee ingevolge artikel 15(2) van die Ordinasie op Grondgebruikbeplanning (Ordinasie 15 van 1985) dat onderstaande aansoek ontvang en ter insae beskikbaar is by die kantoor van die distrikbestuurder, devide verdieping, munisipale kantoor, Voortrekkerweg, Parow Navac Park, gemaak word aan Mpho Mfengwana, Privaat sak 14, Parow 7499 of derde verdieping, munisipale kantoor, Voortrekkerweg, Parow 7500 of stuur e-pos na mpho.mfengwana@cape.gov.za, tel: 021 444 7513 en faksnommer 021 938 8509 op woensdag van 08:00 tot 14:30. Enige besware, met volledige redes daarvoor, kan voor of op 20 Oktober 2014 skriftelik by die kantoor van die distrikbestuurder ingedien word, of per e-pos na kommentaar_objeksions@cape.gov.za gestuur word, met vermelding van bogenemde toepassing. Die aansoeknommer en die beswaarmaker se erf- en telefoniese nommer en adres. Enige besware wat na voorvalle sluitingsdatum ontvang word, kan ongedig gebring word.

Aansoeker: Leroy Wasserfall (Leroy Wasserfall Architects)
Aansoeknommer: 7021495
Adres: Broadwaystraat 59, Bellville

Aard van aansoek:

- Verslapping van die straatboulyn van 1,5 m na 0,0 m om vir 'n motorhuis voorsteun te maak.

ACHMAL BRIGHAM
 STADSBEPLANNER
 12 September 2014



Maak vooruitgang moontlik. Tiesame.

KENNISGEWINGS

FALSE BAY COLLEGE
 TENDERKENNISGEWING EN UITNODIGING OM TE TENDER

Tenderuitnodiging vir: FALSE BAY COLLEGE, ALLE TERREIN HIGIENE- & SKOONMAAKDIENSTE
 Tenderverwysing: FBC4/2014

1. False Bay College nodi tendersaars vir higiëne- en skoonmaakdiens vir al sy kampusse.
2. Daar word gespesifiseer dat tendersaars beide higiëne- en skoonmaakdiens moet verskaf. Tendersaars mag vir sigs sentrele of al die terrein tender.
3. Tendersaars moet ook plaasgeleë dienske kan lewer.
4. Voorkeur sal gegee word aan tendersaars met bestaande swart ekonomiese bemagtiging en wat swart ekonomiese bemagtiging aan plaaslike gemeenskaplike verskaf.
5. Die fisiese adres vir afhaal en indigening van tenders is: False Bay College, h.v. Hoof- en Atlantiese, Muizenberg.
6. Tenderdokumente is gedurende wessure vanaf 12:00 op Maandag, 15 September by ons kantore beskikbaar.
7. Die betaling van 'n nie-terugbetaalbare aandersposse van R300 in konstant is 'n voorvereiste vir die afhaal van dokumente.
8. Enige navrae aangaande die dokumentasie kan aan Mev. Ruby Knott (Administratiewe Bestuurder) by 0210030600 gemaak word.
9. In Verpligte voertendervergadering ter sal gehou word op die datum wat in die tenderdokument verstaan.
10. Die sluitingsdatum vir tenders is 11:00 op 17 Oktober 2014.
11. Telegrafiese, telefoniese, faksintelle of e-pos tenders sal nie aanvaar word nie.
12. Tendersaars mag slegs op die tenderdokumentasie soos uitgereik, voorgelê word.

Zeekoevlei-Kierland Spasiale
Heffingsgebied (ZVPSRA)
Kennisgewing van Algemene
Jaarvergadering

KEEP THE DREAM 207 NPC (die Maatskappy), nou sy Algemene Jaarvergadering, en alle belanghebbende persone word genooi na 'n oorsig oor die jaar se bedryfsprent en beplanning vir 2015/16.

Datum: 15de Oktober 2014
Tyd: 20h00
Plak: Zeekoevlei-Sailjagklub, Peninsula Rd, Zeekoevlei.

Slegs bona fide lede van die maatskappy mag vir resolusies stem wat by die AJV ter geleë word. Alle sienaars van eiendomme wat binne die Spasiale Heffingsgebied val, kan fide word sonder enige koste daaraan verbonde, maar moet geregistreer word voor 9 Oktober 2014.

Vir verdere inligting, AJV dokumentasie en hoe om te registreer, besoek www.zvpsra.org.za of stuur 'n e-pos aan zvpsra@gmail.com.

City Improvement District
Blackheath

Kennisgewing van Algemene
Jaarvergadering

Die Blackheath City Improvement District NPC (BCID) hou sy AJV en alle belanghebbende persone word genooi na 'n oorsig oor die jaar se bedryfsprent en beplanning vir 2015/16.

Datum: 08 Oktober 2014
Tyd: 13:00
Plak: Home Choice, Skoolstraat, Blackheath

Slegs bona fide lede van die BCID kan stem vir resolusies wat by die AJV ter geleë word. Alle eiendoms- en industriële eiendomme wat binne die BCID val van heds word sonder enige koste daaraan verbonde, maar moet geregistreer wees voor 30 September 2014.

Vir verdere inligting, AJV dokumentasie asook hoe om te registreer, besoek www.bcid.co.za of stuur 'n e-pos aan bcid@nlingley.co.za of tel 021 955 9529.

PRINCE ALBERT MUNISIPALITEIT
KONTRAK NR. 91/2014
VIR VERVANGING VAN BEHEER KLEPPE EN BRANDKRANE
IN PRINCE ALBERT SE WATERNETWERK
T1.1 TENDER KENNISGEWING EN UITNODIGING OM TE TENDER

Prince Albert Munisipaliteit vra hiermee tenders vir verbeterings werk aan Prince Albert se waterretnetwerk.

Die werk bestaan uit die vervanging van beheer kleppe, en brandkrane. Dit is bevestig deur tendersaars in CIDB kontrakteur gradering van 2CE behalwe moetha.

Voorkeur word gegee aan tendersaars wat tender in ooreenstemming met die Voorkeur Verordening, 2011.

Slegs tendersaars wat in best a van 'n geldige belasting uitlatingens Serifikiaal asook 'n B-BBEE serifikiaal sal as geskik beskou word om tenders te lê.

Tendersaars moet geregistreer wees op die Prince Albert Munisipaliteit se Voorreiner Databasis.

Tendersaars wat nie geregistreer is op die Prince Albert Munisipaliteit se Voorreiner Databasis, moet hulle uitlatinge daarvoor om tenders in te lê, maar moet hulle aan die evaluering van die tenders geregistreer wees op die databasis vir hulle tenders om as geeng beskou te word.

Slegs tendersaars wat personeel in heds neem wat aan EPWP verbonde is, geskik om tenders in te lê.

Tender Dokumentasie sal beskikbaar wees vanaf Vrydag, 5 September 2014 tydens normale werksure (08:00 tot 16:30 Maandag tot Vrydag).

Die fisiese adres waar dokumente verkrybaar is, is: Prince Albert Munisipaliteit, Kerkstraat 33, Prince Albert 6930.

'n Nie-terugbetaalbare tender deposito van R 250.00 is betaalbaar in konstant of bank-gewaarborgte jsk uitgereik aan die Waikgeer ahoors dokumente beskikbaar gestel sal word aan voornemende tendersaars vir toewakking.

Navrae in verband met die uitreiking van die dokumente kan gemaak word aan die Voorreiner Kanaal Bestuurder: Merv D. Basson.
 Tel: 023 541 1036
 Faks: 023 541 1331
 E-pos: 023@pramun.gov.za

'n Verpligte uitlatingens vergadering met verteenwoordigers van die Werkgemeenskap sal gehou word op 17 September 2014 om 10:00 by die Munisipale Kantore in Prince Albert, 33 Kerkstraat om 12:00.

Tenders sluit stiptelik om 12:00 op 26 September 2014.

Die Munisipaliteit se tenderbus is toeganklik gedurende normale kantoorure vanaf 08:00 tot 16:00, Maandag tot Vrydag en s gegee by die Prince Albert Munisipale kantore, Kerkstraat 33, Prince Albert.

Tenders wat per teeloon, faks of e-pos asook tenders wat na die sluiting ingedien word sal nie aanvaar word nie.

Tendersaars mag slegs op die oorspronklike Tender Dokumentasie volkome ingedien word. Verstees ten opsigte van die stel, adressering, aflewering, noemskakel asook ewerlenging van tenders is soos verstaan in die Tender Data van die dokument.

H. METTLER
MUNICIPAL MANAGER

PRINCESS VLEI

No development before 2017

CHEVON BOOYSEN
@ChevonBooyesen

The City of Cape Town has undertaken to involve all stakeholders in future plans for the natural haven that is Princess Vlei.

Concerns that the City may "bamboozle" stakeholders came to the fore at the Princess Vlei Forum's (PVF) annual meeting earlier this month.

The Princess Vlei saga has been well documented over recent years.

Inter-site Property Developers had applied to purchase the City-owned land in 1996. The developer aimed to build a shopping mall and taxi rank at the wetlands. But strong opposition from residents and greensies, as well as rezoning restrictions and lapses over the years led to the application eventually running aground.

In March, the City announced it had decided against selling the land and that it will be working with PVF to ensure the preservation of the land.

At the meeting, PVF chairperson Philip Bam said efforts to preserve the land are still in progress. He further emphasised the organisation's main task in the next few months would be to find a balance between it being a campaign organisation and a stewardship organisation.

"We want a firm [undertaking] from the City with regard to their plan of action. The land is still zoned for commercial use until 2017," he explained.

The PVF also wants the land to be recognised as a heritage site, Bam added.

Mayoral Committee member for Finance Ian Neilson says the current plan is to wait for the current zoning to lapse, so that the land can revert to its original zoning.

"By the time a rezoning application is processed and authorised, the current zoning will have lapsed. The section of the vlei in question will be planned and managed as part of the larger public open space," Neilson explained, adding the City is committed to involving stakeholders in developing future plans for the site.

Another of the PVF's objectives is to convince the City to complete the walkway around Princess Vlei, Bam said.

Mayoral Committee member for Community Services and Special Projects Belinda Walker told *People's Post* the completion of the walkway forms part of the area's development plan.

"It form part of the precinct plan for this area, which will include a public engagement process," Walker confirmed.

After meeting with the forum in the past, Walker said the City shares many of the organisation's visions for the wetlands.

"We expect that input from the PVF and other stakeholders will be a significant informant to City departments' thinking around a future spatial development and conservation framework for Princess Vlei," Walker said.

"We would like the involvement of these stakeholders to include discussion on operational and management issues, the exploration of possible quick wins for the area which involve changes in the current use of the operating budget and also the sourcing of external funding for interventions at the vlei," Walker says.

The PVF also suggested the City avail a budget for the management of the land, but Neilson said this will be only be awarded on merit.

"Funding for conservation efforts at Princess Vlei will be part of the City's broader conservation budget and will be allocated in relation to other conservation needs in the city," Neilson explained.

What are your thoughts? Starting with the word "Post" SMS your opinion to 32516. SMSes cost R1.



UNCHANGED: The Princess Vlei Forum has been engaging with the City in efforts to make progressive decisions concerning the conservation of the site. PHOTO: MARK WARD (FILE)

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Zeekoevlei Peninsula Special Rating Area (ZVPSRA)

Notice of Annual General Meeting

KEEP THE DREAM 307 NPC ("the Company"), will hold its Annual General Meeting as below and all stakeholders are invited to a review of the year's activities and planning for 2015/16

Date: 15th October 2014
Time: 20h00
Venue: Zeekoevlei Yacht Club, Peninsula Rd., Zeekoevlei.

Resolutions presented at the AGM can be voted on only by bona fide members of the company. This membership is available free of charge to all owners of property within the ZVPSRA footprint, but they must be registered before 8 October 2014

For further information, AGM documentation and how to register go to www.zvpsra.org.za or e-mail zvpsra@gmail.com

LAKEVIEW COMMUNITY CHURCH
GOSPEL CAMPAIGN

With Evangelist Fred Mccoy from the USA

When: 21st till 24th September 2014
Where: Lakeview Community Church
Cnr of Concert Blvd & Cowell Way, Retreat

Sunday evening 21st at 17:00 | Monday 22nd till Wednesday 24th at 19:30
Call 0823777339 for more information

ALL WELCOME

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SOUTH AFRICA

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1800 x 900 R275	1500 x 900 R1150
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1800 x 1200 R1200	
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1800 x 900 R1120	600 x 2100 R1150
1200 x 900 R1120	1500 x 1500 R1150
1500 x 900 R1120	1500 x 1800 R1150
	1800 x 1800 R1150
	1500 x 1800 R1150

BURGLAR BARS ALSO AVAILABLE [FITTING CAN BE DONE AT A SMALL FEE]

Minutes of Zeekoevlei Peninsula Special Rating Area (Keep The Dream 307 NPC) Annual General Meeting of Members held on Wednesday 15th October 2014 at 8.00 pm at the Zeekoevlei Yacht Club.

Registered office: MRC House, 23 Victoria Rd., Zeekoevlei 7941. Email: zvpsra@gmail.com
Website: www.zvswatch.org.za

AGENDA

1. Welcome
2. Attendance
3. Apologies
4. Quorum to constitute meeting
5. Minutes of previous AGM meeting
6. Matters arising
7. Chairman's Report 2013/14
8. Financial Report 2013/14
9. Confirmation of Annual Financial Statements 2013/14
10. Approval of 5 Year Budget and implementation for period 2015/2020 & Utilisation of accumulated surplus funds
11. Appointment of Auditors for 2015/16
12. Appointment of Company Secretary for 2015/16
13. Appointment of Directors
14. General
15. Conclusion and refreshments.

Andy Chisholm chaired the meeting and called the meeting to order

The chair, Andy Chisholm welcomed everybody, asked for cell phones to be turned off, mentioned that Councillor Shawn August had been invited, but was not present. He also welcomed representatives from City of Cape Town – Joepie Joubert and Runan Rossouw. Andy asked everyone present to sign the register.

Apologies – Andy Chisholm

- Mike Farquhar
- Steven Flesch
- Doug Alison
- Clare Gardener
- Nicki Stock
- Jimmy Baigrie
- Anne Keytel
- The Nankins

Quorum

The Chair outlined that there was a quorum, and as such the meeting was constituted and could continue.

Minutes of previous meeting

The minutes of the 2013 AGM were proposed for acceptance by Stew Penney and seconded by Piet Groenhof.

Chairman's Report 2013/14 – Andy Chisholm

Security: 409 Incidents were reported by Pro-Sec during the period since the last AGM. The majority of the reported incidents were gates left open or accidental alarm activations. There was some petty crime and a kidnapping that appeared to be an internal domestic matter. There was a decline in incidents from last year which appears to reflect a genuine reduction rather than Pro-Sec under-reporting incidents.

Stew Penney, who heads up the Security Portfolio and interfaces with Pro Sec then provided some input:

Stewart outlined that we have renewed our contract with Pro-Sec for 2015 as they have been doing a good job as outlined by the statistics. He meets with Pro-Sec regularly to discuss patrols and incidents. Pro-Sec patrol on bicycle every hour and there are electronic logging points on the routes they patrol. Stew estimates about 95% of regular patrols are started and finished.

Stew requested questions from the floor.

Q1. Roger Godwin requested that the security staff write down the numbers of vehicles doing driving lessons for one month because he said that L plates were the perfect disguise for criminal elements to come in. This request was noted.

Q2. Richard Cammel asked speakers to announce their names for the minutes and Andy reminded everyone that Richard was recording on audio only for the minutes.

Andy Chisholm then outlined that speed bumps had been constructed at the creche and ZEEP area and have made a significant improvement to speeding in that area.

Q3. Grant Pedder suggested that if more bumps are built perhaps the bumps be made slightly less violent. Andy Chisholm said that this was out of our control but we could and would certainly ask.

Financial Report for year ending 30 June 2014

An abbreviated version of the SRA financial report was published with the notice of the AGM.

Levies received were just under R351,000. Additional income included the retention fund and some interest.

The largest expense of the SRA for 2014 was security at R363,000. Total expenditure for the year was R376,000, allowing for a surplus of approximately R22,000.

Security, cleansing, insurance, web-site, advertising and bank charges were all slightly less than budgeted for. There was a fine from SARS for late payment of VAT due to administrative issues – this money may be recoverable.

On the balance sheet, there is R179,000 in the bank.

Confirmation of Annual Financial Statements 2013/14

Andy Chisholm asked for approval of the financial statements. Piet Groenhof proposed and Stewart Penney seconded that the Annual Financial Statements be accepted.

The SRA is nearing the completion of the first 5 years of operation. This requires that the SRA submit a budget and business plan for the next 5 years. This has been done with help from the council members. The Chair thanked Joepie and Runan for their assistance.

Consideration of 2014/15 Budget

Pro-sec have agreed to reduce their annual increase in fees from 8% per annum (pa) to 6% pa for the next 2 years. Other expenses have been escalated at 8% pa.

Cash reserves – the committee believes the SRA requires 3 months cash reserves and needs to make provision for a more expensive security provider in the event that Prosec can't or won't continue to be our service provider. Together, these requirements require a cash reserve of R127,000.

Closing bank balance for the period was R179,000.

Although the cash reserves have increased, we did not receive any money from the retention fund this year largely because there were a large number of successful objections to the rates valuations and outstanding rates payments from residents. The SRA will not be receiving funds from the retention fund in the coming period and probably the next as well.

The proposed budget for the coming financial year was presented as laid out in the Agenda for the meeting. The proposed levies will increase by 9.84%, which has been mitigated by Pro-Sec agreeing to limit their increase to 6% over the next 2 years. The budget for the coming year is well under the 2013 predicted amount of R444,000.

The Chair asked the floor for questions on the proposed budget. None were forthcoming.

Viv James proposed and Helen Groenhof seconded acceptance of the budget. Piet Groenhof proposed and Paddy Smith seconded the new 5 year plan being accepted.

Appointment of Auditors

Cecil Kilpin have agreed to continue to be our auditors on a pro-bono basis. Andy Chisholm mentioned the rules around using the same auditors on an ongoing basis. There were no objections and Lorna Norris proposed and Sandy Schuurmans seconded the motion.

Appointment of Auditors for Company Secretary Duties

Cecil Kilpin have offered their secretarial services on a pro-bono basis. Lorna Norris proposed and Sandy Schuurman seconded the motion.

Appointment of Directors

The term of office for Directors of the SRA is 3 years. Each year 1/3 of the directors must resign. In terms of this requirement, John Day tendered his resignation as a director. The remaining 2 Directors (Andy Chisholm and Stew Penney) made themselves available to stand for a further year. John Day was nominated as a Director and has agreed to stand for a further year. All 3 were elected to Directors posts with the community's thanks.

General**Andy Chishom opened the floor for general discussion.**

Q1. Roger Godwin asked a question unrelated to SRA matters regarding the Council accounting period. Joepie agreed to find an answer and pass it on to RG via the SRA.

There was a question about the possibility of the SRA doing recycling. Andy Chisholm explained that this had been tried in the past at the hut, but the initiative had been halted. Andy suggested we use the scout hall at the top of Victoria Road.

Dalton Gibbs proposed a vote of thanks to the 3 directors.

Andy Chisholm thanked Prosec, the guards, the residents, the committee members, particularly Sandy Schuurman who has resigned and whose minute taking skills will be sorely missed, Runan and Joepie and the Zeekoevlei Yacht Club for the use of the venue

...

Meeting closed at 9pm.

Conclusion and refreshments

Tea and Coffee served.