

# DRAKENSTEIN MUNICIPALITY

## MINUTES: EXECUTIVE MAYOR AND MAYORAL COMMITTEE

ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS, FIRST FLOOR, CIVIC CENTRE, BERG RIVER BOULEVARD, PAARL ON WEDNESDAY, 4 MARCH 2009 AT 10:00

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**1PRESENT:** The Executive Mayor, Clr C M Manuel (Chairperson)  
The Executive Deputy Mayor, Clr M W Nothnagel

**Councillors:** A Bekeer  
J T Basson  
S Davids  
H Douman  
T M Kompela  
A M Petersen  
A B Sishuba  
M J Le Hoe and  
B Vos

**Officials:** Dr Kabanyane (Municipal Manager)  
K Mrali  
T Mathee  
C Petersen  
Dr P Naidoo  
L Coetzee  
A Marais and  
G Fouldien



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**1.CONFIRMATION OF MINUTES**

The minutes of the Ordinary meeting of the Executive Mayor and Mayoral Committee held on 18 February 2009 was confirmed as correct, subject to clause 37.1 being amended to read as follows:

37.1 Repairs to old Saron Dwellings (Private Housing)

Reference was made to a possible program to restore houses of importance to the Heritage of Saron. It was noted that the Provincial Department of Housing has a program and the Committee requested that the matter be investigated and a report be submitted in this regard.

**2. ANNOUNCEMENTS BY THE EXECUTIVE MAYOR**

The Executive Mayor requested that all workshops for councillors be postponed until after 22 April 2009.

**Noted.**

**3. LEAVE ARRANGEMENTS OF SENIOR MANAGEMENT**

No leave arrangements were reported.

**4. PROGRESS REPORT: THE ACQUISITION OF LAND IN WARD 1 FOR HOUSING: FARM NO 1222/1, PAARL DIVISION**

Mr Beerwinkel of the Department of Land Affairs attended the meeting for this item and informed the Committee of the grants available from the Department of Land Affairs being the SPLAG grant and the LASS grant. The SPLAG grant provides for an amount of R111 152 to be made available per household for the purpose of land acquisition, top structure and improvements to existing dwellings. The land acquired must however be associated with agricultural production being either subsistence or commercial farming. The LASS grant is made available for land acquisition and a 25% contribution towards infrastructure developments within urban areas for the specific accommodation of farm workers. The DLA also provides funding for the preliminary planning process in this regard.

In respect to the way forward with regard to the proposed housing project in Simondium, it was agreed that the Municipality would provide the DLA with a letter of intent, setting out the preliminary proposals and requesting assistance with the preliminary planning process. Further to that a task team should be established to drive this process.

**RESOLVED**

1. that the presentation **be noted**;

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2. that a letter of intent be submitted to the Department of Land Affairs with respect to the proposed housing project in Ward 1 (Simondium);
3. that a task team consisting of the following councillors and officials be established to drive this process:  
 Clr A M Petersen  
 Clr M W Nothnagel  
 Executive Director: Social Services  
 Executive Director: Infrastructure and Planning  
 Head of Department: Planning; and
4. that the task team also explore possible assistance in terms of the Land Affairs grants for the housing development next to Boland Park Cricket grounds that is earmarked to house farmworkers and similar other projects.

Meeting: EM&MC – 4/3/2009 Ref No: 7/2/6/1 x 7/2/5/1 Doc No: 1093/09		Submitted by Directorate: Infrastructure & Planning Author/s: K Sethoabane & D Delaney Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u> Submit letter of intent and convene task team	<u>RESPONSIBLE DEPT:</u> ED: Social Services	<u>DUE DATE:</u>

**5. HOUSING PROJECTS: PROGRESS REPORT**

**RESOLVED**

1. that the report **be noted**;
2. that a meeting be arranged for the Fairyland community where progress in housing provision can be reported; and
3. that the possible use of the Mbekweni Multi-purpose Centre for the Mellon development Blitz project, be discussed at the next meeting.

Meeting: EM&MC – 4/3/2009 Ref No: 17/5/5 Doc No: 1445/09		Submitted by Directorate: Social Services Author/s: K Sethoabane Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u> Arrange meeting	<u>RESPONSIBLE DEPT:</u> ED: Social Services	<u>DUE DATE:</u>

**6. TELETECH – CALL CENTRE**

Mr M Kenyon and Mr C Greenwood of Teletech attended the meeting for this item. They briefed the Committee on plans to establish a call centre at the existing BAT buildings and gave a brief background of their company which is operating in various countries around the world and is Nasdaq listed. The call centre would create up to 2000 permanent jobs and new employees would need no skills as these would be provided by the company through a training program. At this stage no new buildings or demolition of buildings are envisaged and the company would submit a consent use application in order to secure the necessary land use rights to operate the call centre. They however require a letter of support for the project from Council. Future

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developments at the site include a retail park/shopping centre. They also proposed that Council pay a visit to their existing facility in Observatory.

**RESOLVED**

1. that the presentation **be noted**; and
2. that a letter of in principle support for the project be issued.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: LED	
Ref No: 6/3/1/3		Author/s: G Fouldien	
Doc No: 1434/09		Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
6.2	Arrange letter	ED: Strategic Services	

**7. SALGA WORKING GROUP – ECONOMIC DEVELOPMENT, PLANNING AND ENVIRONMENT**

It was reported that Salga also requested that Council identify councillors to drive the EPWP programmes and a representative on the SALGA Land Reform Steering Committee.

**RESOLVED**

1. that the report **be noted**;
2. that Councillor T Kompela be designated as the councillor responsible for the EPWP programme; and
3. that Councillor A M Petersen be delegated to represent Council on the Salga Land Reform Steering Committee.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: LED	
Ref No: 2/6/6/3		Author/s: G Fouldien	
Doc No: 1436/09		Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>

**8. AREA BASED LAND SECTOR PLAN - DRAKENSTEIN**

**RESOLVED**

1. that the report **be noted**; and

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2. that the Department of Land Affairs be requested to make a presentation on this matter to the Social Economic and Rural Development Portfolio Committee.

Meeting: EM&MC – 4/3/2009 Ref No: 15/1/4 Doc No: 1437/09		Submitted by Directorate: LED Author/s: G Fouldien Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
8.2	1) Arrange standing Committee meeting 2) Arrange for presentation	1) Admin (L Poni) 2) Strategic Services (LED)	

**9. DRAKENSTEIN DEVELOPMENT FORUM: FUNDING OF GOUDA COMMUNITY GARDEN**

The Committee agreed that food gardens should preferably be linked to institutions such as schools to make it sustainable.

**RESOLVED**

that this matter be held over and that the Drakenstein Development Forum be requested to submit a business plan, which should also cover areas such as sustainability of project, allocation of responsibilities, etc.

Meeting: EM&MC – 4/3/2009 Ref No: 17/19/5 Doc No: 1435/09		Submitted by Directorate: LED Author/s: G Fouldien Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
	Arrange for business plan	Strategic Services (LED)	

**10. REPORT: SALE AND DEVELOPMENT OF ERF 20725, PAARL AND REMAINDER ERF 15280, PAARL, FOR MIDDLE INCOME (GAP) HOUSING**

**RESOLVED**

that this matter be held over for the next meeting of the Committee.

Meeting: EM&MC – 4/3/2009 Ref No: 15/4/1 (20725) P x 15/4/1 (15280) P Doc No: 1465/09		Submitted by Directorate: Corporate Governance Author/s: N Marais Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>

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**11. MAINTENANCE/UPGRADING NEEDS AT COMMUNITY HALLS**

**RESOLVED**

that this matter be held over for the next meeting of the Committee.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Corporate Governance	
Ref No: 7/1/1		Author/s: N Marais	
Doc No: 1463/09		Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**12. REPORT: SALE OF MUNICIPAL LAND, ERF 12649, VAN DER STEL STREET, PAARL: ABATTOIR PROP (PTY) LTD**

**RESOLVED**

that this matter be held over for the next meeting of the Committee.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Corporate Governance	
Ref No: 7/1/1		Author/s: N Marais	
Doc No: 1461/09		Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**13. TRAINING NEED IDENTIFIED FOR THE EMPOWERING EXECUTIVE MANAGEMENT AND COUNCILLORS: “HOW DOES SOUTH AFRICA ECONOMY OPERATES”**

**RESOLVED**

that the training be arranged for after 22 April 2009.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Corporate Governance	
Ref No: 4/7/3		Author/s:	
Doc No: 1430/09		Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**14. COMMUNITY-BASED PLANNING CAPACITY ASSESSMENT REPORT**

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The Committee requested that Wards 5, 11, 20, 27, 28, and 29 also be included in the pilot project.

**RESOLVED**

1. that the Community-Based Planning concept be accepted;
2. that provision be made for full-time CBP coordination;
3. that wards 1, 3, 5, 8, 11, 12, 13, 16, 20, 21, 22, 24, 25, 29, 30 and 31 be approved for the pilot projects;
4. that a CBP Steering Committee be established;
5. that local facilitators for CBP be trained; and
6. that external funds received for municipal ward committee support be utilized for this process.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Strategic Services	
Ref No: 2/2/5 x 17/19/5/1		Author/s: P Naidoo	
Doc No: 1424/09		Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
	Implement CBP as per above decision	ED: Strategic Services	

**15. USE OF SARON CLUBHOUSE ON SPORTS GROUND**

**RESOLVED**

1. that an external investigation into this matter be undertaken and a new report be submitted within 14 days;
2. that the investigation cover the period January 2008 – December 2008;
3. that all references to the Office of the Mayor in the report be rejected; and
4. that the embargo on the utilization of the Saron Clubhouse be lifted with immediate effect.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Social Services	
Ref No: 17/16/2/3		Author/s: M Moerat	
Doc No: 1351/09		Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
1+2 4	Arrange external investigation Implement decision	Strategic Services Social Services (Sports & Parks)	

**16. INVITATION TO CRAZY GAMES ON SABC 2**

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**RESOLVED**

1. that permission be granted for a team of Drakenstein to participate in this event;
2. that Mr A Sauls be allowed to accompany the team as representative of the Executive Mayor; and
3. that an amount of R30 000 from Vote No 214015566500, Special Events, be made available for this purpose.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 7/2/6/1 x 7/2/5/1 1093/09	Submitted by Directorate: Author/s: Referred from:	Infrastructure & Planning K Sethoabane & D Delaney
<b>PARAGRAPH:</b>	<b>ACTION:</b> Implement decision	<b>RESPONSIBLE DEPT:</b> Social Services (Sport)	<b>DUE DATE:</b>

**17. TRANSFER OF CAPITAL FUNDS: PARKS SECTION**

**RESOLVED**

that it be recommended to Council that an amount of R200 000 be transferred from Vote No 471540424500 (Tiling of Mbekweni Swimming Pool) to Vote No 480540425900 (Upgrading of Heroes Acre) in order to complete this project in the current financial year.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 5/2/4 1350/09	Submitted by Directorate: Author/s: Referred from:	Social Services M Moerat
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>

**18. OUTSOURCING OF PARKING MANAGEMENT**

**RESOLVED**

1. that the report **be noted**; and
2. that a further report be submitted at the next meeting as to the advantages and disadvantages of either outsourcing or creating internal capacity with regard to parking management.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 17/3/3/1 1433/09	Submitted by Directorate: Author/s: Referred from:	Social Services V Petersen
<b>PARAGRAPH:</b>	<b>ACTION:</b> Submit report	<b>RESPONSIBLE DEPT:</b> Social Services (Protective Services)	<b>DUE DATE:</b>

**19. TRAFFIC MANAGEMENT: AFTER HOURS SERVICE**

**RESOLVED**

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1. that the report **be noted**;
2. that a further report be submitted as to the costs implication of implementing a 24 hour traffic service; and
3. that the viability of developing a racing strip for speed competitions be investigated.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Social Services	
Ref No: 17/3/1		Author/s: V Petersen	
Doc No: 1431/09		Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
1.2	Submit report	Social Services (Protective Services)	
1.3	Conduct investigation and report	Social Services (Protective Services)	

**20. APPLICATION FOR THE AMENDMENT OF THE URBAN STRUCTURE PLAN FOR THE CAPE METROPOLITAN AREA: VOLUME 4: PAARL/WELLINGTON (“GUIDE PLAN”): ERF 8425 AND PORTION OF ERF 19863, PAARL**

**RESOLVED**

that this matter be held over pending a further report on the impact of a possible approval on the future of the farm workers and how their tenure rights will be protected.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Infrastructure & Planning	
Ref No: 15/4/1 (8425) P		Author/s: H Louw	
Doc No: 7629/08, 5995/08, 4937/08, 4550/08, 3783/08, 2398/08, 1087/09, 6984/07, 6613/07, 6571/07, 6267/07, 4826/07		Referred from:	
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>
	Submit further report	Infra & Plan (Planning)	

**21. APPLICATION FOR THE AMENDMENT OF THE URBAN STRUCTURE PLAN FOR THE CAPE METROPLITAN AREA: VOLUME 4: PAARL/WELLINGTON (“GUIDE PLAN”) FARMS 832/76 AND 832/84, PAARL DIVISION**

**RESOLVED**

1. that the Western Cape Provincial Government as the decision-making authority, be informed that Council is in support of the amendment of the Urban Structure Plan for the Cape Metropolitan Area: Volume 4: Paarl/Wellington from “Agricultural Purposes” to “Urban Development” with regards to Farms 832/76 and 832/84, Paarl Division, and
2. that all relevant documentation as mentioned in the departmental report be made available to the Provincial Government: Western Cape to enable final decision-making.

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Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 15/4/1 (F826/76) P 7395/08, 8118/08, 8591/08, 9061/08, 9343/08, 9856/08, 9890/08, 9964/08, 9964/08, 10366/08, 10427/08, 42/08	Submitted by Directorate: Author/s: Referred from:	Infrastructure & Planning D Cupido
<b>PARAGRAPH:</b>	<b>ACTION:</b> Inform Province	<b>RESPONSIBLE DEPT:</b> Corporate Governance (H Barends)	<b>DUE DATE:</b>

**22. APPLICATION FOR THE REZONING OF ERF 17090, PAARL**

**RESOLVED**

that this matter be held over for a further report on how the Liquor Act will impact on the type of business intended.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 15/4/1 (17090) P 4611/07, 3645/07, 8878/06, 9953/06, 7178/06, 7151/06, 3947/, 3900, 3727, 3699, 3700, 3962 & 4885	Submitted by Directorate: Author/s: Referred from:	Infrastructure & Planning H Louw
<b>PARAGRAPH:</b>	<b>ACTION:</b> Inform parties	<b>RESPONSIBLE DEPT:</b> Corporate Governance (H Barends)	<b>DUE DATE:</b>

**23. APPLICATION FOR REMOVAL OF RESTRICTIONS, REZONING, CONSENT USE AND LAND USE DEPARTURES: ERF 5492, PAARL**

**RESOLVED**

1. that the Provincial Decision-Making Authority be informed that Council is in support of the application for the removal of restrictions on Erf 5492, Paarl, for the removal of Condition C(a) of Deed Transfer No T 31522/1977, which reads that “This erf be used for residential purposes only”, Condition C(b) of Deed of Transfer No T 31522/1977, which reads that: “Only one dwelling or one building comprising not more than two-semidetached dwellings together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf”, as well as Condition C(d) of the Deed of Transfer No T31522/1977 which reads that “No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 15 feet to the street line which forms a boundary of this erf, nor within 5 feet of the lateral or 10 feet of the rear boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 10 feet in height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space”;
2. that the approval granted in 1 above, be subject to the following approvals in terms of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and the Paarl Zoning Scheme Regulations:
  - 2.1 in terms of Section 16(1) for the rezoning of Erf 5492, Paarl from “Single Dwelling Residential” to “General Residential Subzone B” for purposes

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of a guesthouse (consisting of six rooms and one private room for the owner), on the property;

- 2.2 in terms of Section 15(1)(b) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for the relaxation of the required building lines applicable to "General Residential Subzone B" with regards to the existing buildings on the property as indicated on the Site Plan (Annexure B to the departmental report);
  - 2.3 in terms of Section 15(1)(b) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for exceeding the permissible coverage of 25% to  $\pm 50\%$ ;
  - 2.4 in terms of Section 15(1)(b) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for the relaxation of the required six (6) on-site parking bays to only 3 on-site parking bays; and
  - 2.5 in terms of Regulation 18 of the Paarl Zoning Scheme Regulations for a Consent Use on Erf 5492, Paarl for a "Place of Assembly" to create a conference facility for  $\pm 30$  people;
3. that the following conditions laid down in terms of Section 42(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) with regard to the approvals mentioned in 2.1 – 2.5 be adhered to:
- 3.1 the development of the property must be substantially in line with the proposed Site Plan (Annexure B to the departmental report);
  - 3.2 the permissible land uses be limited for a Guesthouse and Conference facility, as indicated on the said Site Plan;
  - 3.3 the Conference facility be strictly limited to business conferences and seminars catering for a maximum of 30 people only and no functions such as parties, weddings or any other gatherings will be allowed;
  - 3.4 business hours for the Conference facility will be limited from Mondays to Fridays from 08:00 till 18:00;
  - 3.5 the six (6) off-site bays must be clearly marked at the shoulder of the road in front of the application property, opposite side of Churchill Street, at the cost of the applicant and to the satisfaction of the Head: Civil Engineering Services, together with red lines in front of the driveway of properties bordering Church Hill and Jan Smuts Streets;
  - 3.6 the parking area mentioned in 3.5 above will not solely be reserved for people visiting the conference facility/guesthouse, but will remain as public parking and will still be available for the general public;
  - 3.7 adherence to the condition laid down by the Cape Winelands District Municipality: Health Department as set out in its letter under reference

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Plot No 5492 dated 3 October 2006, (Annexure F to the departmental report);

- 3.8 adherence to the following conditions laid down by the Departments: Civil Engineering Services and Electrical Services (Drakenstein Municipality):

3.8.1 Traffic

- (a) Only parallel parking is allowed on existing road surface.

3.8.2 Water

- (a) Existing water connection is available.

3.8.3 Sewerage

- (a) A grease/oil and solid trap required before sewerage is discharge into the municipal main (minimum of 1200 litre capacity);
- (b) Four sewer manholes must be upgraded to standard (channel, benching and plasterwork);
- (c) Three gullies must be upgraded to standard (lifted to above ground level and plasterwork);
- (d) The structure over the one manhole must be removed to have clear access to the services; and
- (e) All costs are for the developers account.

3.8.4 Refuse

- (a) An area is required for refuse containers.

3.8.5 Electricity

- (a) If any changes/upgrading of the electrical services to the property are required, the cost involved must be for the owners account.

4. that the objectors, Mr I Bosch, TJ Kapp, SE Harmse, JPC Nel, PF Roestorff, Laubscher and Hatting on behalf of Mr JA Bester, MH and WC Lategan, PJK Olsen, Mr RC Sequeira and D Coetzee be informed of their rights of appeal in terms of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985); and
5. that the comments contained in Paragraph 6 ("Town Planning Assessment/Comments") of the departmental report be regarded as Council's reasons for its decision.

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<b>PARAGRAPH:</b>	<b>ACTION:</b> Inform parties	<b>RESPONSIBLE DEPT.:</b> Corporate Services	<b>DUE DATE:</b>

**24. APPLICATION FOR REZONING AND SUBDIVISION OF ERF 6681, SANTA ROSA STREET, PAARL**

**RESOLVED**

1. that the following approvals be granted:-
  - 1.1 in terms of Section 16(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for the rezoning of a portion of Erf 6681, Paarl, from “Single Residential” to “Group Housing”, and “Private Open Space” and “Public Street” for a group housing development with a gross density of ±33 units per hectares together with a private access road and public road Portion, as indicated on the Subdivisional Plan (Annexure B to the departmental report);
  - 1.2 in terms of Section 25(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for the subdivision of the development property as indicated on the Subdivisional Sketch Plan prepared by Louis Hugo Consulting Town Planner with ref Plan No 6681p/01, (Annexure B to the departmental report), being as follows:
    - 1.2.1 16 Group housing zoned erven with erf sizes that fluctuate from ±225m<sup>2</sup> to ±340m<sup>2</sup>;
    - 1.2.2 1 Private Open Space for the purposes of a private street;
    - 1.2.3 the Remainder, measuring ±330m<sup>2</sup>, is to be consolidated with the adjoining Erf 6886, Paarl; and
    - 1.2.4 a remainder, a public street.
2. that the following conditions, in terms of Section 42(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985), be applicable to the approvals granted in paragraph 1.1 – 1.2 above:
  - 2.1 the development of the property be substantially in line with the Site Development Plan, together with the unit type proposals and concept design principles, (Annexure B to the departmental report);
  - 2.2 the following conditions laid down by the Head: Civil Engineering Services (Drakenstein Municipality) be adhered to:-
    - 2.2.1 Streets

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- (a) all new motor vehicle access points/streets will be for the cost of the developer, including all internal and bulk.

**2.2.2 Stormwater**

- (a) pollution control must be instituted at all stormwater outfalls;
- (b) a proper analysis of the stormwater run-off is required; and
- (c) the external stormwater system must be upgraded where required ie replacement of un-reinforced pipes at owners cost.

**2.2.3 Traffic**

- (a) any alterations to the existing road network will be for the cost of the developer, including impact assessment, design, approval and construction of any extra traffic control and or traffic calming.

**2.2.4 Water and Sewerage**

- (a) bulk water connection available from the existing watermain at Santa Rosa Street at actual cost;
- (b) a flow analysis must be obtained from CES Consulting Engineers to indicate the impact that the proposed development will have on the existing infrastructure;
- (c) if any upgrading of the existing services is required, it will be for the developers cost;
- (d) each individual portion must be provided with a metered connection (to the satisfaction of the Head: Civil Engineering Services);
- (e) the owners must accept own responsibility for the maintenance of the private combined water system and bulk water account;
- (d) last mentioned must be included in the construction of the body corporate and must be submitted for Council approval and also naturally link to each portion's title;
- (e) the operation and maintenance plan must be submitted and approved by the Head: Civil Engineering Services;
- (f) the existing water connection must be disconnected by Council at the developers account; and
- (g) all costs are for the developers account.

**2.2.5 Sewerage**

- (a) the sewer shall discharge into the existing network and any upgrading of portions of the network or WWTW shall be in accordance with the sewer master plan;

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- (b) to this end Council's consultant, CES is to be contacted for details;
- (c) the whole of the internal network, its operation and maintenance will be private combined works;
- (d) owners must accept joint responsibility for the maintenance and must be notarially link to each portion transfer and must be mentioned in the constitution of the body corporate and submitted and approved by Council;
- (e) the Operation and Management system must be discussed with and approved by Drakenstein Municipality's Civil Engineering Services Department;
- (f) the developers will be responsible for the sewer connections cost at Klein Drakenstein and the 160 millimetre diameter sewerage extension to the development;
- (g) sewer connection is available at actual cost. All costs are for the developers account; and
- (h) the existing sewer connection and pipe work to the adjacent properties must be sealed/removed by the developer.

**2.2.6 Refuse Removal**

- (a) the standard municipal standards shall apply as set out in the Engineering Services: Municipal Standards document.

**2.2.7 General**

- (a) a service agreement shall be entered into, prior to the start of construction, where it shall be detailed the apportionment of funding of any new works common to the area, including but not limited to road network upgrading, sewerage treatment works upgrading, bulk water supply upgrading;
- (b) the developer is however responsible for the payment of a bulk services levy which can be discounted against the bulk service cost needed for the development;
- (c) bulk service capacity analysis needs to be carried out by Council's consultant, CES Engineers, so as to quantify any required upgrading;
- (d) all of the works, including but not limited to roads, stormwater, water, sewers, landscaping, irrigation, golf course, etc shall be designed by a suitably registered person and any such works shall be constructed under supervision of such registered person;
- (e) all such design plans shall be submitted to the Civil Engineering Services Department for approval prior to the commencement of construction;

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- (f) the whole of the works shall fall under the control of a single project manager;
- (g) the whole of the works shall be covered by one comprehensive construction environmental management plan and be overseen by a single Environmental Control Officer;
- (h) the ECO shall conduct monthly audits the results of which shall be submitted to the municipality;
- (i) the municipality shall be represented at all site meetings for the duration of the construction of the works and to this end timeous notification of such meetings shall be supplied to the Civil Engineering Services Department;
- (j) all works where applicable shall be construed to at least the minimum standards as set out in the "Engineering Services: Municipal Standards" document;
- (k) where applicable all water network components down stream of the valve immediately upstream of the bulk water meter shall be a private combined system and shall be indicated as such on all documents and plans;
- (l) where applicable any use of effluent from the WWTW shall be dealt with in the services agreement but shall be limited to a maximum of 90% of the discharged effluent that can be attributed to inflow from the development;
- (m) a comprehensive operational infrastructure management plan shall be drawn up and submitted for approval by the Civil Engineering Services Department;
- (n) a set of accurate as built drawings to the required standards are required; and
- (o) all of the conditions as set out in these conditions shall be complied with prior to the start of any construction except for the required operational infrastructure Management Plan which shall be completed prior to the transfer of the last 50% of the erven in the development.

2.3 the following condition laid down by the Head: Electrical Services (Drakenstein Municipality), be adhered to:

2.3.1 Electrical Services planning must be submitted by a Consulting Engineer for approval, prior to the installation thereof, at cost of the developer.

2.4 the following conditions laid down by the Land Surveying and Valuation Section (Drakenstein Municipality), be adhered to:

2.4.1 The Private Open Space (Portion 17) must be transferred into the name of the Homeowners Association prior to, or simultaneous with the registration of the first subdivided portion; and

2.4.2 A street name for the new street, or name of the development, must be submitted for approval.

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2.5 the following conditions from a planning point of view, be adhered to:-

- 2.5.1 No new buildings are to be erected without the prior approval of building plans by Council;
- 2.5.2 The provision of the total on-site parking bays as required in terms of the Paarl Zoning Scheme Regulations applicable to Group Housing zoned erven; and
- 2.5.3 The establishment of a Homeowners Association, to the satisfaction of Council, in order to cater for inter alia the maintenance of internal services, bulk services accounts and homogeneous development control.

- 3. that the objectors being, Herman Attorneys and Month Consultants, be requested, to inform their respective clients of their right of appeal in terms of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985); and
- 4. that the comments contained in Paragraph 6 (**TOWN PLANNING ASSESSMENT/COMMENTS**) of the departmental report be regarded as the reasons for the decision.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 15/4/1 (5492) P 6766/07, 7747/07, 8887/07, 8888/07, 8889/07, 8890/07, 8899/07, 8903/07, 8904/07, 8905/07 & 1453/08	Submitted by Directorate: Author/s: Referred from:	Infrastructure & Planning H Louw
<b>PARAGRAPH:</b>	<b>ACTION:</b> Inform parties	<b>RESPONSIBLE DEPT:</b> Corporate Governance (H Barends)	<b>DUE DATE:</b>

**25. PAARL 2010 MARKETING AND PROMOTION MATCH: AJAX CAPE TOWN VS ZIMBABWE: 14 MARCH 2009: BOLAND STADIUM WELLINGTON**

**RESOLVED**

that an amount of R60 000 be made available from Vote No 2030154623800 towards the organizing of AJAX Cape Town vs Zimbabwe match to be held on 14 March 2009 in Wellington.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 17/7/3/2 1429/09	Submitted by Directorate: Author/s: Referred from:	Corporate Governance
<b>PARAGRAPH:</b>	<b>ACTION:</b> Implement decision	<b>RESPONSIBLE DEPT:</b> ED: Corporate Governance	<b>DUE DATE:</b>

**26. POSSIBLE FLAT RATE FOR RENTAL UNITS**

**RESOLVED**

that it be recommended to Council that an average flat rate as set out below be approved for the various municipal rental housing schemes as from 1 January 2009:-

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Scheme No	Average rent per month	Scheme No	Average rent per month
RE 13	R 190	RENT 16	R 311
RE 19	R 219	RENT 28	R 353
RE 20	R 132	RENT 18	R 384
RE 21	R 224	RENT 19	R 375
RE 22	R 183	RENT 20	R 426
RE 23	R 187	RENT 21	R 452
RENT 01	R 358	RENT 22	R 436
RENT 02	R 377	RENT 23	R 380
RENT 04	R 269	RENT 24	R 465
RENT 05	R 304	RENT 30	R 225
RENT 06	R 357		
RENT 08	R 346		
RENT 11	R 376		
RENT 12	R 276		
RENT 13	R 303		
RENT 14	R 352		
RENT 15	R 199		

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Financial Services	
Ref No: 17/5/3/2/1		Author/s: C M Petersen	
Doc No: 1390/09		Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**27. QUATERLY REPORT ON THE IMPLEMENTATION OF SCM SYSTEM OF DRAKENSTEIN**

**RESOLVED**

that it be recommended to Council that the report **be noted**.

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Financial Services	
Ref No: 9/1/1/5		Author/s: D Jacobs	
Doc No: 528/09		Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**28. DEVIATION FROM A RATIFICATION OF MINOR BREACHES OF PROCUREMENT PROCESSES**

**RESOLVED**

that it be recommended to Council that the report **be noted**.

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Meeting: Ref No: Doc No:	EM&MC – 4/3/2009 8/1/B 527/09	Submitted by Directorate: Author/s: Referred from:	Financial Services D Jacobs
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>

**29. MONTHLY REPORT: FINANCE – JANUARY 2009**

**RESOLVED**

that the report **be noted**.

Meeting: Ref No: Doc No:	EM&MC – 4/3/2009	Submitted by Directorate: Author/s: Referred from:	Financial Services C M Petersen
<b>PARAGRAPH:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPT:</b>	<b>DUE DATE:</b>

**30. APPROVAL OF ADJUSTMENT BUDGET 2008/2009**

**RESOLVED**

- that it be recommended to Council that the following Adjustment Budget for the 2008/2009 financial year be approved; and

<b>BUDGET PER FUNCTION</b>	Capital Adjusted Budget 2008/2009	Opex Adjusted Budget 2008/2009	TOTAL Capex & Opex Adjusted Budget 2008/2009
Executive & Council	464,000	41,705,398	42,169,398
Budget & Treasury Office	593,850	37,311,520	37,905,370
Corporate Services	53,634,197	110,528,195	164,162,392
Planning & Development	2,476,500	21,371,398	23,847,898
Health	143,850	5,425,717	5,569,567
Community & Social Services	13,553,432	12,894,788	26,448,220
Housing	56,248,356	39,782,247	96,030,603
Public Safety	1,520,265	36,468,623	37,988,888
Sport and Recreation	19,252,857	41,752,039	61,004,896
Waste Management	56,105,848	42,365,505	98,471,353
Waste Water Management	4,130,320	45,349,196	49,479,516
Road Transport	16,187,217	69,024,489	85,211,706
Water	22,488,843	49,838,796	72,327,639
Electricity	26,440,000	306,073,619	332,513,619
<b>Adjustment Budget</b>	<b>273,239,535</b>	<b>859,891,531</b>	<b>1,133,131,065</b>
<b>Previous Approved Budget 2008/2009</b>	<b>256,239,535</b>	<b>773,936,644</b>	<b>1,030,176,179</b>
<b>Difference</b>	<b>17,000,000</b>	<b>85,954,886</b>	<b>102,954,886</b>

- that the following transfers made during the year with regard to MIG funds be approved.

VOTE NUMBER	DESCRIPTION	ORIGINAL BUDGET	AMENDMENTS	AMENDED BUDGET
800543205200	PMU: MIG	839,000.00	-463,407.00	375,593.00

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824043205400	NEW RAISING MAIN TO PAARL WWTW & WWTW	5,950,000.00	7,930,939.00	13,880,939.00
842543205600	WATER TREATMENT WORKS: PAARL MOUNTAIN	9,900,000.00	-7,467,532.00	2,432,468.00
		<b>16,789,000.00</b>	<b>0.00</b>	<b>16,789,000.00</b>

Meeting: EM&MC – 4/3/2009		Submitted by Directorate: Financial Services	
Ref No: 5/2/2 (2008/2009)		Author/s: D Jacobs	
Doc No: 527/09		Referred from:	
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**31. OUTSTANDING MATTERS**

Noted.

**32. URGENT MATTERS**

No urgent matters were tabled.

**33. RESETTLEMENT AND SETTLING-IN-COSTS: BY THE EXECUTIVE DIRECTOR:  
STRATEGIC SERVICES: DR P NAIDOO**

(See Confidential minutes.)

**34. MONTHLY REPORT: ELECTRICITY SERVICES – JANUARY 2009**

Noted.

Meeting: EM&MC - 4/03/2009		Submitted by Directorate: Infrastructure & Planning	
Ref No: 9/1/1/3		Author/s:	
Doc No:		Referred from:	
<u>CLAUSE:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

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The meeting ended at 12:42.

**CHAIRPERSON:** .....

**DATE:** .....

Confirmed on ..... with/without amendments.

*PJ/dr*  
*06/03/2009*

**MINUTES: EXECUTIVE MAYOR & MAYORAL COMMITTEE**  
**4 MARCH 2009**