

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, 27 AUGUST 2008 AT 10:00

PRESENT: The Executive Mayor, Clr CM Manuel (Chairperson)
The Executive Deputy Mayor, Clr MW Nothnagel (Deputy Chairperson)

Councillors : A Bekeer
JT Basson
S Davids
TM Kompela
MJ Le Hoe
AB Sishuba
AM Petersen; and
B E Vos

Officials: Dr S Kabanyane (Municipal Manager)
K Mrali
L Coetzee
T Matthee
Dr P Naidoo
C Petersen; and
A Marais

ABSENT: H Douman (apology)



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1. CONFIRMATION OF MINUTES

The minutes of the Ordinary meeting of the Executive Mayor and Mayoral Committee held on 13 August 2008 was **confirmed as correct**.

2. ANNOUNCEMENTS BY THE EXECUTIVE MAYOR

No announcements were made.

3. COMPOSITION OF ASSESSMENT COMMITTEE, PERFORMANCE OF THE MUNICIPAL MANAGER

RESOLVED

that it be recommended to Council that the decision taken by Council on 8 May 2008 be amended and that the Committee assessing the performance of the Municipal Manager comprise the following members:-

- a) Executive Mayor
- b) Chairperson of Performance Audit Committee
- c) Member of Mayoral Committee – Clr A Bekeer
- d) Mayor from neighbouring municipality
- e) Member of Ward Committee: Ms N Sambokwe

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|----------------|--------------------|---------------------------|------------------|
| Meeting: | EM&MC – 27/08/2008 | Submitted by Directorate: | Executive Mayor |
| Ref No: | 4/12 | Author/s: | C M Manuel |
| Doc No: | 7154/08 | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |

4. INTERVENTION IN RESPECT OF PROJECTS PROGRESSING SLOWER THAN ANTICIPATED: SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN – THIRD QUARTER 2007/2008

RESOLVED

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

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| Meeting: | EM&MC – 27/08/2008 | Submitted by Directorate: | Municipal Manager |
| Ref No: | 5/2/8 | Author/s: | Dr S T Kabanyane |
| Doc No: | 7130/08 | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |

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5. PRESENTATION: DROMMEDARIS EMERGENCY HOUSING PROJECT: ERF 584, AND PORTION OF ERF 13259, MBEKWENI

Mr K Von Düring of CSM Consulting Services made a presentation on developments relating to the Drommedaris Emergency Housing Project and the possibility of developing Erf 584, and portion of Erf 13259, Mbekweni in terms of Governments Community Residential Units programme. Key aspects of the Community Residential Units (CRU) programme includes the following:-

- 1) ± 2300 families (712 in new CRU Project and 1588 in Current Drommedaris Emergency Housing Project) will be accommodated, mainly from Drommedaris Street, OR Thambo, Edube, Escom lines, etc.;
- 2) the project provides for rental and not ownership housing;
- 3) Government provides funding for all phases of the project except for land acquisition;
- 4) rentals are calculated only to cover operational costs and are thus significantly lower than rentals on existing municipal stock; and
- 5) management of the units, should preferably be outsourced.

The Committee raised concerns with regard to density, size of the units, provision of amenities, etc. but supported the initiative. It was however requested that CSM be requested to make a follow-up presentation to address these concerns.

RESOLVED

1. that the development of Erf 584, Mbekweni as a pilot project under the CRU programme funded by the Provincial Department of Housing be approved in principle;
2. that CSM Consulting Services, the implementing agent of the Drommedaris Housing project be instructed to apply for CRU funding in this regard;
3. that CSM be requested to make a further presentation to the Committee on the plot sizes of the Drommedaris Emergency Housing Project, the density thereof, the provision of other amenities (school sites, business sites, open spaces, etc.) and the proposed size of the CRU units; and
4. that a report at a later stage be submitted by the Executive Director: Social Services as to whether the rental administration can be dealt with in-house.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Social Services | |
| Ref No: 15/4/1 (584) x 17/5/6/2/2 | | Author/s: C W Jacobs | |
| Doc No: 7039/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 5.2 & 5.3 5.4 | Inform consultant Submit further report | Social Services Social Services | |

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6. HOUSING SCHEME 61, GOUDA: 150 UNITS

RESOLVED

1. that the contribution of R5,5 million (VAT excluded) towards the upgrading of the waste water treatment works and upgrading of the pump station in Gouda, be approved and that the Land Acquisition and Bulk Services Vote be utilised for this programme; and
2. that provision be made in the adjustment budget for any shortfall on the Land Acquisition and Bulk Services Vote.

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|----------------|--------------------|---------------------------|---------------------------|
| Meeting: | EM&MC - 27/08/2008 | Submitted by Directorate: | Infrastructure & Planning |
| Ref No: | 17/5/5/4/1 | Author/s: | C W Jacobs |
| Doc No: | 7079/08 | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |

7. RE-ALLOCATION OF CAPITAL BUDGET VOTE: WATERWORKS

RESOLVED

that the amount of R200 000 be transferred from capital vote no 84-25-4-04-465-00 (reservoir fencing) to a new vote to be created for completion of the lean-to-roof at Waterworks.

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| Meeting: | EM&MC - 27/08/2008 | Submitted by Directorate: | Infrastructure & Planning |
| Ref No: | 5/2/4 | Author/s: | H Bignaut |
| Doc No: | 7078/08 | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |

8. APPROVAL OF APPLICATIONS FOR SUBSIDY: WATER AND SANITATION SERVICES TO FARM WORKER HOUSES

RESOLVED

1. that applications 1 – 9 as listed in Annexure A in the agenda be approved for the recommended subsidy amount for each, as indicated in the last column of the table;
2. that the work with regard to 1 above be completed within 6 months from letter of notification of approval to owners, to allow for processing of subsidy payments before the end of the 2008/09 financial year;
3. that successful applicants be notified in writing by the Civil Engineering Services Department, and the conditions applicable to it;

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4. that the Executive Director: Infrastructure and Planning submit a report as to whether Council could possibly assist the Adamsvale community in providing water and sanitation; and
5. that it be enquired from the Cape Winelands District Municipality what amount they are spending in Drakenstein with regard to water and sanitation subsidies.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Infrastructure & Planning | |
| Ref No: 16/4/6 | | Author/s: H Blignaut | |
| Doc No: 7080/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 8.3 | Inform applicants | Executive Director: Infrastructure & Planning | |
| 8.4 | Further report | Executive Director: Infrastructure & Planning | |
| 8.5 | Letter to Cape Winelands District Municipality | Admin (C Louw) | |

9. WATER AGREEMENT: FARM NABYGELEGEN, WELLINGTON

RESOLVED

1. that the implementation of a formal 5 year agreement for the continued supply of raw water by Drakenstein Municipality to the Farm Nabygelegen Restant No 239 be approved; and
2. that the agreement be signed by the Municipal Manager and the current owner of the farm, for implementation as from 1 September 2008.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Infrastructure & Planning | |
| Ref No: 16/1/1/7 | | Author/s: H Blignaut | |
| Doc No: 7081/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 9.2 | Inform applicant and arrange signature | Admin (C Louw) | |

10. BULK INFRASTRUCTURE CONTRIBUTION LEVY: SECOND DWELLINGS, GRANNY FLATS, ETC.

The enclosed report was tabled to replace the report in the agenda.

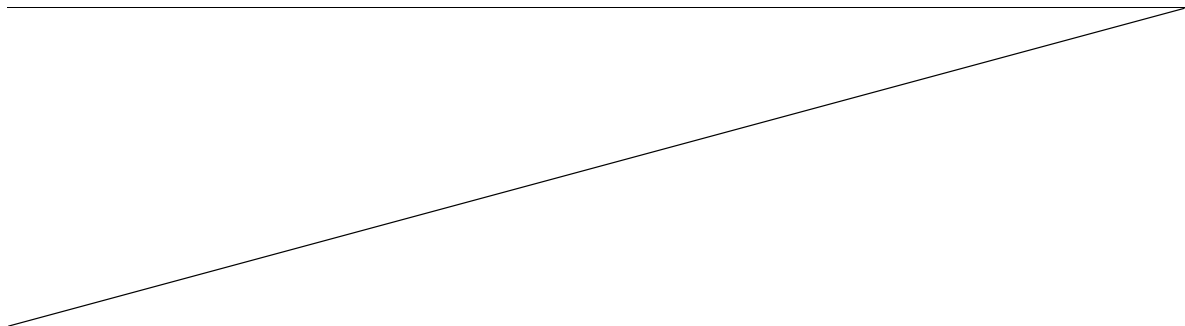
RESOLVED

that it be recommended to Council

1. that the minimum and maximum Bulk Infrastructure Contribution Levy (BICL's) be levied as follows:-

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- 1.1 Property value <R120 000 No BICL payable
- 1.2 Property value = R120 000 Minimum BICL of R3 225 per services (VAT excluded)
- 1.3 Property value = R240 000 Maximum BICL of R6450 per services (VAT excluded)
- 1.4 A pro rata BICL is payable for a property value between R120 000 and R240 000.
2. The BICL tariff for Granny Flats, second dwelling units or any other densification on residential erf.
- 2.1 Existing footprints plus additions: 0 – 120m : No levy payable
- 2.2 Existing footprints plus additions: 121 – 200m² : Pro rata BICL's payable above 120m² for water, sewerage and electricity only as per subdivision tariff
- 2.3 Existing footprint plus additions: > 200m² : Pro rata BICL's payable above 200m² on all services as per subdivision tariff
- 2.4 For any addition bigger than 120m², BICL's on all services are payable as per subdivision tariff
- 2.5 General
- The additions will exclude all non enclosed areas (stoep, verandah's, etc.)
 - The BICL's are payable before the building plans are approved.
 - The tariff be applicable as from 1 July 2008.



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| Meeting: Ref No: Doc No: | EM&MC - 27/08/2008 5/8/9 7094/08 | Submitted by Directorate: Author/s: Referred from: | Infrastructure & Planning G S Du Plessis |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |

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11. LEIVOOR DEVELOPMENT: ERF 6370, WELLINGTON: OUTSTANDING PAYMENT OF R20 331,08

RESOLVED

that it be recommended to Council

1. that the outstanding amount of R20 331,08 be paid to Leivoor Development from the bulk services levy fund: vote no 9000 120 077 04;
2. that Van der Spuy & Partners be instructed to collect the outstanding amount from the account holder of Absa account number 406 223 3582 and once received, be paid into the bulk services levy fund; and
3. that the necessary corrective and preventative actions be taken in order to prevent a recurrence of this incident.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Infrastructure & Planning | |
| Ref No: 15/4/1 (6370) W | | Author/s: G S Du Plessis | |
| Doc No: 7096/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 11.1 | Arrange payment | Infrastructure & Planning | |
| 11.2 | Instruct attorneys | Admin (C Louw) | |
| 11.3 | Prevention action | Infrastructure & Planning | |

12. APPROVAL OF UPDATED DRAFT WATER SERVICES DEVELOPMENT PLAN FOR DRAKENSTEIN MUNICIPALITY

RESOLVED

1. that the draft WSDP for Drakenstein Municipality be approved;
2. that copies of the approved draft WSDP be distributed by the Civil Engineering Services Department to the institutions as required by the Water Services Act;
3. that the draft WSDP be advertised and made available at municipal offices for public comment; and
4. that the WSDP be finalised after consideration of comments received, and submitted to Council for final adoption.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Infrastructure & Planning | |
| Ref No: 2/2/5 X 1/2/16 | | Author/s: H Bignaut | |
| Doc No: 7097/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 12.2 | Distribute WSDP | Infrastructure & Planning | |
| 12.3 | Advertise WSDP | Admin (C Louw) | |

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13. REPORT ON PROJECTS TO IMPROVE PEDESTRIAN SAFETY IN RURAL AREAS AND SCHOOLS

RESOLVED

1. that the report be **noted**; and
2. that the District Roads Engineer be requested to implement vehicular speed control measures at rural schools, particularly at high risk areas.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Infrastructure & Planning | |
| Ref No: 16/3/1/4 X 16/3/3 | | Author/s: L P Coetzee | |
| Doc No: 7098/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 13.1 | Letter to CWDM | Admin (C Louw) | |

14. IDP/BUDGET PROCESS PLAN 2008/09

RESOLVED

that it be recommended to Council that the proposed draft IDP/Budget Process Plan 2008/09 be adopted.

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| Meeting: EM&MC – 27/08/2008 | | Submitted by Directorate: Strategic Services | |
| Ref No: 2/2/8 | | Author/s: V Arendse | |
| Doc No: 6893/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
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15. REPORT: SERVICE DELIVERY AND IMPLEMENTATION PLANS (SDBIP) FOR FOURTH QUARTER 2007/08

RESOLVED

that the Service Delivery and Implementation Plans for the fourth quarter: 2007/08 be approved and forwarded to Council for information.

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| Meeting: EM&MC – 27/08/2008 | | Submitted by Directorate: Strategic Services | |
| Ref No: 5/2/8 | | Author/s: V Arendse | |
| Doc No: 6894/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
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16. ADOPTION OF PERFORMANCE MANAGEMENT POLICY

RESOLVED

that it be recommended to Council that the Performance Management Policy be approved.

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| Meeting: Ref No: Doc No: | EM&MC – 27/08/2008 2/2/B 7027/08 | Submitted by Directorate: Strategic Services Author/s: Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

17. SCARCE SKILLS AND RETENTION POLICY

RESOLVED

that this matter be held over for the next meeting.

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| Meeting: Ref No: Doc No: | EM&MC – 27/08/2008 4/B 6510/08 | Submitted by Directorate: Corporate Governance Author/s: Referred from: | Corp, Strat & HR Com – 11/08/2008 EM&MC – 13/08/2008 & Spec Corp, Strat & HR Com – 19/08/2008` |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

18. REPORT: ESKOM SERVITUDE ON FARM 736, KLAPMUTS: BUILDING OF 132/KV SUBSTATION

RESOLVED

1. that it be recommended to Council that a Portion of Farm 736, Klappmuts, (\pm 3.5ha in extent), be alienated to Eskom for the purpose of a substation servitude measuring 380m x 270m x 260m and a electrical transmission servitude 31m wide along the eastern boundary of the property, subject to the following conditions:-
 - 1.1 that the land be sold at R50/m², excluding VAT;
 - 1.2 that the purchaser be responsible for all costs related to the subdivision, closure, rezoning, survey and transfer of the property;
 - 1.3 compliance with all conditions laid down by the technical departments;
 - 1.4 that the sale of land be advertised for any objections; and

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1.5 that Eskom ensure that no squatters settle in the servitude area.

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| Meeting: Ref No: Doc No: | EM&MC – 27/08/2008 15/4/1 (F736) K 6911/08 | Submitted by Directorate: Author/s: Referred from: | Corporate Governance N Marais |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

19. ELECTRICITY TAX: ADDITIONAL 2c Per KWH

RESOLVED

1. that the report be **noted**; and
2. that the Executive Director: Financial Services in the follow-up report indicate what the implications for residents are.

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| Meeting: Ref No: Doc No: | EM&MC – 27/08/2008 5/6/3 6847/08 | Submitted by Directorate: Author/s: Referred from: | Financial Services C Petersen |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

20. APPLICATION OF EXEMPTION OF PROPERTY RATES: ERF 7405, PAARL

RESOLVED

that Erf 7405, Paarl be exempted from payment of property rates to the amount of R14 044,20 for the financial years 2007/08 and 2008/09 and that no further property rates be levied.

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| Meeting: Ref No: Doc No: | EM&MC – 27/08/2008 5/4/1/6 6848/08 | Submitted by Directorate: Author/s: Referred from: | Financial Services C Petersen |
| <u>CLAUSE:</u> | <u>ACTION:</u> Inform applicant | <u>RESPONSIBLE DEPT:</u> Admin (I Erasmus) | <u>DUE DATE:</u> |

21. APPLICATION FOR EXEMPTION OF PROPERTY RATES: ERF 17871, PAARL

RESOLVED

that Erf 17871, Paarl be exempted from payment of property rates to the amount of R17 895,67 and that no further property rates be levied for the property.

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| Meeting: Ref No: Doc No: | EM&MC – 27/08/2008 5/4/1/6 6849/08 | Submitted by Directorate: Author/s: Referred from: | Financial Services C Petersen |
| <u>CLAUSE:</u> | <u>ACTION:</u> Inform applicant | <u>RESPONSIBLE DEPT:</u> Admin (I Erasmus) | <u>DUE DATE:</u> |

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22. APPLICATION OF EXEMPTION OF PROPERTY RATES: ERF 19772, PAARL: HUIS VERGENOEGD

RESOLVED

1. that Erf 19772, Paarl be exempted from payment of property rates to the amount of R417 760 for the financial years 2007/08 and 2008/09 and that no further rates be levied on the property; and
2. that a report on the account of Rusthof Old Age Home be submitted to the Committee within 30 days.

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| Meeting: EM&MC – 27/08/2008 | | Submitted by Directorate: Financial Services | |
| Ref No: 5/2/B | | Author/s: C Petersen | |
| Doc No: 6896/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
| 22.1 22.2 | Inform applicant Report: Rusthof | Admin (I Erasmus) Financial Services | |

23. DEVIATION FROM AND RATIFICATION OF MINOR BREACHES OF PROCUREMENT PROCESS

RESOLVED

that the report be **noted**.

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| Meeting: EM&MC – 27/08/2008 | | Submitted by Directorate: Financial Services | |
| Ref No: 8/1/B | | Author/s: D Jacobs | |
| Doc No: 6936/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
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24. IMPLEMENTATION OF SCM SYSTEM FOR 07/08 FINANCIAL YEARS

RESOLVED

that the report be **noted**.

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| Meeting: EM&MC – 27/08/2008 | | Submitted by Directorate: Financial Services | |
| Ref No: 8/1/B | | Author/s: D Jacobs | |
| Doc No: 6935/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |
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25. APPROVAL OF BUDGET POLICY

RESOLVED

that it be recommended to Council that the Budget Policy be approved.

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| Meeting: | EM&MC – 27/08/2008 | Submitted by Directorate: | Financial Services |
| Ref No: | 5/2/B | Author/s: | C Petersen |
| Doc No: | 6895/08 | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

26. APPROVAL OF CASH AND INVESTMENT MANAGEMENT

RESOLVED

that it be recommended to Council that the Cash and Investment Management Policy be approved.

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| Meeting: | EM&MC – 27/08/2008 | Submitted by Directorate: | Financial Services |
| Ref No: | 5/2/B | Author/s: | C Petersen |
| Doc No: | 6897/08 | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

27. VOLUNTEERS TO REGULATE TRAFFIC DURING PEAK HOURS

RESOLVED

1. that the establishment of the Law Enforcement Unit as a Unit separate from Traffic Services be proceeded with;
2. that 20 volunteers be appointed as part of Traffic Services to regulate traffic flow on a part-time basis during peak hours and as may be needed from time to time at the rate of R25/hr , subject to the necessary training and insurance arrangements;
3. that an amount of R375 000 be made available from Traffic and Law Enforcement salary vote for this purpose for the period September 2008 to June 2009;
4. that the Executive Director: Social Services submit a report on measures to address the lack of visibility of traffic officers, as well as the personnel requirements of the Traffic Section taking into account accepted norms in the provision of such services in relation to the number of residents; and

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5. that a report on the outsourcing of parking management be submitted.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Social Services | |
| Ref No: 4/3/3/3 | | Author/s: T Matthee | |
| Doc No: 7075/08 | | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |
| 27.4 & 5 | Follow-up reports | Social Services | |

28. KEY FINDINGS FEASIBILITY STUDY-COMMUNITY FACILITIES

RESOLVED

1. that the key findings of the feasibility study be noted;
2. that the identification of a preferred site for Thusongs be done in conjunction with the ward councillors;
3. that funding proposals of R5.5m for Gouda and R13m for Paarl be submitted to Government Departments and businesses; and
4. that funding for the above projects be requested by the Social Services Directorate, in the 2009/10 financial year.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Social Services | |
| Ref No: 17/19/5 | | Author/s: J Rhoda | |
| Doc No: 5062/08 | | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |
| 28.2 | Arrange consultation with Ward Committee | Social Services | |
| 28.3 | Submit funding proposals | Social Services | |

29. SOCCEREX: 24 – 26 NOVEMBER 2008, JOHANNESBURG

RESOLVED

1. that the following councillors be nominate to attend Soccerex in Johannesburg:-
 - a) Executive Mayor or nominee
 - b) Executive Deputy Mayor
 - c) Clr A M Petersen

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Corporate Governance | |
| Ref No: 17/7/3/2 | | Author/s: K Mrali | |
| Doc No: 7122/08 | | Referred from: | |
| CLAUSE: | ACTION: | RESPONSIBLE DEPT: | DUE DATE: |
| | Travel arrangements | Office of Mayor (C Jacobs) | |

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30. APPLICATION FOR REZONING, SUBDIVISION AND CONSENT USE: ERF 2568, WELLINGTON

RESOLVED

1. that approval be granted in terms of Section 16(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for the rezoning of Erf 2568, Wellington from "Undetermined" to Subdivisional Area for a residential development with a gross density of 24.3 units per hectar with zonings and uses as indicated hereunder;
2. that Council's Special Consent be granted, in terms of Clause 2.5.2 of the Wellington Scheme Regulations, for an Institutional building (possible community facility) on the General Residential Zone erf as mentioned hereunder;
3. that approval be granted in terms of Section 25(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) for the subdivision of Erf 2568, Wellington, as indicated on the Subdivisional Sketch Plan (Annexure B to the departmental report), as follows:-
 - a) 62 Residential Zone erven (with average erf sizes measuring $\pm 260\text{m}^2$)
 - b) A General Residential Zone erf, measuring $\pm 0.1\text{ha}$
 - c) Two Public Open Space Zone erven, measuring $\pm 0.19\text{ha}$
 - d) The Remainder, measuring $\pm 0.64\text{ha}$, to be utilised for Public Streets
4. that the following condition, laid down in terms of Section 42(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985), be applicable to the approvals granted in paragraphs 1 to 3 above:-
 - 4.1 The conditions laid down by the Department of Transport and Public Works in its letter dated 24 March 2006, be adhered to (Annexure H to the departmental report);
 - 4.2 The adherence to the conditions of approval laid down by the Department of Environmental Affairs and Development Planning, dated 21 May 2007 (Annexure F to the departmental report);
 - 4.3 The adherence of the requirements laid down by the Department of Water Affairs and Forestry as contained in their letter with reference 16/2/7/G100/A/8 dated 22 May 2006 (Annexure I to the departmental report);
 - 4.4 The adherence to the following conditions laid down by the Head: Civil Engineering Services (Drakenstein Municipality):-
 - 4.4.1 Streets
 - a) Developer must comply with the standard conditions regarding the construction of streets and stormwater;

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4.4.2 Stormwater

- a) Pollution control must be instituted at all stormwater outfalls;
- b) A proper analysis of the stormwater run-off is required;
- c) The external stormwater system must be upgraded where required i.e. replacement of un-reinforced pipes at the owner's cost;

4.4.3 Water

- a) The water reticulation to serve the development must be provided by the developer, at the developer's cost;
- b) A flow analysis of the impact that the development will have on the existing municipal services must be obtained from civil engineering services, by the developer, at the developer's cost;
- c) Any servitude which will be required over any private property for any service (private or municipal) must be provided by the developer at the developer's cost;
- d) The water reticulation system including the water main extension must be designed by a professional registered person and services install under the supervision of the professional registered person;
- e) Plans must be submitted to the Head: Civil Engineering Services for approval;
- f) Bulk water connection is available at actual cost from Uitkyk Street, Wellington;
- g) A minimum of 110 millimetre diameter water pipe extension must be provided from the existing municipal main at Uitkyk Street, Wellington;
- h) Each individual unit/portion must be provided with a metered water connection by the developer;
- i) All costs for the development will be developer's account;
- j) Bulk services levies will be payable;

4.4.4 Sewer

- a) The sewerage reticulation to serve the development must be provided by the developer, at the developer's cost;
- b) A flow analysis of the impact that the development will have on the existing municipal services must be obtained from civil engineering services by the developer, at the developer's cost;
- c) Any servitude which will be required over any private property for any services (private or municipal) must be provided by the developer, at the developer's cost;
- d) The sewerage reticulation system, including the pump station, must be designed by a professional registered person and services install under the supervision of the professional registered person;
- e) Plans must be submitted to the Head: Civil Engineering Services for approval;
- f) The pump station must be provided/fitted with an ultra sonic level unit, two pumps and permanent backup power supply;

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- g) A telemetric system must be provided to monitor the pumps, power and level at the pump station and must be connected to the existing municipal (Spectrum) network, at the developer's account;
- h) An operational and maintenance plan must be submitted to the Head: Civil Engineering Services for approval;
- i) Sewer connection is available at actual cost;
- j) Bulk services levies are applicable;
- k) All costs for the development will be for the developer's account;

4.4.5 Refuse Removal

- a) The standard municipal standards shall apply as set out in the "Engineering Services: Municipal Standards" document;

4.4.6 General

- a) Before any construction commences (even site clearance) a service agreement shall be entered into between the developer and Council;
- b) The standard conditions for developments in urban areas are applicable;

4.4.7 Public Open Spaces

- a) The two public open spaces must be developed as per the specification of the Head: Parks and Recreation;
- b) Each portion must be provided with 25 millimetre diameter metered connection, including meter chambers and irrigation fittings;
- c) The portions must be planted with buffalo grass and maintained (including the water account) for at least three (3) months after completion of development of the portions;
- d) Twelve (12) indigenous trees must be planted and spread over the two (2) portions;
- e) Four (4) park benches must be provided and installed;
- f) Six (6) different playground apparatus must be provided and installed;
- g) All costs will be for the developer's account;

4.5 The adherence of the following condition laid down by the Manager: Land Surveying and Valuation (Drakenstein Municipality):-

- a) Street names must be indicated on site for emergency services purposes;

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4.6 The adherence of the following condition set by the Head: Electrical Services (Drakenstein Municipality):-

- a) Services must be installed to the satisfaction of the Head: Electrical Services and the cost involved will be for the developer's account;

4.7 The following conditions from a planning point of view must be adhered to:-

4.7.1 The approval applies only to the rezoning, subdivision and special consent in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;

4.7.2 Any amendments to the application are subject to the relevant approval;

4.7.3 No new structures are to be erected or existing buildings converted without the approval of building plans by Council;

4.7.4 The General Residential Zoned erf may only be utilized for a community facility or dwelling house;

4.7.5 Building restriction servitudes must be indicated on the subdivisional plan (Annexure B to departmental report) and registered in favour of Council, restricting any development except boundary walls and fences, as follows:-

4.7.5.1 3m from the rear boundary with regard to Erven 56 and 59, Wellington;

4.7.5.2 5m from the rear boundary with regard to Erven 57 and 58, Wellington;

5. that the objector being, Mr L Gabriel, be informed of his right to appeal in terms of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985); and

6. that the comments contained in Paragraph 5 (TOWN PLANNING ASSESSMENT/COMMENTS) of the departmental report be regarded as the reasons for the decision.

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| Meeting: EM&MC - 27/08/2008 Ref No: 15/4/1 (2568) W Doc No: 2923/08, 2583/08, 11080/07, 9326/07, 4270/07, 1281/07, 1281/07, 949/07, 9910/06, 3676/06, 2035/06, 1885/06 & 336/06 | | Submitted by Directorate: Infrastructure & Planning Author/s: H Louw Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> Inform parties | <u>RESPONSIBLE DEPT:</u> Admin (Y Matthews) | <u>DUE DATE:</u> |

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31. APPLICATION FOR SUBDIVISION OF ERF 1251, BURG STREET, WELLINGTON

RESOLVED

1. that approval be granted for the subdivision of Erf 1251, Wellington into two portions in terms of Section 25 (1) of Ordinance 18 of 1985), subject to the following conditions:-
 - 1.1 Copies of the approved subdivision diagrams must be provided to Council;
 - 1.2 The owner of Erf 9254, Wellington will be regarded as an adjoining owner in the event of a future application for the relaxation of the existing 3m rear building line on Portion 1;
 - 1.3 Should a double storeyed single residential dwelling be constructed on Portion 1, only bathroom and staircase windows facing the rear boundary will be permitted on the upper level, on which no balcony facing the rear boundary will be permitted;
 - 1.4 No further trimming of the trees abutting the rear boundary of Portion 1 by the current owner will be permitted without the consent of the owner of Erf 9254, Wellington;
 - 1.5 Water connection for Portion 1 must be provided by the developer and is available at actual cost. The connection will be provided to a maximum of one (1) metre from Burg Street, Wellington inside the proposed Servitude Right of Way;
 - 1.6 The water pipe extension to serve Portion 1 must be provided inside the proposed servitude;
 - 1.7 All water points connected to the connection for the Remainder must be removed;
 - 1.8 The definition of the Servitude Right of Way must be changed to include a services servitude area;
 - 1.9 A separate sewer connection must be provided for Portion 1 and is available at actual cost;
 - 1.10 A plan must be submitted by the developer to Council for the sewer extension for Portion 1;
 - 1.11 All manholes inside the proposed servitude must be fitted with heavy duty covers and frames;
 - 1.12 Two sewer manholes on the Remainder must be upgraded to standard (plaster work);
 - 1.13 Bulk services levies are applicable on Portion 1;
2. that the applicant be requested to draw the owner's attention to the following:-

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- 2.1 No clearance for the separate registration of any subdivided portion will be issued by Council until conditions 1.1 to 1.13 above, have been complied with to the satisfaction of Council;
 - 2.2 The owner is responsible for all engineering installation and upgrading costs including the costs for new municipal connections including stormwater connections and vehicle access points;
 - 2.3 Plans for any proposed construction or changes to services area must be submitted to the Civil Engineering Services Department for approval prior to the construction; and
3. that the objector be informed that the applicant's response to the objection (paragraph 4 of the departmental report) as well as the comments as quoted under paragraph 5 of the departmental report be regarded as Council's reasons for the decision.

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| Meeting: EM&MC - 27/08/2008 | | Submitted by Directorate: Infrastructure & Planning | |
| Ref No: 15/4/1 (1251) W | | Author/s: D Cupido | |
| Doc No: 2629/08 & 2959/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> Inform parties | <u>RESPONSIBLE DEPT:</u> Admin (Y Matthews) | <u>DUE DATE:</u> |

32. OUTSTANDING MATTERS

Noted.

33. URGENT MATTERS

No matters were submitted.

34. REIMBURSEMENT OF LEGAL FEES: DRAKENSTEIN MUNICIPALITY / MESSRS OERSEN, RENS, MKABILE, SAMAAI AND MS WILLIAMS

(See Confidential Minutes).

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| Meeting: Conf EM&MC – 20/08/2008 | | Submitted by Directorate: Corporate Governance | |
| Ref No: 4/6/3/1/G | | Author/s: A V Marais | |
| Doc No: | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

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35. CONFIRMATION OF MINUTES: SPECIAL EXECUTIVE MAYOR AND MAYORAL COMMITTEE HELD ON 20 AUGUST 2008

The minutes of the Special meeting of the Executive Mayor and Mayoral Committee held on 20 August 2008 was confirmed as correct.

36. PURCHASE AND DEVELOPMENT OF ERF 17439, PAARL: DE KRAAL SHOPPING CENTRE

RESOLVED

that this matter be held over pending further consultation with Council's attorneys at the next meeting.

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| Meeting: Ref No: Doc No: | Suppl EM&MC – 27/08/2008 15/4/1 (17439) P 7194/08 | Submitted by Directorate: Author/s: Referred from: | Corporate Governance N Marais |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

37. MONTHLY CONTRIBUTION: TASK

RESOLVED

that an amount of R5 158 per month for a period of six (6) months be paid to TASK and that no further payments be made thereafter.

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| Meeting: Ref No: Doc No: | Suppl EM&MC – 27/08/2008 4/2/4 7199/08 | Submitted by Directorate: Author/s: Referred from: | Corporate Governance K Mrali |
| <u>CLAUSE:</u> | <u>ACTION:</u> Arrange payment | <u>RESPONSIBLE DEPT:</u> HR Manager | <u>DUE DATE:</u> |

38. 2010 FIFA WORLD CUP AFRICAN QUALIFICATION MATCHES

RESOLVED

1. that the following councillors be nominated to attend the 2010 Fifa World Cup qualification matches on 6 June, in Port Elizabeth and 12 October in Cairo, Egypt as part of the African Lobbying Strategy:-
 - a) Executive Mayor
 - b) Executive Deputy Mayor

**MINUTES: EXECUTIVE MAYOR & MAYORAL COMMITTEE
27 AUGUST 2008**

c) Clr A M Petersen

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| Meeting: Suppl EM&MC – 27/08/2008 | | Submitted by Directorate: Corporate Governance | |
| Ref No: 17/7/3/2 | | Author/s: K Mrali | |
| Doc No: 7211/08 | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> Travel arrangements | <u>RESPONSIBLE DEPT:</u> Office of the Mayor (C Jacobs) | <u>DUE DATE:</u> |

40. MONTHLY REPORT: ELECTRICAL SERVICES – JULY 2008

Noted.

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| Meeting: EM&MC -27/08/2008 | | Submitted by (Dept): Infrastructure & Planning | |
| Ref No: 9/1/1/3 | | Author/s: J Coetzee | |
| Doc No's: | | Referred from: | |
| <u>CLAUSE:</u> | <u>ACTION:</u> | <u>RESPONSIBLE DEPT:</u> | <u>DUE DATE:</u> |

The meeting ended at 12:52.

CHAIRPERSON:

DATE:

Confirmed on with/without amendments.

***PJ/db
29/08/2008***