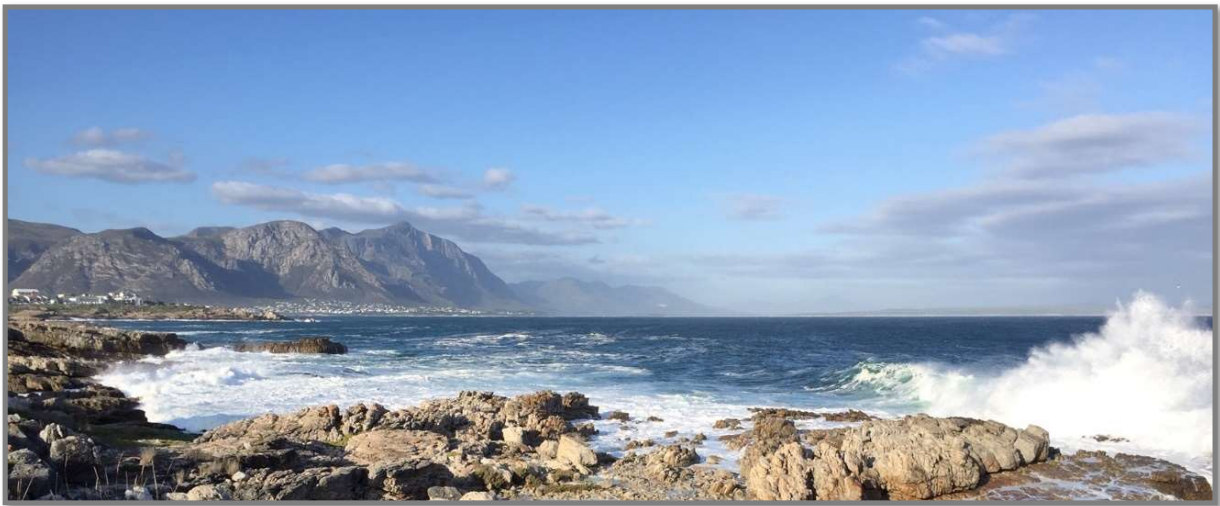




BUSINESS PLAN FOR THE PROPOSED HERMANUS SPECIAL RATING AREA (HSRA)



This business plan was compiled by the Steering Committee of the proposed Hermanus Special Rating Area (HSRA) in accordance with the *Overstrand Municipality: Special Rating Area By-law 2016*, promulgated in the *Provincial Gazette Extraordinary 7692* (21 October 2016); the requirements of *Section 22 of the Municipal Property Rates Act of 2004*; and the *Overstrand Municipality: Special Rating Area Policy* (1 July 2019).

It is aimed at assisting the Council in the fulfilment of its objectives and developmental duties as set out in its *Integrated Development Plan (IDP) for the 5-year period 2017/8 – 2021/22 (2nd Final Review of 5-year IDP 2019/20)*.

Basic Information

Name of proposed Special Rating Area: Hermanus Special Rating Area (HSRA)

Town: Hermanus mapped area

Municipality: Overstrand Municipality

Applicant / Contact Person: Michael Farr

Steering Committee (see Appendix A for biographical details):

Mr Michael Farr (Chairperson)

Mr Gideon Serfontein

Mr Jan Cilliers

Mr Barry van Vuren

Mr Terry McCarthy

Mr Lourens Theron

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1. Definitions

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| Additional Rates | An additional rate on property in the defined area for the purpose of raising funds for improving or upgrading that area. |
| By-law | Overstrand Municipality: Special Rating Area By-law 2016 |
| CCTV | Closed Circuit TV. A self-contained surveillance system comprising cameras, recorders and displays for monitoring activities. |
| Mapped Area | Refers to the geographically defined area within Hermanus with the boundaries being from 17 th Avenue in the East up to Swartdam road in the West, with Still street as the southern border and Fernkloof Nature Reserve as the northern border. |
| HSRA | Hermanus Special Rating Area. A geographically defined mapped area, in which property owners contribute additional rates to enhance and supplement municipal services. The boundaries of the proposed HSRA being; 17 th Avenue in the East up to Swartdam road in the West, with Still street as the southern border and Fernkloof Nature Reserve as the northern border. Suburbs included in this area are Westcliff, Westdene, Industria, Northcliff, the Central Business District, Eastcliff, Hermanus Heights, Fernkloof, Kwaaewater and Voelklip. |
| IDP | Overstrand Municipality's Integrated Development Plan |
| Management Body | The non-profit company (NPC) structure of the Special Rating Area as contemplated in the Companies Act, which is referred to in the Overstrand Municipality Special Rating Area By-law as "the management body". |
| NPC | Non-profit Company |
| OM | Overstrand Municipality |
| Policy | Overstrand Municipality: Special Rating Area Policy (1 July 2019) |
| SRA | Special Rating Area. A clearly defined geographical area, in which property owners contribute additional rates to enhance and supplement municipal services. |

2. Executive Summary

This business plan describes the intention of the Hermanus Special Rating Area (HSRA) Steering Committee to have a Special Rating Area (SRA) declared in the town. The *Overstrand Municipality: Special Rating Areas By-law, 2016* allows property owners to supplement municipal services with top-up services considered by them to be appropriate for satisfying the specific needs of their community. The business plan describes these envisaged services and how they align with the provision of law enforcement and a safe and healthy urban environment as intended in the Overstrand's Integrated Development Plan (IDP) 2017/8 – 2021/22 (2nd Final Review of 29 May 2019 of 5-year IDP 2019/20).

The boundaries of the proposed Hermanus Special Rating Area (HSRA) are 17th Avenue in the East up to Swartdam road in the West, with Still street as the southern border and Fernkloof Nature Reserve as the northern border. Suburbs included in this area are Westcliff, Westdene, Industria, Northcliff, the Central Business District, Eastcliff, Hermanus Heights, Fernkloof, Kwaaiwater and Voelklip.

An urban management survey of property owners shows that there is a perceived need for the maintenance and enhancement of a safe environment and for maintaining preferred standards of cleanliness and the appearance of public areas of the area in terms of the municipal by-laws, safety plan and IDP.

It is the aim of the proposed HSRA management body to assist the Overstrand Municipality (OM) by:

- Improving the monitoring of public areas using advanced technology;
- Identifying, reporting and following up any need for restoring public spaces to prevent urban decay;
- Contributing to maintaining a clean and healthy environment through inspection and by reporting and following up any threat to the environment and any aberration of acceptable levels of cleanliness and appearance of public spaces;
- Contributing to maintaining a safe environment for all the residents and visitors to the area; and
- Monitoring the violation of municipal by-laws and reporting inappropriate behaviour in public areas by informing law enforcement services to deal with these issues.

The cost of providing these services is expected to be in the region of R8 300 000 annually at current prices, to be sourced by the Overstrand Municipality from rateable property owners', as an additional rate on property value, as envisaged in the five-year budget and implementation plan described in this business plan. The benefits to be gained would include: an improved safe environment and a more attractive urban and natural environment.

In accordance with the Overstrand Municipality Special Rating Area By-law, the intention is to establish a non-profit company (NPC) with members, managed by a board of directors elected by HSRA property owners and acting in accordance with the property owners' mandate, and in compliance with the *Overstrand Municipality: Special Rating Areas By-law, 2016* and the *Overstrand Municipality: Special Rating Area Policy*.

3. What is a Special Rating Area?

"The special rating area model is based on international best practice. It is aimed at preventing the degeneration of towns and the consequential urban decay, and facilitating their upliftment, economic growth and sustainable development.

*The Overstrand Municipality recognises special rating areas as a potential tool for assisting it to fulfil its constitutional and statutory obligations to allow property owners within a geographical area to improve and upgrade their area by means of a property rate in addition to the standard property rate."*¹

The Western Cape Government promulgated the *Overstrand Municipality Special Rating Area By-law* (Appendix B) in 2016 and the Overstrand Municipality approved the *Overstrand Municipality: Special Rating Area Policy, as revised* (Appendix C) in 2019, thereby setting the platform for property owners to establish such areas in the Overstrand Municipal area. The Hermanus Special Rating Area (HSRA) Steering Committee identified special rating area (SRA) legislation as a sustainable means of both addressing issues regarding a safe environment and preventing urban degeneration.

The intention is to establish Hermanus SRA (HSRA) as a non-profit company with members managed by HSRA property owners and responsible for managing and implementing mentioned supplementary services deemed by the community to be necessary and supplementary to the services provided by the Overstrand Municipality. HSRA property owners would be required to pay an additional rate to fund these supplementary services. The

supplementary services, undertaken on behalf of all property owners, will represent provision of systems that enhance effective monitoring and reporting infringements to the authorities.

“The applicant must provide written proof to the Council that owners of rateable property within the boundary of the special rating area, who own not fewer than 50% (fifty percent) plus 1 in number of such properties, approve of the formation of the special rating area.”²

The additional monthly rate payment for HSRA will be determined by the property’s municipal valuation and will amount to 0.00061 cents in the Rand per annum. It will be collected by the Municipality from property owners in the area and paid over to a non-profit company (NPC) responsible for operating the SRA. These funds would then be used to cover only the expenses of the Hermanus SRA (HSRA). (*“Before Overstrand Municipality will consider allowing ratepayers in a special rating area to carry out these administrative and other functions in relation to the area, the Steering Committee must establish a non-profit company (NPC) in terms of the Companies Act for that purpose.”³*)

The additional rates due by property owners in the area would be in proportion to the municipal valuations on their properties and used for the benefit of the entire community. The cost of the proposed supplementary services will benefit property owners by providing them with a sense of communal pride in a well-managed, safe town.

“Ultimately, the decision whether or not to determine a special rating area rests with the Council in its sole discretion.”⁴

4. Why should Hermanus mapped area become an SRA?

4.1 Background and Motivation

The Overstrand Municipality (OM) has an **Integrated Development Plan (IDP)** (available in pdf format as [Final 29 May 2019 IDP 2nd Review of 5 year IDP 2019/20](https://www.overstrand.gov.za/en/documents/strategic-documents/integrated-development-plan/6421-final-2019-2020-idp-review-29-5-2019) at <https://www.overstrand.gov.za/en/documents/strategic-documents/integrated-development-plan/6421-final-2019-2020-idp-review-29-5-2019>) which describes the effective management of its municipal area. In most instances the IDP satisfies the basic needs of the various communities and areas within the large geographical area OM serves.

The *“creation and maintenance of a safe and healthy environment”* is listed as one of the 5 strategic goals or objectives of OM. It is also described as one of 5 *“focus areas to guide the 5-year IDP cycle.”⁵*

One of the areas of major concern in HSRA is the safety risk that accompanies civil disobedience. In the 2019/20 IDP Review this is identified as one of seven priorities to be addressed by the approval and implementation of a strategy to deal with it.⁶ It is stated that one of the causes of this risk is that *“opportunistic criminals take advantage of protest actions when the resources of the SAPS and Law Enforcement are used for crowd control.”*⁷

The installation and operation of CCTV cameras at the entrances and at strategic areas is listed as a priority in the IDP.⁸

The role of OM Law Enforcement and the importance of By-law enforcement are described as follows in the IDP:

“Overstrand Law Enforcement role is bylaw related, emphasis is on compliance to municipal bylaws as mandated by the Constitution, while SAPS focus is on the criminal procedure act. It’s a matter of bylaw offences vs criminal offences.

If Overstrand Municipality wants to attract more tourists and investors we should get our house in order and enforce effective policing of our By-laws to correct and improve tourism and investors’ confidence in Overstrand. Section 152 of the Constitution of South Africa provide us with the objectives of local government and Section 152(1)(d) states that one of the objects of local government is to provide a safe and healthy environment. Therefore safety and security remains one of the main objectives of our IDP.

The Overstrand Municipal Safety Plan focuses on integrated increased visible patrols to prevent crime in all communities in an effort to deter Bylaw related offenses that have an impact on the quality of life of residents. Under section 156 (1) (b) of the Constitution, read with Government Notice 1114 in Government Gazette 41982 of 19 October 2018, another of the competencies of the municipality is to appoint law enforcement officers to provide law enforcement services in its area of jurisdiction. Government Notice 1114 gives power to Law Enforcement (i.e. peace officers) to deal with public safety, crime and road traffic policing in the Jurisdiction. During the 2018/19 - 2019/20 financial years the Western Cape Provincial Government allocated funding to establish a K9-unit in the Overstrand. The purpose of the K9 unit is to expand the capability of Law Enforcement in dealing effectively with public safety crimes such as poaching, drugs and narcotics and monitor and report on these crimes. Adopting a zero-tolerance approach towards traffic, By-law and other offences and promoting ethical conduct amongst all members are other key elements of the plan which will contribute

to the creation of a peaceful, stable and prosperous community. The Safety Plan has been developed to incorporate Traffic, Law Enforcement and Fire Services and was submitted to the Department of Community Safety. This Safety Plan is reviewed by end June in a 3-year cycle in conjunction with all the relevant role players and is available from the Directorate Protection Services (028 313 8914). A Municipal Community Safety Forum (CSF) is in place and meets annually. The Safety plan is distributed to all CSF members.”⁹

“The Municipal Systems Act, No 32 of 2000 provides the directive in terms of the role of Local Municipalities towards safer and secure communities. The indication from the Act is that the Municipality as the closest sphere of government to communities must promote a safe and healthy environment.

The Directorate Protection Services has the responsibility to enhance the health and safety with the community by means of a law enforcement service in order to ensure the preservation of order within its legal area of responsibility. The National Road Traffic Act No 93 of 1996, the Criminal Procedure Act No 51 of 1977 and the Municipal by-laws strengthen the local authority’s ability to regulate the social environment and intimidating factors flowing from it that may affect the communities right to live without the fear that it will impact on their quality of life.

Law enforcement, performed by traffic and By-law officials, concentrates on enforcing traffic laws, municipal By-laws and crime prevention interventions. Active involvement of the South African Police Service and Provincial Traffic Service in operational activities was conducted with the focus to clamp down on offences which endanger life and property. The Law Enforcement unit of the Municipality focuses on the following aspects of community safety:

- *Road traffic safety and enforcement (Traffic).*
- *Administration regarding driver’s licenses and vehicle registration.*
- *Municipal By-laws and regulations.*
- *Road Safety Awareness campaigns.*
- *Crime prevention.”*

However, the challenges and issues as stated in the IDP show that more needs to be done to address the safety situation:

“The current status of law enforcement is very challenging with key issues facing the functioning of this department viz. shortage of resources, budget constraints, and high level of

absenteeism. Strain on existing personnel reserves general levels of crime, homelessness, anti-social behaviour and general community apathy.

It is our firm intention, this financial year, to expand our partnership through local communication and fulfilling our role as an effective, community orientated public safety agency. In order to accomplish this we will work diligently towards carrying out the vision of Overstrand Municipality. We will ensure the delivery of equitable professional, effective and efficient public safety services and will strive towards continuous improvement of service excellence and delivery.”¹⁰

Residents of HSRA have first-hand experience of these challenges and recognise that Overstrand Municipality’s capacity to deliver a sustainable and high-quality service to all its residents is hampered by the large area it serves, shortage of resources and that most of the offences occur outside normal office hours.

The Hermanus Special Rating Area (HSRA) Steering Committee is of the opinion that these services need to be supplemented and enhanced to ensure a safe and healthy environment. This can be done by establishing the HSRA. This is addressed in the IDP:

“One of the recent additions to the policies, the Special Rating Areas Policy, is aimed at further investment into areas where, through co-operation between municipalities and private business, municipal top-up services could serve to uplift areas to address or prevent degeneration in order to address public safety, and to support and encourage property investment.

The top-up municipal services typically include the provision of top-up public safety, public area cleaning services, maintenance and/or upgrading of the urban public environment and/or infrastructure in a Special Rating Area (SRA).

Special Rating Areas is municipal facilitation of an additional rate levied on property value, payable by owners in a defined area, to raise funds for the improvement or upgrading of such an area. SRA’s thus provide a formal structure through which to finance top-up services.

The top-up services provided by SRA’s enhance and supplement municipal services already provided by the municipality. Services offered within an SRA do not replace the services of the Municipality, but rather complement and supplement those services.

Individual SRA's are unique in nature due to geographical settings, population density, zonings and property values. The cost of the top-up municipal services allows individual property owners to benefit from a well-managed neighbourhood, including a shared sense of communal pride, safety and social responsibility.”¹¹

In the commissioned urban management perception survey analysis it stated that although more than half of respondents had never been a victim of crime, safety in the area is a concern. Many participants stated that they do feel safe in Hermanus, but only during the daytime. Many respondents, noted that the foot patrols in the area make them feel safer, but would like to see more patrols around Hoy's Koppie and on the Cliff Path.

Additional monitoring services, such as the Hermanus Public Protection (HPP), neighbourhood watches and security companies were viewed very favourably and deemed essential in preventing crime. Municipal law enforcement and the Police Service tended to be viewed as average by a majority of the respondents.

Tourism is highlighted as one of the key economic activities in the Overstrand Municipality area in the IDP.

“The area boasts a host of tourist attractions, products and activities that contribute significantly to employment creation and GDP, making it a destination of choice to many.”¹²

“Environmental Management is one of the Strategic Directives in the IPD. “The natural beauty of the Overstrand Municipal Area and its abundant environmental wealth are the region's greatest assets.”¹³

A sustainable way to achieve the IDP goals of a safe and healthy environment for the community of the HSRA, is to establish a Special Rating Area (SRA). Supplementary intervention through coordinated management of the area will further improve public safety and cleansing services. Ongoing joint efforts will ensure that HSRA continues to be a desirable investment and tourism destination.

4.2 Proposed Special Rating Area

The proposed Hermanus Special Rating Area (HSRA) is a geographical area which includes Westcliff, Westdene, Industria, Northcliff, the Central Business District, Eastcliff, Hermanus Heights, Fernkloof, Kwaaewater and Voelklip. It is the residents in this area who will contribute in a sustainable manner – by means of a monthly additional rate levied on their property taxes

- towards supplementary services, thereby ensuring a safer, healthier and cleaner environment for the community as a whole. This additional rate should be affordable to property owners and its impact on the average property owner's rates should be as low as possible.

The proposed supplementary services include: cleansing services; monitoring and patrolling response vehicles (24/7); foot patrols in the CBD, along the Cliff Path and Hoy's Koppie; bicycle patrols in the suburbs; and an advanced monitoring system of CCTV cameras at strategic points (in the instance of a municipal decision, to transfer existing Hermanus Public Protection (HPP) assets to the HSRA). The system will be linked to a control room which will be staffed 24/7.

It is the intention that the HSRA NPC will provide a supplementary service in collaboration with OM Law Enforcement, through the municipal central Incident Command Centre (ICC).

Access to all information will be under strict confidentiality agreements and within the boundaries of what is legally permitted. Sharing information between OM Law Enforcement and other law enforcement agencies (within the confines of their mandated functions) will be conducted in compliance with the *Protection of Personal Information act* (POPI) as well as the *Promotion of Access to Information act*.

4.3 Map of the proposed HSRA

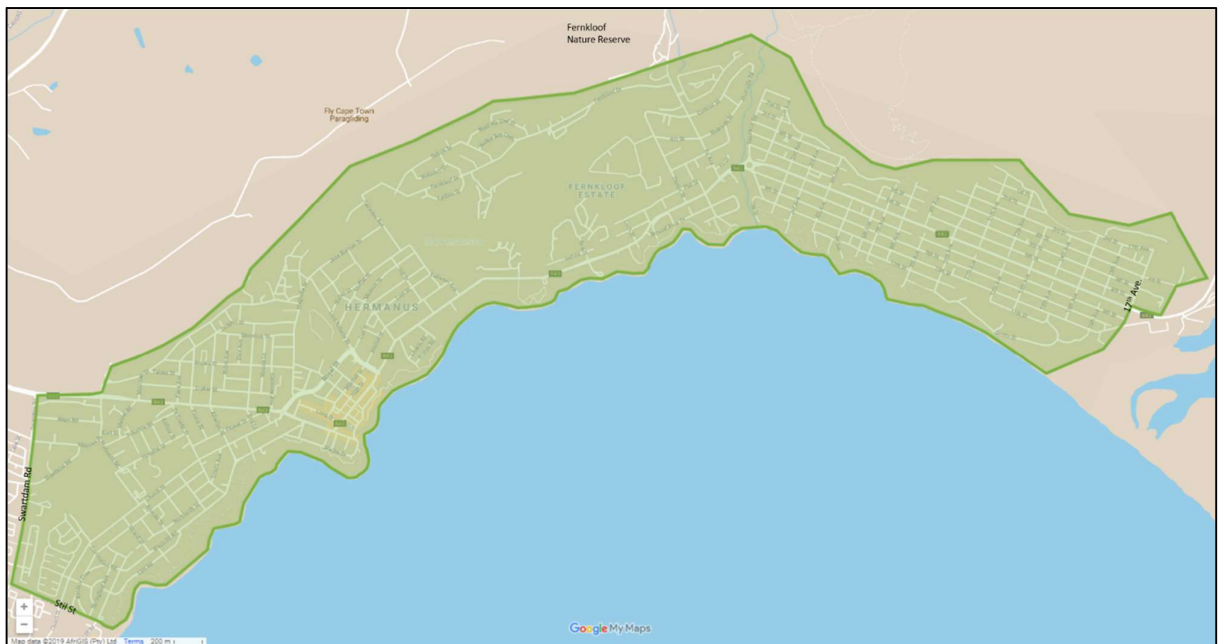


Figure 1: Proposed Area for HSRA

5. Overstrand Municipality's IDP

The proposed supplementary service will be in line with and linked to OM's 2017/8 – 2021/2 5-year IDP (2nd Final Review 29 May 2019). In order to ensure that the service complies with the directives of the IDP, this business plan has been compiled in consultation with officials of the OM, namely the Directorates for Finance and others. Everything possible has been done to make sure that the plan is consistent with the Overstrand Municipality's IDP as per the Service Departments' plans.

Every stage of the plan has been and will be submitted to the office of the CFO for comments and suggestions and in coordination with municipal departments.

6. Urban Management Perception Survey

6.1 Requirements

According to the *Overstrand Municipality Special Rating Area Policy* the following is required:

*"The Steering Committee will be required to conduct an urban management survey (only one survey per property owner) of not less than 20% of properties in the database (proportional split in terms of the usage code is required). In addition a random sample of people within the area, which is equal in number to not less than 5% of the properties in the database, is also required. Where a reduction in the number of survey forms is required it may be motivated for consideration by the CFO."*¹⁴

6.2 Database of Taxable Properties

In accordance with the *Overstrand Municipality Special Rating Area Policy*, the OM has provided the Steering Committee with the contact details of property owners in the HSRA.

The database was made available to the Steering Committee in October 2019 after an agreement of confidentiality was signed by both parties. Property owners' contact details were and shall only be used for communicating with ratepayers about matters concerning the establishment and (should it be approved) the management of the HSRA NPC. It will not be made available to a third party.

According to the database of taxable properties, there are 5501 erfs in the HSRA. To meet the Policy requirements, not less than 20% or 1100 of property owners and not less than 5% or 275 of random users must be surveyed.

6.3 Methodology

The Steering Committee developed an urban management survey related to the goals of the proposed HSRA. The HSRA Steering Committee appointed Douglas Parker Associates (DPA) to independently conduct and analyse the survey (Appendix D).

The internet-based platform SurveyMonkey was used to gather and process responses. A link to the survey was emailed to property owners, together with the request to complete the survey on the 14th of October 2019. Notices to complete the survey and reminders were sent through the local media, bi-weekly email reminders and shared on Hermanus Facebook community pages. Ratepayers Associations were asked to elicit responses from their communities.

SurveyMonkey recorded each respondent's IP address and these, together with the responses, are available for verification purposes. Respondents were also asked to provide their names and addresses and, where applicable, the address and name of the trust under which the property was registered. This was done so that the responses could be compared to the OM database made available to the Steering Committee and correct erf numbers could be assigned to each response. The property owners perception survey closed on the 18th of November 2019.

A total of 1393 individuals participated in the urban management perception survey. In accordance with the *Overstrand Municipality Special Rating Area Policy*, 1117 (20%) respondents were property owners (identified by erf number in the property database), of which 972 were residential property owners, 63 business owners and 82 vacant land owners. In addition, 276 (5%) random users responded to the survey. It should be noted that not all participants responded to every question in the survey, as they were not obliged to do so. A majority, however, answered most of the questions.

6.4 DPA Perception Survey Analysis

Perception of Safety and Security

"Although more than half of respondents had never been a victim of crime, a majority of all respondents were of the opinion that safety in the town was becoming a problem and that they still felt safe in Hermanus, but only during the daytime.

Additional security services, such as the HPP, neighbourhood watches and security companies were viewed very favourably and deemed essential in preventing crime. They typically major

security services, such as municipal law enforcement and the Police Service, tended to be viewed as merely average by a majority of the respondents. Regarding traffic control, a majority viewed these services as between very good and average. It would thus appear that, if municipal law enforcement and the police are not deemed completely effective, additional services are viewed as being required to help limit crime.

In terms of crimes, respondents viewed burglary as the biggest problem in Hermanus, with theft without forced entry being deemed the second biggest problem.

Regarding the breaching of bylaws, respondents viewed trespassing on private property as the biggest problem, with unlawful dumping of rubbish and malicious damaging of property viewed as the second largest problems (perhaps due to all the recent rioting and unrest).

More than half of the respondents agreed with, and supported, the statement that all property owners should share responsibility for ensuring a safer town.”¹⁵

Perception of Cleanliness

“The majority of respondents opined that Hermanus is an attractive town, but that litter (especially during the holidays) and the illegal dumping of rubbish were viewed as very problematic.

Positively, a majority of the respondents felt that the Municipality was doing an excellent job with regards to the maintenance of public walkways, pavements and benches.”¹⁵

Conclusion

“Almost all of the respondents stated that the preservation of the natural environment is important. This notion also fits in with respondents’ view that littering and illegal dumping of rubbish is currently problematic.

Fitting in with the questions dealing with safety and security, respondents viewed the safety of residents and visitors as being the biggest need in Hermanus that needed to be addressed. An attractive and clean town was deemed the second biggest need that needed focusing on.

Final comments and suggestions by respondents were split between issues already focused upon by the main questions in the survey, and any other issues that respondents also deemed important:

Respondents once again emphasized equality for all (including the provision of housing) which could lead to a decrease in crime and breaching of bylaws. Furthermore, their worries w.r.t.

safety and security, as well as the need for a clean environment and the importance of tourism, came to the fore, as well as their views (both positive and negative) on the Municipality and the HPP / HSRA.

Other issues emphasized included baboon management, the revitalization of the CBD, the New Harbour and dog-related issues.”¹⁵

7. Public Meeting, Consent (Voting Process) and Objections

A public meeting must precede the application of a special rating area. *“The purpose of the meeting is to enable the applicant to consult with the property owners who will be liable for paying the additional rate within the proposed special rating area with regard to the proposed boundaries of the area and the improvement and upgrading of the area.”¹⁶*

Prior to holding the meeting the applicant must give notice to all property owners, the meeting must be held not less than seven days and not more than 30 days after the date of the notice.¹⁶

Support may only be obtained following the first public meeting. Property owners in the HSRA are required to complete a consent form which will be filed and cross-referenced. Majority support of 50% (fifty percent) plus 1 must approve the formation of the HSRA.¹⁷

“Any property owner that wants to object to the establishment of a special rating area or to the provisions of the business plan can do so by indicating it on the consent form. The objector will be required to submit an objection letter once an application for the establishment of a special rating area is submitted to Council.”¹⁸

7.1 Proof of Consent (Voting Process)

The consent of HSRA ratepayers will be asked via approved consent forms. These will be sent by e-mail (with a link to the consent form), by Post Office mail or delivered by hand.

The HSRA Steering Committee will hand over all consent forms or duplicates thereof to the Municipality as proof that the majority of property owners (representing 50% plus 1 or more of the rateable properties in HSRA) accept liability for paying the additional rate.

Proof will be kept of notices of public meetings contemplated in the *Overstrand Municipality Special Rating Area By-law*.

The minutes of public meetings will be published on the HSRA website.

Every ratepayer participating in the process will be asked to identify himself/herself as the lawful owner or authorised signatory of any said property.

Ratepayers may submit objections once the application for the establishment of HSRA has been submitted for approval to the OM council.¹⁹

8. Vision, Mission and Goals

8.1 Vision

The vision of the Hermanus Special Rating Area (HSRA) is to create and maintain an environment, that is safe, clean, caring and sustainable, for the benefit of all its residents and visitors.

8.2 Mission

It is the mission of the Hermanus Special Rating Area (HSRA) to improve the public environment to the benefit of all. To deliver supplementary municipal services as determined by the community, to ensure, in a sustainable manner, a safe, healthy and clean environment for residents and visitors. The services shall be supplementary to those services already provided and rendered by Overstrand Municipality (OM).

8.3 Goals

8.3.1 Management

- To manage the proposed HSRA effectively and sustainably.
- To ensure a safe environment and provide supplementary cleansing services.

To reach this goal a non-profit company (NPC) with members will be formed as defined in section 1 of the Companies Act No 71 of 2008.

*"The inaugural memorandum of incorporation ("**MOI**") of the NPC must be aligned with the prescribed format determined by the CFO; and any amendments thereto must be approved by the CFO."*²⁰

8.3.2 Safe Environment

- To work in collaboration with OM Law Enforcement, through a municipal central Incident Command Centre (ICC).

- To promote, together with the OM Traffic and Law Enforcement departments, community involvement, thereby enhancing a safe environment for all residents within the framework of the relevant OM legislation.

8.3.3 Clean and Healthy Environment

- To support OM by monitoring problem areas in order to report on illegal littering; rubbish dumping; blockage of storm water canals; areas and residences that constitute a fire hazard; alcohol abuse in public areas; issues regarding problem animals, the need for the clearing of alien vegetation and fire breaks and the maintenance of foot paths and board walks.

9. Implementation Plan

9.1 Service Providers

Service providers will be appointed through a tender process implemented by the HSRA NPC. As far as possible the HSRA NPC will make use of local service providers. Service provider appointments will be in accordance with the *Overstrand Municipality Special Rating Area By-law and Policy*.

The process and appointment of all service providers will be communicated to property owners on the HSRA NPC's website and in newsletters.

Service providers will be appointed and managed with a commitment to good, fair and transparent governance.

Service providers will be contracted to supply supplementary public safety and crime prevention monitoring services and supplementary cleansing services.

9.2 Services

9.2.1 Supplementary Public Safety and Crime Prevention Monitoring Services

- Patrol officers on foot in the CBD area and vehicle patrols throughout the area. The vehicle patrols will be on a 24-hour basis, 7 days a week.
- Foot patrol officers will be used primarily in the CBD and on the Cliff Path which stretches from the New Harbour to Grotto Beach.
- Vehicle patrols will be throughout all the suburbs included in the HSRA area.
- Activities will be monitored through GPS tracking from the control centre.

- The HSRA NPC will have access to a minimum of 19 monitoring CCTV cameras, in the instance of a municipal decision, to transfer existing Hermanus Public Protection (HPP) assets to the HSRA.

Crime Prevention Monitoring

- Maintaining a high technological camera monitoring system within the boundaries of HSRA.
- Providing facilities and 24/7 monitoring in a well-managed control room within the boundaries of OM.
- Providing an internet service for the system.
- Supplying software for the system.
- Supplying internet connection to the License Plate Recognition (LPR) database within the requirements of the Protection of Personal Information (POPI) and the Promotion of Access to Information acts.

Crime Prevention and Safety in Public Areas

Providing monitoring and response staff with the necessary qualifications as well as vehicles for HSRA.

In order to improve crime prevention and public safety, the HSRA will participate with inputs into the comprehensive and integrated safety and security plan for the area through municipal processes.

The HSRA NPC will participate in any safety and security forums in association with the municipality. This forum will encourage the involvement of members of the HSRA, property owners, residents, tenants, businesses and representatives of the abovementioned organisations.

Monitored Advanced Camera Systems

The management of advanced camera systems will be operated as follows:

Cameras will be linked via the internet to a control room. This will be done under the direction of the HSRA Board and in cooperation with the OM Protection Services Department. Should other towns in the neighbouring area decide to do the same, the system should be linked to the same database. In this way all human and vehicular movements in the area will be monitored, which, in turn, will help law enforcement agencies with general law enforcement and enable quick response in emergency situations. It will be done in compliance with the

Protection of Personal Information act (POPI) as well as the Promotion of Access to Information act.

The HSRA NPC will comply with the OM's strategies and other applicable legislation/policies/By-laws in relation to, among others, regulation of external and internal privately-owned CCTV cameras on OM property, inclusive of open spaces, road intersections, road reserves, etc. A confirmed link up with OM CCTV networks/systems and equipment, inclusive of reporting into the Overstrand Incident Command Centre established for this purpose.

The HSRA NPC will appoint a service provider who is accredited according to the Private Security and Investigative Services Act (PSISA) and registered at the Private Security Industry Regulatory Authority (PSIRA) to provide monitoring and reporting services as supplementary support for the OM Law Enforcement department. The service provider should be enabled to act in public places and address problems within its legal mandate until the responsible OM Law Enforcement officials or the SAPS arrive at the scene.

An effective communication system will be established with regular tips and suggestions regarding a safe environment.

The HSRA NPC will be available in the case of emergencies with clear links to the Disaster Management Plan of OM. All communication in this regard will be relayed in compliance with the municipality's official Communication Policy.

(<https://www.overstrand.gov.za/en/documents/policies/4268-communication-policy-29-march-2017>)

An up to date a database with relevant information about residents that will be available in emergency situations. This information will be confidential and will not be shared with any third party. As well as providing input regarding the creating, testing, implementing and updating of an emergency plan for Hermanus as supplement to the Disaster Management Plan of OM as described in the IDP and help coordinate community involvement, if required by the municipality, during the execution of the emergency plan.

The HSRA NPC will commit to build on existing working relationships through the relevant OM departments, with the Community Safety Forum and other organisations involved with maintaining a safe environment. This includes giving access to data collected by the various

monitoring systems so that any acts in violation with municipal By-laws can be followed up and the necessary evidence for successful prosecution can be found.

9.2.2 Supplementary Cleansing Services

To establish the most effective cleansing plan for the HSRA, the management will initially develop a comprehensive cleansing strategy in conjunction with the appointed service provider and the relevant Overstrand Municipality department. The strategy will support existing waste management services, identify specific management problems and areas and assist in developing waste management and cleansing plans for the area.

The plan will be executed by an appointed cleansing service provider tasked to work in conjunction with the relevant Overstrand Municipality department to:

- Decrease waste and grime in the area through a sustainable cleansing programme;
- Provide additional street sweeping, waste picking and additional refuse collection in all the public areas of the HSRA; and
- Promote waste minimization by providing supplementary municipal services in the area including but not limited to more waste bins and waste recycling opportunities, strictly in alignment with official municipal policies in this regard.

The HSRA will also support the Overstrand Municipality with an effective litter collection service on the Cliff Path and Hoy's Koppie.

The HSRA NPC appointed cleansing contractor will conduct its work on a weekly cycle covering the areas to be identified.

9.3 Schedule of Goals

| Tasks per milestone | Start and finish date | Responsibility | Performance indicator |
|--|-----------------------|---|---|
| Milestone 1: Management and control | | | |
| Write MOI | March 2020 | HSRA Steering Committee | Directly after consent of 50% plus 1 or more of ratepayers has been achieved and the OM Council has approved. |
| Establish a NPC | May 2020 | HSRA Steering Committee | The MOI complies to legislation |
| Appoint Board of Directors | June 2020 | General Meeting of members (ratepayers) | Notice of meeting given appropriately, minutes taken and published on website. |

Business Plan for the Proposed Hermanus Special Rating Area (HSRA)

| | | | |
|--|--|-----------------------------------|---|
| Direction and leadership for the board | Ongoing | Board Chairperson | Successful implementation of the business plan. |
| Recruitment of a part-time Administrator | 15 May 2020 to 15 July 2020 | HSRA Board | Successful selection of an Administrator. |
| Appointment of a part-time Administrator | 1 September 2020 | HSRA Board | Employment contract reviewed annually. |
| Day-to-day management and operations | Ongoing | HSRA Administrator | Monthly reports by administrator submitted to board. |
| Appointment of service providers | 15 May 2020 to 15 July 2020 | HSRA Board in liaison with OM CFO | Service provider compliance with terms and contracts |
| Placement and control of staff (monitoring and enforcement services) | September 2020 | Service provider | Monthly reports by service provider submitted to board. |
| Board meetings | Once per month except December | HSRA Chairperson | Notice of meetings given appropriately, minutes taken and published on website. |
| Communication and HSRA membership update | Ongoing | HSRA Administrator | Monthly reports by administrator submitted to board. |
| Newsletter to members | Once a month | HSRA Administrator | Newsletter published on HSRA website and e-mailed to members with the consent of the Liaison Director. |
| Financial bookkeeping | Ongoing | HSRA Administrator | Monthly reports by administrator submitted via Financial Director to board. |
| Audit of financial bookkeeping | Within one month after end of financial year. | HSRA Board | Unqualified audit report approved by board and members at the AGM. |
| Financial reports to OM CFO | Monthly | HSRA Financial Director | Monthly reports by administrator submitted to CFO. |
| Annual General Meeting | Within two months after end of financial year. | HSRA Board | Notice of meeting given appropriately, chairperson's annual report delivered, audit report approved, auditors appointed, budget approved, amending of MOI approved if required and minutes taken and published on the HSRA website. |
| Milestone 2 Safe Environment | | | |

Business Plan for the Proposed Hermanus Special Rating Area (HSRA)

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|--|---------------------------|---|---|
| Enhance structures to promote community involvement in community safety issues | Ongoing | HSRA Board HSRA Administrator | Active involvement in OM represented structures such as the OM safety forum and the weekly JOCOM meetings. |
| In liaison with other role players in the Hermanus mapped area, identify current shortcomings that relate to a safe environment and develop and implement effective strategies to address them. | July to September 2020. | HSRA Liaison and Operations Directors in consultation with the Board. | Active participation in OM represented structures and the JOCOM meetings where these issues are discussed on a weekly base. Present a strategy to address shortcomings. |
| Inputs in the Review and maintenance of the Community Safety Strategy specifically aimed at the needs in HSRA with clear deliverables and defined performance indicators to guide monitoring services by the appointed service provider and to evaluate levels of provided services. | Ongoing. | HSRA Operations Director in consultation with the Board. | Active participation in OM represented structures. |
| Maintain a technological advanced camera monitoring system in liaison with OM Directorate: Protection Services and other relevant Directorates. | September – November 2020 | Service provider | Cameras operational at strategic points in the HSRA. |
| Internet connections for monitoring cameras in liaison with OM Directorate: Protection Services. | September – November 2020 | Service provider | Internet connections established, operational and linked to control room. |
| Power supply to cameras in liaison with OM Directorate: Infrastructure and Planning. | September – November 2020 | Service provider, OM electrical services | Power supply maintained for each camera. |
| Control room operations in liaison with OM Directorate: Protection Services. | September – November 2020 | Service provider | Service provider compliance with terms and contracts. |
| Deploy resources (monitoring staff and | September – November 2020 | Service provider | Service provider compliance with terms |

Business Plan for the Proposed Hermanus Special Rating Area (HSRA)

| | | | |
|--|---------|--|---|
| vehicles) for visible monitoring services in liaison with OM Directorate: Protection Services. | | | and contracts. Monthly reports to HSRA Board. |
| Monitoring of patrolling and control room staff. | Ongoing | Service provider | Service provider compliance with terms and contracts. Monthly reports to HSRA Board. |
| Assistance to OM Law Enforcement. | Ongoing | Service provider | Provision of access to relevant data within legal terms and conditions. |
| Participate in an effective communication strategy. All communication in this regard will be relayed in compliance with the municipality's official Communication Policy | Ongoing | HSRA Liaison Director | System for e-mail, social media, SMS, WhatsApp and newspaper communication with community. |
| Encourage community involvement in the OM disaster management plan | Ongoing | HSRA Board HSRA Administrator | Community involvement in accordance with the OM disaster management plan approved by the OM Council. |
| Milestone 3 Healthy and clean environment | | | |
| Identify issues regarding a clean and healthy environment and report to the OM. | Ongoing | HSRA Board HSRA Administrator HSRA members | Issues are documented and reported to OM administration in the Overstrand Municipality in an orderly way. |
| Monitor illegal dumping, littering, fires and arson and report to the OM. | Ongoing | HSRA Board HSRA Administrator HSRA members | Video footage of offenders recorded by the monitoring system and made available to OM for their perusal. |
| Monitor illegal alcohol misuse and assist OM law enforcement in acting against offenders | Ongoing | HSRA Board HSRA Administrator HSRA members | Video footage of offenders recorded by the monitoring system and made available to OM for their perusal. |
| Promoting waste minimization and recycling in accordance with approved municipal policies and plans. | Ongoing | HSRA Board HSRA Administrator HSRA members | Regular articles on this topic published to improve public awareness. |

9.4 Further Phases of Implementation

Lessons learned from the operations during the first phase will enable the Management body of HSRA NPC to install additional CCTV cameras at strategic points in the HSRA. Initially, the HSRA NPC will have access to a minimum of 19 monitoring CCTV cameras, in the instance of a municipal decision, to transfer existing Hermanus Public Protection (HPP) assets to the HSRA.

10. Financial Impact

It is intended that HSRA NPC will be funded through a special rate payable by all property owners who do not receive rates exemption. Properties that qualify in terms of policies will be the source of the additional rate. This list of properties will be regularly amended to accommodate changes in ownership as time goes by.

10.1 Source of Funds

Funding of HSRA will be provided from a Special Rating Area rate charged by OM and applied to the owners of valid rateable properties on the OM property database. As of October 2019, there are approximately 5501 rateable properties in the HSRA.

The additional monthly rate payment for HSRA will be determined by the property's Municipal valuation and will amount to 0.00061 cents in the Rand per annum. The table below gives an indication of how much property owners would be required to pay according to the proposed HSRA budget.

This would generate an income of approximately R8 302 000 for HSRA NPC in 2020/2021.

| Municipal Valuation | Estimated Monthly Special Rate | | | | | |
|---------------------|--------------------------------|--------|-----------------|--------|-----------------------------|--------|
| | Residential | | Business | | Vacant | |
| | From | To | From | To | From | To |
| Less than R50 000 | Less than R0 | | Less than R3.56 | R3.56 | Less than R2.03 | R2.03 |
| R50 001 – R100 000 | R0.08 | R2.03 | R3.56 | R5.08 | No properties in this range | |
| R100 001 – R300 000 | R2.03 | R10.17 | R5.08 | R15.25 | R6.10 | R14.74 |
| R300 001 – R600 000 | R10.17 | R22.37 | R15.25 | R32.18 | R14.74 | R33.55 |

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|-----------------------------------|-------------|----------|-------------|----------|------------|----------|
| R600 001 – R1 000 000 | R22.37 | R38.63 | R32.18 | R50.82 | R33.55 | R50.83 |
| R1 000 001 – R1 500 000 | R38.63 | R58.97 | R50.83 | R76.25 | R50.83 | R76.25 |
| R1 500 001 – R3 000 000 | R58.97 | R119.97 | R76.25 | R152.50 | R76.25 | R152.50 |
| R3 000 001 – R6 000 000 | R119.97 | R241.97 | R152.50 | R304.96 | R152.50 | R305.00 |
| R6 000 001 – R12 000 000 | R241.97 | R446.12 | R304.96 | R605.68 | R305.00 | R559.17 |
| R12 000 001 – R35 000 000 | R446.12 | R1379.62 | R605.68 | R1768.45 | R559.17 | R1779.17 |
| Estimated Income per month | | | | | | |
| R691, 829.88 | R538 491.97 | | R128 485.74 | | R24 852.17 | |

10.2 Criteria to Qualify for Exemption

In this matter the proposed HSRA will follow the *Overstrand Municipality Special Rating Area Policy*:

“7.1 The Overstrand Municipality’s Municipalities Rates Policy applies with the necessary changes to this Policy. In particular, and without limiting the generality of the afore-going, the exemptions, rebates and reductions set out in the Rates Policy apply with the necessary changes in relation to the levying of an additional rate for special rating area purposes.

7.2 Notwithstanding the provisions of paragraph 7.1 above, when the Municipality grants a partial rebate as set out in the Rates Policy, the relevant property owner will be granted a full (100%) rebate in relation to the additional rate.

7.3 Other policies approved by the Council apply with the necessary changes to the collection of additional rates in terms of the Policy, the By-Law and section 22 of the Property Rates Act, including, but not limited to, the Overstrand Municipality Credit Control and Debt Collection Policy.”²¹

10.3 Five-year Term Budget

According to the OM's SRA Policy the budget for the proposed improvements or upgrades must at least address the following:

- *“An annual budget per line item commencing on 1 July of the first year and ending on 30 June of the last year of the term; and*
- *a budget split for the provision of improvements or upgrades between the different categories of properties.*
- *subject to the provisions of the Property Rates Act, the additional rate in any category of property must not exceed 25% of the municipal property rate. Any deviation must be fully motivated to Council for consideration.”²²*

However, while the above is the official Policy, it is the aim of the HSRA Steering Committee that the additional rate should not exceed 12% of the municipal property rate.

Business Plan for the Proposed Hermanus Special Rating Area (HSRA)

| HERMANUS SRA ESTIMATED 5-YEAR BUDGET | | | | | |
|--|------------------------------------|---|---|---|---|
| | Budget Fin Year 2020/21 | Budget Fin Year 2021/22 5.5% | Budget Fin Year 2022/23 5.5% | Budget Fin Year 2023/24 5.5% | Budget Fin Year 2024/25 5.5% |
| INCOME | | | | | |
| Estimated Levies | 8,300,000 | 8,756,500 | 9,238,108 | 9,746,203 | 10,282,245 |
| Total Income | 8,300,000 | 8,756,500 | 9,238,108 | 9,746,203 | 10,282,245 |
| EXPENDITURE | | | | | |
| HSRA ADMINISTRATION | | | | | |
| CID Manager | 265,000 | 279,575 | 294,952 | 311,174 | 328,289 |
| Administration | 102,000 | 107,610 | 113,529 | 119,773 | 126,360 |
| Sub-Total | 367,000 | 387,185 | 408,480 | 430,947 | 454,649 |
| PROJECTS | | | | | |
| Cleansing Management | 300,000 | 316,500 | 333,908 | 352,272 | 371,647 |
| Toilet Rental Management | 50,000 | 52,750 | 55,651 | 58,712 | 61,941 |
| Public Safety & Crime Prevention Management, including software upgrades and incremental CCTV expansion | 7,150,000 | 7,543,250 | 7,958,129 | 8,395,826 | 8,857,596 |
| Communication Management (Fixed line, cell phones, radios) | 130,000 | 137,150 | 144,693 | 152,651 | 161,047 |
| CCTV Management (Agreement, Insurance, Maintenance) | 303,000 | 319,665 | 337,247 | 355,795 | 375,364 |
| Sub-Total | 7,933,000 | 8,369,315 | 8,829,627 | 9,315,257 | 9,827,596 |
| TOTAL ALL EXPENDITURE | 8,300,000 | 8,756,500 | 9,238,108 | 9,746,203 | 10,282,245 |

10.4 Other Requirements

“Before the Overstrand Municipality will pay over any additional rates collected to the NPC, the NPC and the Overstrand Municipality must have concluded a written finance agreement regulating, amongst other things:

- *the mechanisms and manner of payment;*
- *how the additional rate is to be held by the NPC;*
- *any parameters relating to expenditure; and*
- *any obligations on the NPC to take out and maintain appropriate insurance.”²¹*

10.5 Existing Inequities

As in every other town in the country inequities exist in Hermanus. One of these is the inequity in financial means. It is important that inequities should not be exacerbated by establishing an SRA as required by the Policy, HSRA funding will be based on the municipal valuation of properties. This means that every rateable property owner will contribute as an additional rate the same number of cents in the rand value of his/her property, as every other property owner.

Standard municipal rebates and exemptions as currently exercised will apply also to this special rate.

11. Proposed Management Structure

A non-profit company (NPC) with members as defined in Section 1 of the Companies Act No 71 of 2008 will be created as soon as the establishment of HSRA has been voted for by the ratepayers of HSRA (50%+1 in support) and approved by the OM Council.

11.1 Board of Directors

The NPC will have at least 4 (four) directors, each with specific portfolio(s) aligned with the business plan of the HSRA.

The Board of Directors will be appointed by the members (the owners of all rateable properties in the Hermanus mapped area) of the HSRA at the first General Meeting of the HSRA and will consist of the following portfolios:

- A Chairperson

- A Liaison Director (with OM Protection Services and representative of HSRA on the Hermanus Joint Operations Committee (JOCOM))
- A Financial Director responsible for the HSRA budget and financial management and liaison with the OM CFO
- An Operations Director who will liaise with HSRA service providers and supervise the HSRA Administrator
- A Communications Director who will liaise with all ratepayer bodies in the HSRA and who will inform ratepayers on a regular basis on the operations, challenges and achievements of the HSRA

The HSRA Administrator serves in an advisory capacity on, and as secretary of the Board.

The Board of Directors will meet once a month except for the month of December.

“The Executive Mayor will appoint a councillor(s) as director(s) and alternate director(s) to the Board in accordance with sections 11(4) and 11(5) of the By-law. The director(s) appointed by the Executive Mayor will not have the powers and duties of directors as set out in the Companies Act and the management body’s MOI.”²³

11.2 Annual General Meeting

An AGM will be scheduled within two months after the end of the financial year.

The AGM will be responsible for:

- the appointment of directors;
- the review of the chairperson’s Annual Report;
- the approval of the audited financial statements;
- the approval of the following year’s budget and implementation plan in accordance with the OM rate as approved by the OS council;
- the appointment of an auditor; and
- the amending of the NPC’s MOI if required and with prior written consent of the CFO.

12. Benefits for ratepayers and OM

The proposed Hermanus Special Rating Area (HSRA) will enable individuals in the HSRA community to collectively decide what supplementary services they feel are needed in order to attain the HSRA's goals of a safe, clean and healthy environment.

The benefits:

- OM Traffic and Law Enforcement Departments will be supported with monitoring (especially after hours and in light of the challenge to provide officials 24/7 in all residential areas in the large geographical area that OM serves).
- Monitoring and reporting any signs of degeneration and decay in public areas quickly and effectively.
- The community as a whole will share the benefits of a safe, healthy and clean environment for living, working and relaxing.
- All rateable property owners will share equitably the cost of HSRA operations by contributing the same number of cents according to the rand value of their properties.
- Visitors will feel safe in the HSRA and will therefore be more inclined to invest in the town and its environment. Tourism will also benefit, which is an important point as tourism is a key economic activity of the area (see IDP p 95).
- A safe, healthy and clean environment will contribute indirectly towards an increase in the value of properties.
- Law enforcement will be able to respond and apprehend law breakers more quickly and more effectively since camera film footage will be available as evidence in a court of law.

13. Website

The HSRA Steering Committee has developed a website which will include the following content:

- the application letter;
- the business plan;

- the urban management perception report;
- the presentations and minutes of all public meetings;
- *the Overstrand Municipality: Special Rating Area By-law;*
- *the Overstrand Municipality: Special Rating Area Policy;*
- frequently asked questions and answers about HSRA;
- notices; and
- a blank consent / objection form.

The address for the website is <https://hermanussra.co.za/>

14. References

1. Overstrand Municipality. 2019. Special Rating Area Policy. Section 5.
2. Overstrand Municipality. 2019. Special Rating Area Policy. Section 6.5.
3. Overstrand Municipality. 2019. Special Rating Area Policy. Section 9.2.1.
4. Overstrand Municipality. 2019. Special Rating Area Policy. Section 6.12.
5. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
6. Overstrand Municipality. 2019. 27 March 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
7. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
8. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
9. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
10. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
11. Overstrand Municipality. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
12. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
13. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
14. Overstrand Municipality. 2019. 29 May 2019. 2nd Final Review of the 5 year Integrated Development Plan 2019/20.
15. Douglas Parker Associates, Survey Report: Hermanus Special Rating Area, 2019, Summary of Findings.
16. Overstrand Municipality: Special Rating Area By-law 2016. Section 5
17. Overstrand Municipality 2019. Special Rating Area Policy.
18. Overstrand Municipality. 2019. Special Rating Area Policy. Section 10.3.
19. Overstrand Municipality. 2019. Special Rating Area Policy. Section 10.5.

20. Overstrand Municipality. 2019. Special Rating Area Policy. Section 9.2.
21. Overstrand Municipality. 2019. Special Rating Area Policy. Section 7.1.
22. Overstrand Municipality. 2019. Special Rating Area Policy. Section 11.3.
23. Overstrand Municipality. 2019. Special Rating Area Policy. Section 9.2.5.

15. Appendix A - Steering Committee Biographical Details

Mr Michael Farr (Chairperson) Applicant

ID: 5908145069083

Address: 84 Westcliff Road, Westcliff, Hermanus, 7200

Tel no: 071 440 1112

E-mail address: michaeljfarr1@gmail.com

Qualifications: B.Soc.Sc, Executive management courses at Oxford and Cambridge Universities

Career: SA Consul-General, Hong Kong and Macau; Chief Executive, Tourism Business Council of SA; Chief Executive, SA Tourism; Chief Executive, Cape Town Partnership; Group Head Communications, SA Breweries; Group Head, Corporate Reputation and Corporate Communications, SABMiller plc; Managing Director, Burson Marsteller SA; Group Head, Corporate Brand and Communications, Sun International

Community involvement: SHAWCO, UCT; Chairman of Hermanus SRA Steering Committee; Exco member, Hermanus Ratepayers Association

Property owner: Property in Hermanus mapped area for over 2 years.

Mr Jan Cilliers (HSRA SteerCom Member)

ID: 4910255124089

Address: 38 Canterbury Street, Westcliff, Hermanus (in mapped area), 7200

Tel no: 089 896 0517

E-mail address: jancprop@hermanus.co.za

Qualifications: Matric, Certificate for Film Production Technicians (Pretoria Technicon), Certificate for Estate Agents

Career: Film Production Technician, Cameraman & Director of Photography 1971- 1982: Relocated to Hermanus 1982. Estate Agent and Owner of Jan Cilliers Properties from 1986 – 2015.

Community involvement: Chairman Westcliff Residents Association; WRA Representative - Overstrand Municipality Ward 4 Committee; Member Cliff Path Management Group; Exco member, Hermanus Ratepayers Association Member Hermanus SRA Steering Committee.

Property owner: Resident and property owner in Hermanus mapped area since 1982. Current residence in Hermanus owned since 1997.

Mr Gideon Serfontein (HSRA SteerCom Member)

ID: 6805015138080

Address: 229 Sixth Street, Voelklip, Hermanus (in mapped area), 7200

Tel no: 0608861892

E-mail address: gideon@bdtcc.co.za

Qualifications: Chartered Director South Africa (CD SA) - IoDSA, Master in Development Finance - University of Stellenbosch, Certificate in Management Sciences – Rijks University, Leiden, The Netherlands, International Training Diploma – INTOSAI Canada.

Career: Current: Franchise owner for Ocean Basket in Overstrand with spouse, Michele Serfontein, since December 2017.

Previous: Various executive roles in the financial services industry since 1991 with, inter alia, Office of the Auditor General, Standard Bank Group Ltd, Barclays Africa Group Ltd and SBV (Pty) Ltd. Serves as the Lead non-executive director and Chair of the Audit Committee for Genric Insurance (Pty) Ltd and is a member of the Audit Committee for Witwatersrand University Council.

Community involvement: Chairman Hermanus Business Chamber and a member of the Joint Audit and Performance Committee of the Overstrand Municipality. Served as the first Convenor and founding member of the Finance Committee for the Hermanus Varsity Trust.

Property owner: Resident and property owner in respectively Sandbaai and Hermanus mapped area since 2007.

Mr. Barend Gerhadus Jansen van Vuren (Barry van Vuren) (HSRA SteerCom Member)

ID: 6509235085085

Address: 199 Main Road, Eastcliff, Hermanus (in mapped area)

Tel no: 0733880898 / 0283131604

E-mail address: barry@finanz.co.za

Qualifications: CFP (Certified Financial Planner) NQF8

Career: Broker – Professional Financial Planner, Owner of the Brokerage and FSP licences. 29 years in industry.

Community involvement: WCBCF - NPC Incorporating director and EXCO, HPP-NPC – director (Operations), HSRA-SC

Property owner: Yes. Erf 857 & 858 Hermanus mapped area.

Mr. Terry McCarthy (HSRA SteerCom Member)

ID: 5111195094081

Address: 44 Prestwick Village, Brug Street, Eastcliff, Hermanus
(in mapped area)

Tel no: home 028 3122631 mobile 083 255 8614

E-mail address: tpjmccarthy@telkomsa.net

Qualifications: BSc Agric Hons. B Compt; Bcompt Hons; CA(SA); Ad Tax
Cert

Career: Tax Partner pwc 1986 -2011

Community involvement: Served on Ward 3 Committee 2014; 2015

Property owner: Power of Attorney in terms of spouse's two properties
in Hermanus mapped area. The above address and 50,
6th Street, Voelklip.

Mr. Lourens Theron (HSRA SteerCom Member)

ID: 6109165100085

Address: 13 Steenbras Street Ind Hermanus (in mapped area)

Tel no: 0825519306

E-mail address: theronbros2@gmail.com

Qualifications: Professional Architectural Technologist (PrArchT) T1401

Career: Building Contractor/Theron Broers Bouaannmers BK,
Master Builder. Professional Architectural Technologist
(PrArchT) T1401. Building consultant / Theron Consult,
semi-retired.

Community involvement: GVE (combined community safety unit) Chairman for
Overstrand, Alfa Afriforum neighbourhood watch
chairman (Vermont to CBD). CPF member (Alfa), SAPS
JOCOM.

Property owner: 13 Steenbras St. Ind Hermanus mapped area erf 5618
(30 years) Also property owner in Sandbaai Ind and
Onrus.

16. Appendix B – *Overstrand Municipality: Special Rating Area By-law
2016*

17. Appendix C - *Overstrand Municipality: Special Rating Area Policy*
(1 July 2019)

18. Appendix D – Douglas Parker Associates – Survey Report:
Hermanus Special Rating Area