

DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE

ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS, FIRST FLOOR, CIVIC CENTRE, BERG RIVER BOULEVARD, PAARL, ON THURSDAY, 22 APRIL 2021 AT 10:00.

PRESENT:

The Executive Mayor, Ald C J Poole (Chairperson)
The Executive Deputy Mayor, Ald GC Combrink

Councillors:

Ald J F le Roux
M A Andreas
C Kearns
E Gouws
J Miller
L P Mokoena
Ald R Smuts
L T van Niekerk
R H van Nieuwenhuyzen
L Cyster

Also Present:

Cllr A C Stowman (Speaker)
Cllr R A Koegelenberg (Chief Whip)

Officials:

Dr J H Leibbrandt (City Manager)
Mr B Brown (Chief Financial Officer)
Mr M Wüst (Executive Director: Engineering Services)
Mr G Esau (Executive Director: Community Services)
Ms L Waring (Executive Director: Planning and Development)
Mr S Johaar (Executive Director: Corporate Services)
Ms R Jaftha (Chief Audit Executive)
Mr D Delaney (Senior Manager: Planning Services)
Ms C Lategan (Senior Manager: Budgets, Assets and Financial Reporting)
Ms N Keketsi (Senior Manager: Revenue and Expenditure)
Ms C September (Manager: IDP)
Mr G Dippenaar (Chief Risk Officer)
Mr I Engelmohr (Financial Accounting Research Expert)
Ms W Prins (Performance Management Officer)
Mr F P Goosen (Manager: Administrative Support Services)
Ms H Barends (Administrative Officer: Admin)
Mr A Koopman (Communications Officer)
Mr R Boshoff (Community Services)



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1. LEAVE ARRANGEMENT AND NON-AVAILABILITY OF COUNCILLORS AND SENIOR MANAGEMENT

None.

2. ANNOUNCEMENTS BY THE EXECUTIVE MAYOR

The Executive Mayor made the following announcements:

1. Welcomed everybody to the meeting;
2. Congratulated Ms N October with her appointment as Senior Manager: Legal and Administrative Services; and
3. Thanked Ms L Waring (Executive Director: Planning and Development), who has resigned and will be leaving at the end of April 2021, for her dedicated service to Drakenstein Municipality.

3. DECLARATION OF INTEREST BY COUNCILLORS/OFFICIALS

None.

4. CONSIDERATION OF URGENT MATTERS, REPORTS, COMMUNICATIONS AND PETITIONS

None.

5. CONFIRMATION OF MINUTES

The minutes of the following meetings of the Mayoral Committee were **confirmed as correct:-**

- i. Ordinary virtual meeting held on 24 March 2021;
- ii. Ordinary virtual meeting held on 31 March 2021; and
- iii. Confidential virtual meeting held on 31 March 2021.

6. SCHEDULE OF DECISIONS

RESOLVED that

The Schedule of Decisions **be noted.**



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7.1	PROPOSED ALIENATION OF A PORTION OF PUBLIC PLACE, REMAINDER ERF 481, CORNER OF LANG AND BERGPYPPIE STREETS, PAARL TO REGISTERED OWNER OF ERF 483 PAARL (WARD 19)
	VOORGESTELDE VERVREEMDING VAN 'N GEDEELTE VAN PUBLIEKE PLEK, RESTANT VAN ERF 481, OP DIE HOEK VAN LANG- EN BERGPYPIESTRATE, PAARL AAN DIE GEREGISTREERDE EIENAAR VAN ERF 483 PAARL (WYK 19)
	UKUDIBANISWA KWESICWANGCISO SENXAXHEBA YOLUNTU, INDAWO ESEYISELEYO KWISIZA 481, IKONA YENDLELA NEBERGPYPPIE STREETS, EPAARL UKUBHALISA UMNINI WESIZA 483 PAARL (WADI 19)

RECOMMENDED that

1. In terms of Section 14 of the Municipal Finance Management Act in principle approval be granted for the alienation of a Portion of Remainder Erf 481 Paarl (Public Place) situated on the corner of Lang and Bergpypie Streets, Paarl measuring $\pm 165\text{m}^2$ in extent as indicated on the locality map (Annexure A to the departmental report) to registered owner of Erf 483, Paarl for residential purposes, subject to the standard conditions of sale and the following further conditions:
 - 1.1 A market related valuation be obtained from an independent valuer;
 - 1.2 The proposed transaction be advertised for objections, comments and/or representations;
 - 1.3 The portion of remainder Erf 481 Paarl hereby sold must be closed, rezoned and consolidated with Erf 483 Paarl and such applications must be undertaken by and at the cost of the applicant; and
 - 1.4 The transaction is subject to all technical conditions imposed by the various technical departments.

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2. The subject property is a non-viable portion of land and in terms of Paragraph 13 of the Asset Transfer Policy it can be alienated directly to the adjacent landowner of Erf 483, Paarl. The subject property on its own cannot be utilized by other individuals, however once consolidated with the existing property, Erf 483 Paarl, it can be utilized more effectively.

Meeting: Mayco 22/04/2021	Submitted by Department: Corporate Services
Ref No: 15/4/1 (481) P	Author/s: F Williams
Coll No: 1736508	Referred from: Corp Serv Port – 06/04/2021
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

7.2 ALIENATION OF A PORTION OF ERF 34 WELLINGTON TO WILDE TRUST (WARD 18)
VERVREEMDING VAN 'N GEDEELTE VAN ERF 34 WELLINGTON AAN WILDE TRUST (WYK 18)
UKUDITYANISWA KWECEBA LESIZA 34 WELLINGTON KWIWILDE TRUST (WADI 18)

It was requested that the previous agreement also be attached to the item.

RESOLVED that

This matter be referred back to the department for an updated report.

Meeting: Mayco 22/04/2021	Submitted by Department: Corporate Services
Ref No: 15/4/1 (34) W	Author/s: F Williams
Coll No: 1578744	Referred from: Corp Serv Port – 06/04/2021
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>
	Resubmit item
	ED Corporate Services



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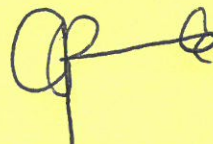
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7.3	LEASE OF THE MUNICIPAL BUILDING SITUATED ON A PORTION OF ERF 8431 MARKET STREET PAARL (WARD 4)
	VERHURING VAN MUNISIPALE EIENDOM GELEË OP 'N GEDEELTE VAN ERF 8431 MARKSTRAAT PAARL (WYK 4)
	UKUQESHWA KWESAKHIWO SIKAMASIPALA ESIMISWE KWICANDELO LESIZA 8431 MARKET STREET PAARL (WADI 4)

RECOMMENDED that

1. In terms of Regulation 34 of the Municipal Asset Transfer Regulations read together with Paragraph 13 of the Asset Transfer Policy (2020) final approval be granted for the renewal of the lease of the municipal property situated on a portion of Erf 8431, Market Street, Paarl measuring $\pm 462\text{m}^2$ in extent, known as the "Cricket Clubhouse", to the Paarl Cricket Club for the purpose of a sport facility, subject to the standard lease conditions as well as the following terms and conditions:
 - 1.1 The property will be leased at a subsidised market rental amount of R334.24 per month (VAT excluded, 4% escalation per annum included);
 - 1.2 The lease endures for a period of three (3) years as from 1 March 2021;
 - 1.3 It is specifically recorded in light of the proposed development of Erf 8431, that the lease be subject to a cancellation clause of three (3) months should the Municipality need the property for municipal or development purposes;
 - 1.4 Other institutions/organisations or clubs be allowed to utilise the premises at such costs to be arranged with the lessee and approved by the Municipality;
 - 1.5 The lessee be responsible for payment of all municipal services, connection fees and services consumption, etc. if applicable;
 - 1.6 The property may only be used for sports purposes;
 - 1.7 All existing lease conditions remain applicable; and
 - 1.8 All administrative, legal and technical requirements be adhered to.



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2. It be noted that the proposed lease was advertised in the local press for objections, comments, representations or counter proposals/offers from other interested parties, and that none was received; and
3. In terms of paragraph 13 of the Asset Transfer Policy, the property be leased by way of direct negotiation as the transaction entails a renewal of an existing lease agreement.

Meeting: Mayco 22/04/2021	Submitted by Department: Corporate Services
Ref No: 15/4/1(8431)	Author/s: N Williams
Coll No: 1736904	Referred from: Corp Serv Port – 06/04/2021
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

7.4 PROPOSED ALIENATION OF A PORTION OF ERF 34 WELLINGTON TO SPRINGDEALS FOUR CC, PREVIOUSLY APPROVED FOR ALIENATION TO DIEMERSFONTEIN PROP (PTY) LTD (WARD 29)
VOORGESTELDE VERVREEMDING VAN 'N GEDELTE VAN ERF 34 WELLINGTON AAN SPRINGDEALS FOUR BK, VOORHEEN GOEDGEKEUR VIR VERVREEMDING AAN DIEMERSFONTEIN PROP (EDMS) BPK (WYK 29)
ISICWANGCISO SOKUDIBANISA KWESIZA 34 WELLINGTON KWI-SPRINGDEALS LWESINE CC, ESIVUNYELWE KWANGAPHAMBILI NGOKUDIBANA NE - DIEMERSFONTEIN PROP (PTY) LTD (WADI 29)

RESOLVED that

This matter be referred back to the department for an updated report.

Meeting: Mayco 22/04/2021	Submitted by Department: Corporate Services
Ref No: 15/4/1 (34) W	Author/s: N October
Coll No: 1738073	Referred from: Corp Serv Port – 06/04/2021
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>
	Resubmit item
	ED Corporate Services

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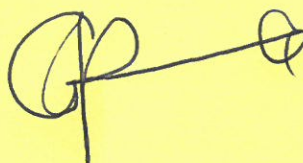
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7.5	LEASE OF MUNICIPAL PROPERTY BEING A PORTION OF ERF 645 MATHAKATHA STREET MBEKWENI (WARD 9)
	VERHURING VAN MUNISIPALE EIENDOM GELEË OP 'N GEDEELTE VAN ERF 645 MATHAKATHASTRAAT MBEKWENI (WYK 9)
	UKUQESHWA KWEPROPATI KAMASIPALA ICEBA LESIZA 645 MATHAKATHA STREET MBEKWENI (WADI 9)

RECOMMENDED that

1. In terms of Regulation 34 of the Municipal Asset Transfer Regulations read together with Paragraph 11 of the Asset Transfer Policy (2020), final approval be granted for the renewal of the lease of Portion B of the municipal building, measuring $\pm 97\text{m}^2$ in extent, situated on Erf 645, Mathakatha Street, Mbekweni known as the "Old Mbekweni Library" to the Mbekweni Community Health Workers NPO Registration No 012-617 for community and social purposes, subject to the normal lease conditions as well as the following further conditions:
 - 1.1 The property will be leased at a subsidised rental amount of R178.79 per month (VAT excluded, 4% escalation per annum included);
 - 1.2 A lease period of 4 (four) years will apply as from 1 March 2021;
 - 1.3 The lessee be responsible for the payment of all municipal services, connection fees and services consumption, etc, if applicable;
 - 1.4 The property may only be used for community and social purposes;
 - 1.5 All existing lease conditions remain applicable; and
 - 1.6 All administrative, technical and legal requirements be adhered to.
2. It be noted that the proposed lease was advertised in the local press for objections, comments, representations or counter proposals/offers from other interested parties, and that none was received; and



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3. In terms of paragraph 13 of the Asset Transfer Policy, the property be leased by way of direct negotiation as the transaction entails a renewal of an existing lease agreement.

Meeting: Mayco 22/04/2021	Submitted by Department: Corporate Services
Ref No: 15/4/1 (645) M	Author/s: N Williams
Coll No: 1736957	Referred from: Corp Serv Port – 06/04/2021
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:

7.6 REPORT ON WARD COMMITTEE MEETINGS AND PUBLIC MEETINGS: PERIOD 1 JANUARY 2021 TO 31 MARCH 2021
VERSLAG OOR WYKSKOMITEE VERGADERINGS EN OPENBARE VERGADERINGS: TYDPERK 1 JANUARIE 2021 TOT 31 MAART 2021
INGXELO YENTLANGANISO ZEKOMITI ZEWADI KUNYE NEENTLANGANISO ZOLUNTU: IXESHA 1 JANUWARI 2021 UKUYA KU 31 MATSHI 2021

RECOMMENDED that

1. Cognisance be taken of ward committee meetings held during the period 1 January 2021 until 31 March 2021; and
2. The appropriate actions be taken against Ward Councillors who do not provide the minutes of ward meetings or who do not hold a ward committee meeting at least once a quarter.

Meeting: Mayco 22/04/2021	Submitted by Department: Corporate Services
Ref No: 3/3/1/3/10	Author/s: L Nojozi
Coll No: 1737778	Referred from: Corp Serv Port – 06/04/2021
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:



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7.7 LLF MINUTES: 30 MARCH 2021
LLF NOTULES: 30 MAART 2021
LLF IMIZUZU: 30 MATHSI 2021

RESOLVED that

The LLF minutes of March 2021 be noted.

Meeting: Mayco 22/4/2021	Submitted by Department: Corporate Services		
Ref No:	Author/s:		
Coll No:	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

8. HUMAN SETTLEMENTS AND PROPERTY MANAGEMENT

8.1 PAARL HOUSING SCHEME 35, AMSTELHOF PROJECT - ALLOCATION OF VACANT ERVEN (WARD 26)
PAARL BEHUISINGSKEMA 35, AMSTELHOF PROJEK - ALLOKERING VAN VAKANTE ERWE (WYK 26)
ISICWANGCISO SE-PAARL HOUSING SCHEME 35, IPROJEKTHI YASE-AMSTELHOF - UKWABIWA KWEZIZA EZINGENABANTU (WADI 26)

RECOMMENDED that

1. The eight (8) erven be allocated to applicants on the Municipal Database prioritised according to date of application, who have or are in process to obtain bond/loan pre-approval from the banks and whose household income does not exceed R22,000.00 per month (previous pre-approvals are currently updated due to COVID-19 impact);
2. The applicants only be allowed to commence with the construction of the houses once the property have been registered in the beneficiaries name/s;
3. The houses be completed within 24 months after the registration of the erven in the name/s of the successful applicants;

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4. Should the successful applicants not have started with the construction of the houses within a period of 24 months after registration, then Council have the right to buy back the property at the original selling price and that this be a condition of the Deed of Sale; and
5. The previously determined selling price of R50,000.00 per erf be maintained (excluding any rates and taxes as well as connection fees for water, sewer, electricity as well as transfer cost), which will be for the account of the purchaser.

Meeting: Mayco 22/04/2021		Submitted by Department: Community Services	
Ref No: 17/5/5/1/6		Author/s: F Rhoda	
Coll No: 1713006		Referred from: Com Serv Port – 06/04/2021	
PAR:	ACTION:	RESPONSIBLE DEPARTMENT:	DUE DATE:

9. PLANNING AND DEVELOPMENT

9.1 CORPORATE SOCIAL RESPONSIBILITY PROGRAMME

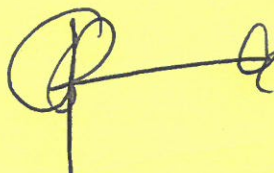
KORPORATIEWE MAATSKAPLIKE VERANTWOORDELIKHEIDSPROGRAM

INKQUBO YOXANDUVA LOLUNTU

RESOLVED that

This matter be referred back for further refinement.

Meeting: Mayco 22/04/2021		Submitted by Department: Planning and Development	
Ref No: 15/7/1		Author/s: C Phillips	
Coll No: 1699238		Referred from: Planning & Dev Port – 07/04/2021	
PAR:	ACTION:	RESPONSIBLE DEPARTMENT:	DUE DATE:
	Resubmit item	ED Planning and Development	



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9.2 CORPORATE SOCIAL INVESTMENT FRAMEWORK
KORPORATIEWE MAATSKAPLIKE BELEGGING RAAMWERK
ISIKHOKELO SOTYALO-MALI LOLUNTU

RESOLVED that

This matter be referred back for further refinement.

Meeting: Mayco 22/04/2021	Submitted by Department: Planning and Development
Ref No: 15/7/1	Author/s: C Phillips
Coll No: 1699233	Referred from: Planning & Dev Port – 07/04/2021
PAR:	ACTION:
	Resubmit item
	RESPONSIBLE DEPARTMENT:
	ED Planning and Development
	DUE DATE:

10. ENGINEERING SERVICES

10.1 CLOSING OF WALKWAYS (WARD 10 AND WARD 27)
AFSPER VAN LOOPGANGE (WYK 10 EN WYK 27)
UKUVALWA KWEENDLELA YOKUHAMBA (WADI 10 KUNYE WADI 27)

RECOMMENDED that

1. The closing of the walkway over Erf 3089 be approved for closure;
2. The closing of the walkway over Erf 3091 be approved for closure;
3. The closing of the walkway adjacent to Erven 21075 and 15315 between Klein Drakenstein Road and Rooiborsie Street be approved for closure;
4. The closing of the walkway adjacent to Erven 15289 and 15304 between Klein Drakenstein Road and Rooiborsie Street be approved for closure; and

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5. The above being subject to the respective ward councillors consulting their constituents and only on confirmation that the ward or wards, as the case may be, are in agreement, the closure be confirmed, provision for the required funding be made, and the walkways be closed as funding becomes available.

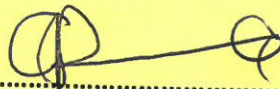
Meeting: Mayco 22/04/2021		Submitted by Department: Engineering Services	
Ref No: 16/3/6/3/3		Author/s: C Lotz	
Coll No: 1742884		Referred from: Eng Serv Port – 09/04/2021	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

11. URGENT MATTERS

None.

The meeting ended at 10:57.

CHAIRPERSON:



DATE:

19 May 2021

Confirmed with/without amendments.

PJ/rs



Mayoral Committee Attendance Register

Date: 22 April 2021

Time: 10:00

Venue: Council Chambers

SURNAME	INITIALS	TITLE	SIGNATURE
POOLE Executive Mayor	CJ	MR	
COMBRINK Deputy Executive Mayor (Financial Services)	GC	MR	
LE ROUX (Engineering Services)	JF	MR	
ANDREAS (Rural Management)	MA	MS	
KEARNS (Environment, Parks and Open Spaces)	C	MS	
GOUWS (Social Services)	E	MS	
MILLER (Planning and Development)	J	ADV	
MOKOENA (Corporate Services)	LP	MS	
SMUTS (Public Safety)	R	MR	
VAN NIEKERK (Sport, Recreation, Arts and Culture)	LT	MS	
VAN NIEUWENHUYZEN (Communication and Inter-Governmental Relations (IGR))	RH	MR	
CYSTER (Human Settlements and Property Management)	L	MS	
STOWMAN SPEAKER	AC	MR	
KOEGELENBERG CHIEF WHIP	RA	MR	
RICHARDS LEADER OF OPPOSITION	AM	MR	

Office of the / Kantoor van die
CHIEFWHIP / HOOFSWEEP
Cllr / Rdl R.A. KOEGELENBERG
Drakenstein

2021-04-23