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1. Boodskap van die Voorsitter

Beste SGF huidige- en toekomstige lede,

Ons staan alweer aan die einde van nog 'n jaar waarin die SGF gepoog het om u belange op Stilbaai te beskerm en te verbeter. Die huidige nuusbrief asook die vorige twee nuusbriewe is 'n goeie weergawe van wat die SGF die afgelope jaar verrig het.

You will notice that the SCF was involved in a few operational matters during the past year. The management team has now settled into their respective roles as champions of their assigned/chosen portfolios. Our aim for 2026 and onwards is to become more focused on strategic issues rather than operational matters. A typical strategic issue would be to not only advise the Municipality on what Stilbaai residents deem to be critical to protect their interest, financial and otherwise, but also to assist the municipality to plan and achieve these goals.

Gedurende die afgelope jaar het the SGF nuwe lede gekoöpteer om die vaardighede van die forum te sterk. Ongelukkig is Dr Pieter van Rooyen gedurende die jaar oorlede en sy kennis oor water aangeleentheid en staatsstrukture word gemis.

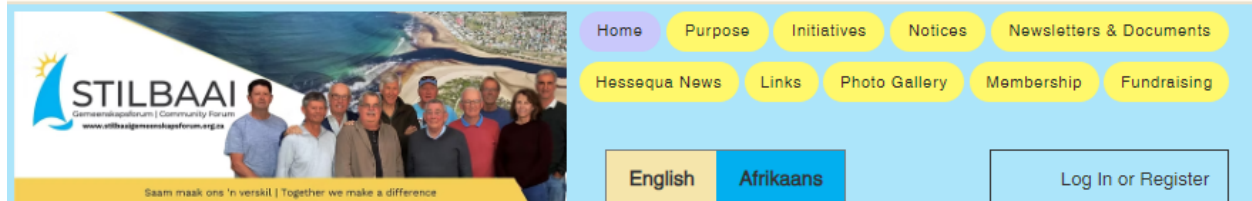
Die SGF bestuur wens u en u geliefdes 'n Geseënde Kersfees en 'n baie voorspoedige 2026 toe.

Reis asseblief veilig terug na u bestemmings sodat ons volgende jaar weer lekker kan kuier en ontspan op Stilbaai.



2. Stilbaai Community Forum Website

The development of the Stilbaai Community Forum Website has made great progress. Numerous tabs are available to access information provided by the SCF.



Thanks to Gerhard Laubscher for the sterling work he has done with our partner [Direct Message](#). If you have any suggestions as to how we can enhance the website we would really like to hear from you.

Please note that from 1st of March 2026 access to the **Notices** as well as the **Newsletters & Document** pages on our website will only be for members who have paid their yearly subscription. The membership fee is currently R100 per year and can be paid by EFT, or you can pay in cash at the Annual General Meeting in February.

To read more about membership, register as a member and get our banking details for EFT payment, please click on this link: <https://www.stilbaaigemeenskapsforum.org.za/membership>

We would like to draw your attention to the following features on our website:

2.1 Notices - Tab

As mentioned in our previous newsletter, we want to share public notices from the Hessequa Municipality and other parties that may affect the environment of Stilbaai. Several notices are advertised in the local newsletter South Cape Forum by prospective developers prior to being submitted to the HM for consideration. These notices are thus not displayed on the HM website and the SCF obtains the information from links in the advertisement. For members living within the coverage area of the Forum, the information is reasonably available. However, for those members living upcountry and outside the coverage area of the newspaper, details of such notices can be found on the SCF Website.

Please access the [Notices](#) tab for information. You can view the notice itself and there is a link if you would like to comment or raise an objection.

If you have any quantitative, specific information pertinent to a notice that you would like to share with the forum, send it to the forum using this email address:

admin@stilbaaigemeenskapsforum.org.za

2.2 Fundraising - Tab

On occasions the SCF has found the need to take on some projects that the HM couldn't fund but that the forum felt could not wait for the next HM financial year. The Fundraising tab provides a list of projects the SCF wishes to implement, providing enough funds are received. A donor can



at any time see the amount of funds needed and the amount collected. The tab is a smart display of the projects and progress made.

There is currently one project where we need your assistance in raising funds - the Lapskuit pathway. For more information, please visit the [Fundraising](#) page.

3. Electricity Saving

We mentioned previously that we would be sharing some ways to save on your electricity bill.

3.1 The use of Prepaid Electricity Meters

All electricity consumers have the option to **switch from conventional consumption meters to pre-paid meters**. This will result in a considerable saving on the monthly electricity **fixed costs**. Energy cost per unit remains similar for conventional and pre-paid consumers.

Following are examples of savings that can be obtained (all numbers exclude VAT):

3.1.1 Domestic Consumers

- **Single phase:**
 - 30A main circuit breaker - saving of (R362.95 - R181.47) = **R181.48 - 50% saving**
 - 60A main circuit breaker - saving of (R725.90 - R362.95) = **R362.95 - 50% saving**

The following is a municipal account reflecting the basic fees charged to consumers for electricity using a 60A circuit breaker, directly from the municipality:

DIENS	KODE/ DATUM	BEGIN BEDRAG	BETALING	UIDIGE MAAND	BTW	RENTE	AANPASSINGS	BALANS
	Verbrk Basies	2977.37 834.79	-2977.37 -834.79	2706.69 725.90	406.00 108.89	0.00 0.00	0.00 0.00	3112.69 834.79
	Verbrk Basies	765.82 225.40	-765.82 -225.40	643.43 196.00	96.51 29.40	0.00 0.00	0.00 0.00	739.94 225.40
	11/14	281.75	-281.75	245.00	36.75	0.00	0.00	281.75
								



The following is a municipal account reflecting the basic fees charged to consumers with a 60A circuit breaker, using a Prepaid Electricity Meter:

DIENS	KODE/ DATUM	BEGIN BEDRAG	BETALING	HUIDIGE MAAND	BTW	RENTE	AANPASSINGS	BALANS
	Basies	417.39	-417.39	362.95	54.44	0.00	0.00	417.39
	Verbrk Basies	785.02 225.40	-785.02 -225.40	864.83 196.00	129.72 29.40	0.00 0.00	0.00 0.00	994.55 225.40
	11/14	281.75	-281.75	245.00	36.75	0.00	0.00	281.75
								

- **3 Phase:**
 - 30A main circuit breaker - saving of (R943.66 - R471.83) = **R471.83 - 50% saving**
 - 60A main circuit breaker – saving of R1887.33 - R943.66 = **R943.67 - 50% saving**

3.1.2 Commercial Consumers

- **Single phase:**
 - 30A main circuit breaker - saving of (R459.50 – R222.12) = R237.38
 - 60A main circuit breaker - saving of (R919.00- R444.23) = R 474.77
- **3 phase:**
 - 30A main circuit breaker - saving of (R1194.71 – R577.50) = R617.21
 - 60A main circuit breaker - saving of (R2173.96 – R1023,76) = R1150.20
 - 100A main circuit breaker - saving of (R3831.07 – R 1817.31) = R2013,76

If you wish to explore the option of prepaid meters:

- Apply for prepaid meter at the Stilbaai Municipal Office and pay deposit R500-00
- Electricity Dept. will generate quotation for installation
- Accept quotation
- Electricity Dept will supply and install meter
- Pay outstanding amount - and Voila!

4. Omgewing

Soos u seker weet, neem die SGF deel aan 'n aantal "Hou Stilbaai Skoon"-inisiatiewe. Baie mense het deelgeneem aan die "Coastal Cleanup", "Hacking Group" (verwydering van nie-inheemse plante) en 'n aantal ander.

Die volgende is drie inisiatiewe waar die SGF poog om 'n aanvaarbare oplossing te kry:



4.1 Naweekebesoekers afval

Baie huiseienaars en vakansiegangers wat eiendom huur weet nie wat om met hul huishoudelike en herwinbare afval te doen wanneer hulle Stilbaai verlaat nie. Tans is daar geen fasiliteite om dit iewers te stort waar deur die betrokke partye versamel kan word nie. Die hindernis wat ons in die gesig staar, is

- Vind 'n geskikte plek om af te laai soos mense die dorp verlaat
 - 'n Plek waar sakke nie deur rondlopers weggegooi kan word nie
 - 'n Plek wat nie in iemand se agterplaas is nie

Enige voorstelle sal welkom wees – laat weet ons asseblief.

4.2 Oyster Harvesting in Marine Protected Areas

The SCF is aware that a certain amount of commercial oyster harvesting is allowed along our coast line. However, there is a growing concern that this also takes place within demarcated “Marine Protected Areas (MPA)” by harvesters who are in possession of seemingly valid permits issued by the Department of Forestry, Fisheries and Environment (DFFE). These permits seem to contradict DFFE’s own policies and regulations, i.e. the prohibition of harvesting of marine resources in MPA’s.

The SCF has engaged DFFE through formal, written correspondence, not just to clarify the matter, but specifically to immediately stop the oyster harvesting in the MPA’s and to ensure that future permits explicitly exclude harvesting in these areas.

So far DFFE have not responded and the SCF will continue to pursue the matter until it is resolved.

4.3 Beskerming van Wildlewe

Onlangs het die Wild Rescue NP hande gevat met Leon Rossouw van die Wildlife Crime Information Network vir die Anti-Snare Walk & Talk — 'n sessie toegewy aan bewusmaking oor die verwoestende impak van strikke en ander vorme van stropery op ons Wes-Kaap en Stilbaai-fauna en -flora.

Ons het geleer hoe hierdie wrede toestelle diere sonder onderskeid bedreig, en hoe gemeenskapsaksie 'n werklike verskil kan maak.

👉 Onthou: As jy 'n strik sien, MOENIE DIT VERWYDER NIE, deaktiveer dit asseblief af en kontak Leon onmiddellik met foto's en GPS-koördinate: : [079 643 9556](tel:0796439556) of www.wcin.org.za.

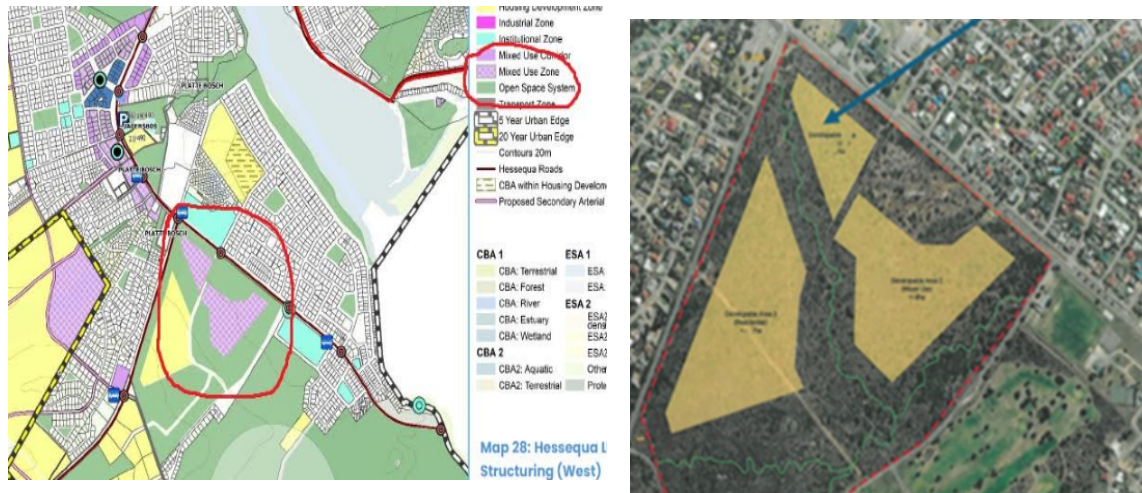
Om strikke te verwyder skuif die probleem net na ander areas. Die einddoel is om die oortreders op heterdaad te vang. As jy 'n gevange dier sien, skakel asseblief onmiddellik Cape Nature se noodnommer: [082 496 2522](tel:0824962522) or [087 087 3037](tel:0870873037). Vinnige rapportering red lewens.

Kom ons behou die momentum — bewustheid is die eerste stap na beskerming. Saam kan ons [#STOPSNARING](https://twitter.com/STOPSNARING).



5. Land Use

In our previous newsletter we mentioned that we would be explaining in more detail a section of the Municipal Spatial Development Framework. In this context, a hot topic at the moment is what is going to happen to Erf 657 (circled in red).



The intention is to dispose of a subdivided portion of approximately 3.3ha (buffer areas excluded), by way of public auction. As this auction is scheduled during the month of Dec 2025, the SCF wanted to share some of the conditions of the sale and future development.

The primary zoning of this property must be **Business Zone 1**. However, the municipality would like to **encourage the Developer to provide a mixed-use development by making use of the Consent uses** as provided for in the table below. Please note that a Service Station (Petrol station) will not be considered on this site. **Entrance to the site** must be preferably opposite Sterretjie Avenue.

Definition of “business premises” in the zoning scheme.

- **Land use description:** “business premises” means a property from which business is conducted and -
- **Development parameters** - The following development parameters apply:
 - **Coverage:** The maximum coverage for all buildings on a land unit is 100%.
 - **Street centre line setback:** The Municipality may require a street centre line setback, in which case all buildings or structures on a land unit must be set back at least 8 metres from the centre line of the abutting public street or streets.
 - **Floor factor:** The maximum **floor** factor on the land unit is 3, which may be departed from if subsection (i) is complied with.



Business Zone 1 (BZ1)	Related Consent Uses that could be considered
The objective of this zone is to provide for intensive business and mixed-use development with relatively few restrictions to promote urban vitality and economic growth .	Adult entertainment Adult services Adult shop Dwelling unit Flats on ground floor Freestanding base telecommunication station Gambling place Helicopter landing pad Informal trading Liquor store Motor repair garage Open air motor vehicle display Place of entertainment Place of instruction Place of worship Renewable energy structure Warehouse

Height:

- The highest point of a building may not exceed 10 metres to the top of the roof. The general provisions regarding earth banks and retaining structures in this By-law apply.

Building line:

- (i) The street building line is 0 metres.
- (ii) Side and rear building lines are 0 metres, provided that the Municipality may lay down common building lines in the interest of public health and safety or in order to enforce any other law or right.



- (iii) Minor architectural and sunscreen features may project beyond the street boundary building line, provided that such features do not project more than 250 millimetres beyond the street boundary.

Hotel floor space concession:

- Where it is proposed to erect a hotel of at least 30 bedrooms in terms of this use right, the development parameters applicable to “hotel” apply. Canopy or balcony projection: The Municipality may require, and may approve, a canopy or balcony projection over the street boundary in accordance with the following conditions:
 - (i) the canopy or balcony may not project closer than 500 millimetres to a vertical plane through the kerb line or proposed kerb line;
 - (ii) no portion of a canopy or balcony projection may be less than 2,8 metres above the pavement;
 - (iii) the Municipality may lay down more restrictive requirements relating to the dimensions, design and materials of the canopy or balcony; and
 - (iv) the owner must enter into an encroachment agreement with the Municipality;
 - (v) the same parameters for air and underground rights are applicable.

Public pedestrian footway along street boundary:

- If the owner provides a public pedestrian footway of at least 3 metres wide on the land unit, next to a building situated alongside the street boundary, with a canopy and pavement that ties in with the street pavement, and which is accessible to the public at all times, then, in recognition of the urban design contribution to the street environment, the maximum floor factor of the building may be increased by twice the area of the public pedestrian footway.

Street corners:

- The Municipality may require that the owner of a building which is to be situated at a public street corner, and which the Municipality considers to be significant, must incorporate in the building architectural features which focus visual interest on the corner, and which emphasise the importance of pedestrian movement around the corner. Such features may include building cut-offs, walkthrough covered arcades, plazas or other elements.

Parking and access:

- Parking and access must be provided on a land unit in accordance with this By-law, except in a case where the Municipality has approved alternative parking supply under subsection 43.(1).



- Except with the approval of the Municipality, no parking bays at ground floor level on a land unit, either outside or within a building, may be located closer than 10 metres to a street boundary in order to enhance amenity at street level.

Loading:

- Loading bays must be provided on the land unit in accordance with this By-law.

Screening:

- The Municipality may require screening in accordance with this By-law.

Refuse room:

- A refuse room must be provided on the land unit in accordance with this By-law.

The eventual development application(s) will be processed in accordance with the provisions of the:

- National Environmental Management Act, EIA Regulations and Listing Notices.
- Spatial Planning and Land Use Management Act (SPLUMA).
- Municipal Land Use Planning By-laws / Zoning Scheme By-laws and other related By-laws.
- National Building Regulations / SANS 10400.

Wishing you all a Very Happy New Year 2026!