

DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE

ORDINARY MEETING HELD IN THE BIG COMMITTEE ROOM, FIRST FLOOR, CIVIC CENTRE,
BERG RIVER BOULEVARD, PAARL, ON WEDNESDAY, 24 MAY 2017 AT 10:00.

PRESENT:

The Deputy Executive Mayor, Cllr G C Combrink (In the Chair)

Councillors:

F Jacobs
J F Le Roux
J Miller
L P Mokoena
R Smuts
L T van Niekerk
R H van Nieuwenhuyzen

Also Present:

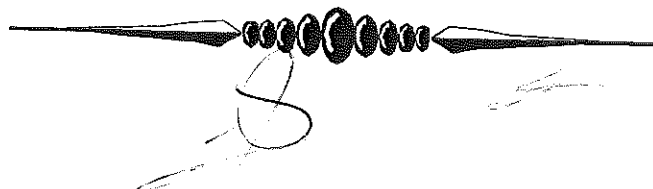
Cllr A C Stowman (Speaker)
Cllr R A Koegelenberg (Chief Whip)
Cllr J Matthee (MPAC Chairperson)

Officials:

Dr J H Leibbrandt (Municipal Manager)
Mr J Carstens (Chief Financial Officer)
Mr. S Johaar (Executive Manager: Corporate Services)
Mr G Boshoff (Executive Manager: Community Services)
Ms L Waring (Executive Manager: Planning and Economic Development)
Ms R Jaftha (Chief Audit Executive)
Mr A V Marais (Senior Manager: Corporate Services)
Mr F P Goosen (Manager: Administrative Support Services)

ABSENT:

The Executive Mayor, Cllr C J Poole (On-Council duty)
L Willemsse (On-council duty)
C Kearns (On-council duty)
M A Andreas (On-council duty)
Mr D Hattingh (Executive Manager: Infrastructure Services) (sick leave)



1. **LEAVE ARRANGEMENTS AND NON-AVAILABILITY OF COUNCILLORS AND SENIOR MANAGEMENT**

Cllr C J Poole: Executive Mayor	On-Council duty
Cllr L Willemse:	On-council duty
Cllr C Kearns	On-council duty
Cllr M A Andreas	On-council duty
Mr D Hattingh: Executive Manager: Infrastructure Services:	Sick Leave

2. **ANNOUNCEMENTS BY THE EXECUTIVE MAYOR**

No announcements were made.

3. **DISCLOSURE OF INTERESTS BY COUNCILLORS/OFFICIALS**

None.

4. **CONFIRMATION OF MINUTES**

The minutes of the Ordinary meeting of the Mayoral Committee held on 19 April 2017 was **confirmed as correct.**

The minutes of the Ordinary meeting of the Mayoral Committee held on 7 December 2016 in respect of item 9.3 (Exchange: Tenants of Kiewiet Flat H2 and H4) was **corrected** as follows:-

"that the tenants be placed in the respective units as reflected on the original records of the municipality"

5. **SCHEDULE OF DECISIONS**

RESOLVED

that the Schedule of Decisions, be noted.



6. EXECUTIVE MAYOR

6.1 AUDIT COMMITTEE FEE INCREASE 2017/18
ODUIT KOMITEE FOOI VERHOGING 2017/18
UKWANDISWA KOMRHUMO WEKOMITI YOPHICOTHO-ZINCWADI 2017/18

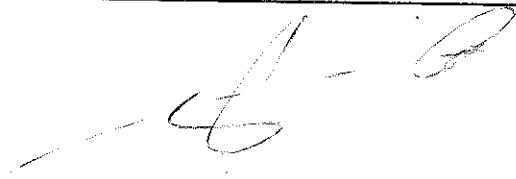
RESOLVED

that it be recommended to Council:-

that the following in respect of the remuneration of Audit Committee members as from 01 July 2017 be approved:-

1. that a remuneration rate of R1060/ hour be paid to the chairperson for attending an Audit Committee meeting and R850/ hour be paid to ordinary Audit Committee members;
2. that preparation time be paid up to 2 hours at a rate of half the hourly meeting rate per hour, which is R530 for the chairperson and R425 for an ordinary member;
3. that members be paid the preparation rate per hour for attending a conference/ workshop, pre-approved by the Municipal Manager;
4. that for any ad hoc meeting attended by Audit Committee members with a municipal official, remuneration be at the preparation rate per hour; and
5. that no person working for any organ of state will be remunerated for serving in the Audit Committee. If a person gets appointed subsequent to being appointed as an Audit Committee member, he or she will be given an opportunity to serve free of charge or resign.

Meeting: MC - 24/5/2017	Submitted by Directorate: Office of the Municipal Manager		
Ref No: 3/3/1/3/9/1	Author/s: R Jaftha		
Coll Nr: 1214837	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>



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ADDITIONAL ITEM

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6.2 TABLING OF THE FINAL INTEGRATED DEVELOPMENT PLAN (IDP) 2017/2022, PUBLIC INPUTS ON THE INTEGRATED DEVELOPMENT PLAN (IDP) 2017/2022 AND THE FINAL SPATIAL DEVELOPMENT FRAMEWORK

RESOLVED

that this matter be referred to the Special Mayoral Committee meeting to be held on 29 May 2017.

Meeting: MC - 24/5/2017	Submitted by Directorate: Office of the Municipal Manager		
Ref No: 2/2/5	Author/s: F Qebonya		
Coll Nr: 1222473	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

7. FINANCE

**7.1 WRITING-OFF OF 50% DEBT (6.3 OF WRITING-OFF POLICY)
AFSKRYWING VAN 50% SKULD (6.3 VAN AFSKRYWINGSBELEID)
UKUCINYWA KWAMATYALA NGE 50% (6.3 UMGAQO NKQUBO WOKUCINYWA)**

RESOLVED

that the writing-off of the amount of R 60,807.83, (Annexure A to the departmental report), be approved.

Meeting: MC - 19/4/2017	Submitted by Directorate: Financial Services		
Ref No: 9/1/1/4 & 5/15/1	Author/s: AC Abrahams		
Coll Nr: 1215206	Referred from:		
<u>PAR:</u>	<u>ACTION:</u> implement decision	<u>RESPONSIBLE DEPT:</u> CFO	<u>DUE DATE:</u>

**7.2 WRITING-OFF OF IRRECOVERABLE DEBT (5.10 OF WRITING-OFF POLICY)
AFSKRYF VAN ONVERHAALBARE SKULD (5.10 VAN AFSKRYWINGBELEID)
UKUCINYWA KWAMATYALA ANGAHLAWULWAYO (5.10 WOMGAQO NKQUBO WOKUCINYWA KWAMATYALA)**

RESOLVED

that the writing-off of the amount of R 128,878.84 (Annexure A to the departmental report), be approved.

Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services		
Ref No: 9/1/1/4 & 5/15/1	Author/s: AC Abrahams		
Coll Nr: 1215236	Referred from:		
<u>PAR:</u>	<u>ACTION:</u> Implement decision	<u>RESPONSIBLE DEPT:</u> CFO	<u>DUE DATE:</u>



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7.3 WRITING-OFF OF IRRECOVERABLE DEBT- APRIL 2017
AFSKRYF VAN ONVERHAALBARE SKULD - APRIL 2017
UKUCINYWA KWAMATYALA ANGAHLAWULWAYO - KWINYANGA KA UAPRELI 2017

RESOLVED

1. that irrecoverable debt to the amount of R 1,530,561.87 written-off in terms of Council's Writing-Off of Irrecoverable Debt Policy for the month of April 2017, **be noted**; and
2. that the amount of R 49,930,187.98 written-off for the first ten months of the 2016/2017 financial year, **be noted**.

Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services		
Ref No: 5/15/1	Author/s: AC Abrahams		
Coll Nr: 1219129	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:

7.4 WRITING-OFF OF IRRECOVERABLE DEBT OF ESTATES LATE ACCOUNTS
AFSKRYWING VAN ONVERHAALBARE SKULD- BOEDELREKENINGE
UKUCINYWA KWAMATYALA ANGAHLAWULWANGA - KWI AKHAWUNTI ZABANTU ABASWELEKAYO

RESOLVED

that the writing-off of R 191,126.16 of irrecoverable estates late accounts, be approved.

Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services		
Ref No: 9/1/1/4	Author/s: AC Abrahams		
Coll Nr: 1215935	Referred from:		
PAR:	ACTION: Implement decision	RESPONSIBLE DEPT: CFO	DUE DATE:

7.5 INDIGENT HOUSEHOLDS' STATISTICS REPORT AS AT 30 APRIL 2017
DEERNIS HUISHOUDINGS STATISTIEKE VERSLAG SOOS OP 30 APRIL 2017
INGXELO KUNYE NEZIBUYISI: INGXELO YOLUDWE LWEZINDLU ZAMAHLWEMPU NGOBUNJALO BAYO NGOMHLA WE 30 APRIL 2017

RESOLVED

that the report **be noted**.

Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services		
Ref No: 9/1/1/4	Author/s: AC Abrahams		
Coll Nr: 1219099	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:

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7.6 DRAKENSTEIN'S OUTSTANDING DEBTORS REPORT AS AT 30 APRIL 2017
DRAKENSTEIN SE UITSTAANDE SKULDE VERSLAG SOOS OP 30 APRIL 2017
INGXELO KUNYE NEZIBUYISI: INGXELO YAMATYALA WASEDRAKENSTEIN
NGOBUNJALO NGOMHLA WE 30 APRIL 2017

RESOLVED

that the report be noted.

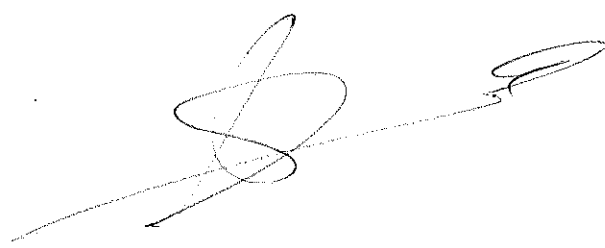
Meeting: MC - 24/05/2017	Submitted by Directorate: Financial Services		
Ref No: 9/1/1/4	Author/s: A C Abrahams		
Coll Nr: 1219213	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

7.7 DRAKENSTEIN OUTSTANDING COUNCIL PROPERTY LEASE REPORT AS AT 30 APRIL 2017
DRAKENSTEIN UITSTAANDE RAADSEIENDOM HUURVERSLAG SOOS OP 30 APRIL 2017
YAMATYALA YEPROPATI ESIQASHISIWEYO ZOMASIMAPLA NGOBUNJALO NGOMHLA WE 30 APRIL 2017

RESOLVED

that the report be noted.

Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services		
Ref No: 9/1/1/4	Author/s: AC Abrahams		
Coll Nr: 1219640	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>



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7.8 TENDERS, QUOTATIONS AND CONTRACTS: SUPPLY CHAIN MANAGEMENT: NOTIFICATION OF MONTHLY TENDER AWARDS: APRIL 2017
TENDERS, KWOTASIES EN KONTRAKTE: VOORSIENINGSKANAALBESTUUR: TENDERTOEKENNINGS VIR APRIL 2017
ITHENDA, ISINIKI MAXABISO KUNYE NEZIVUMELWANO: ULAWULO LOTHUNGELWANO LWEZIBONELELO: ISAZISO SONIKEZELO LWETHENDA: APRIL 2017

RESOLVED

that it be recommended to Council that no tenders and contracts were adjudicated by the Bid Adjudication Committee for the month of April 2017.

Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services		
Ref No: 8/1/2/1	Author/s: H Vergotine		
Coll Nr: 1219820	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

7.9 FINANCE: LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT: SECTION 71 MONTHLY BUDGET MONITORING REPORT FOR APRIL 2017
FINANSIES: WET OP PLAASLIKE REGERING: MUNISIPALE FINANSIËLE BESTUUR: SEKSIE 71 MAANDELIKSE BEGROTING VERSLAGDOENING VIR APRIL 2017
EZEZIMALI: UMTHETHO WOKULAWULWA KWEMALI ZIKAMASIPALA: ICANDELO 71 NGENYANGA INGXELO YOKONGAMELA KOHLAHLA LWABIWO MALI YENYANGA KA APRIL 2017

RESOLVED

that it be recommended to Council:-

1. that it be noted that the variance between the actual operating revenue (R 1,720,911,598) and the pro rata budgeted operating revenue (R 1,737,606,715) has a negative variance of R 16,695,118 or 0.96%;
2. that it be noted that the variance between the actual operating expenditure (R 1,480,552,986) and the pro rata budgeted operating expenditure (R 1,631,563,681) has a positive variance of R 151,010,693 or 9.26%;
3. that it be noted that the actual and committed capital expenditure of R 617,042,452 and the pro rata budgeted capital expenditure of R 606,721,627 realised over spending of R 10,320,826 or 1.70%;
4. that it be noted that the actual and committed capital expenditure of R 617,042,452 compared with the capital expenditure budget represent a spending percentage of 84.8% after ten months of the financial year;



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5. that it be noted that external borrowings amounted to R 835,985,157 as at 30 April 2017 and that it represents 40.72% of Drakenstein's total budgeted operating revenue of R 2,053,136,666 for the 2016/2017 financial year;
6. that it be noted that of the R 187,018,781 grants received during the current financial year an amount of R 178,768,442 or 95.59% have been utilised as at 30 April 2017. The amount of R 178,768,442 is made up of operating expenditure of R 120,587,041 and capital expenditure of R 58,181,401 utilised on operating and capital projects / programmes;
7. that it be noted that the actual employee related cost expenditure of R 381,578,788 compared with the pro rata budgeted expenditure of R 393,543,504 relates to a positive variance of R 11,964,717 or 3.04%;
8. that it be noted that total outstanding debtors as at 30 April 2017 amounted to R 285,626,840 and that 30 days and older debt constitutes 60.2% of total outstanding debtors;
9. that it be noted that domestic consumers owe the municipality R 184,546,862 or 64.6% of the municipality's total debtor's book;
10. that it be noted that outstanding creditors amounted to R 13,799 as at 30 April 2017;
11. that it be noted that the primary bank account had a positive bank balance at 30 April 2017 which amounted to R 19,354,846; and
12. that it be noted that total investments in cash and shares amounted to R 206,628,257 as at 30 April 2017 at the five local banks and Eskom.


Meeting: MC - 24/5/2017	Submitted by Directorate: Financial Services
Ref No: 9/1/1/4	Author/s: A Viola
Coll Nr: 1221659	Referred from:
PAR:	ACTION:
	RESPONSIBLE DEPT:
	DUE DATE:

7.10 APPROVAL OF THE 1ST 2016/2017 OPERATING SPECIAL ADJUSTMENTS BUDGET
GOEDKEURING VAN DIE 1ST 2016/2017 SPESIALE BEDRYFS AANSUIWERINGSBEGROTING
ULWAMKELO LOLUNGELELWANISO OLULODWA LOHLAHO LWABIWO-MALI LOKUSEBENZA LOKU-1 LOWAMA-2016/2017

RESOLVED

that it be recommended to Council:-

1. that the operating expenditure of R 2,072,441,032 approved by Council in February 2017 be decreased with R 9,600,000 to R 2,062,841,032



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for the 2016/2017 financial year as set out in Table 1 of the departmental report; and

2. that the operating revenue of R 2,053,136,666 (capital grants included) approved by Council in February 2017 be decreased with R 9,600,000 to R 2,043,536,666 for the 2016/2017 financial year as set out in Table 2 of the departmental report.

Meeting: MC - 24/5/2017 Ref No: 5/2/2 (2016/2017) Coll Nr:		Submitted by Directorate: Financial Services Author/s: C Lategan Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

7.11 APPROVAL OF THE 2017/2018 OPERATING AND CAPITAL BUDGET, FUNDING SOURCES, RATES, FEES, CHARGES, TARIFFS AND BUDGET RELATED POLICIES

GOEDKEURING VAN DIE 2017/2018 BEDRYFS EN KAPITAAL BEGROTING, BEFONDSINGSBRONNE, BELASTING, FOOIE, HEFFINGS, TARIWE EN BEGROTINGSVERWANTE BELEIDE

ULWAMKELO LOHLAHO LWABIWO-MALI LOKUSEBENZA NEZAKHIWO, IMITHOMBO YENKXASO-MALI, IMILINGANISELO, IMIRHUMO IINTLAWULO, IIRHAFU NEMIGAQO-NKQUBO ENXULUMENE NOHLAHO LWABIWO-MALI

RESOLVED

that this matter be referred to the Special Mayoral Committee meeting to be held on 29 May 2017.

Meeting: MC - 24/5/2017 Ref No: 5/2/2 (2017/2018) Coll Nr:		Submitted by Directorate: Financial Services Author/s: C Lategan Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

8. PLANNING, ECONOMIC DEVELOPMENT AND TOURISM



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8.1 FINANCIAL ASSISTANCE FOR PUBLIC EVENTS POLICY FOR DRAKENSTEIN MUNICIPALITY
FINANSIËLE ONDERSTEUNING VIR OPENBARE FEESTELIKE GELEENTHEDE BELEID VIR DRAKENSTEIN MUNISIPALITEIT
INXASO MALI KUMGAQO NKQUBO WEMIBHIYOZO KAWONKE WONKE KUMASIPALA WASE DRAKENSTEIN

RESOLVED

that it be recommended to Council:-

1. that the Financial Assistance for Public Events Policy be approved; and
2. that the investigation to centralise Events Management Administration under one Directorate, be approved.

Meeting: MC - 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 11/6 & 5/13/1/1	Author/s: C Phillips		
Coll Nr: 1210290	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:

8.2 FINAL DRAFT PAARL ARBORETUM URBAN DESIGN FRAMEWORK
FINALE KONSEP PAARL ARBORETUM STEDELIKE ONTWERPRAAMWERK
UYILO LOKUQGIBELA LE PAARL ARBORETUM URBAN DESIGN FRAMEWORK

RESOLVED

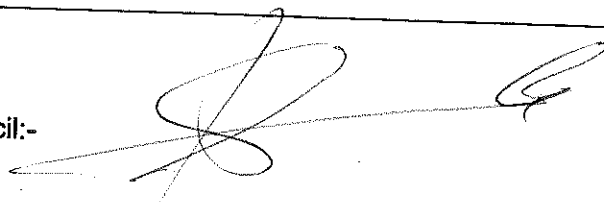
that this matter be referred back to the user department for further refinement.

Meeting: MC - 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 17/6/3/1	Author/s: A Roelf		
Coll Nr: 1216350	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:
	Re-submit item	EM: Planning and Econ Dev	

8.3 ADOPTION OF THE POLICY FOR THE NAMING AND RENAMING OF STREETS, PUBLIC PLACES, NATURAL AREAS, ARTEFACTS AND COUNCIL-OWNED BUILDINGS AND FACILITIES
AANVAARDING VAN DIE BELEID VIR DIE BENAMING EN HERBENAMING VAN STRATE, OPENBARE PLEKKE, NATUURLIKE GEBIEDE, ARTEFAKTE EN GEBOU EN FASILITEITE IN RAADS BESIT
UKWAMKELWA KOMGAQO NKQUBO WOKUTHIYA NOKUTHIYA KWAKHONA KWESITALATO, INDAWO ZIKAWONKE WONKE, IMIMANDLA YENDALO, NENDAWO EZENZIWE NGUMNTU KUNYE NEZAKHIWO ZIKAMASIPALA KUNYE NENDAWO

RESOLVED

that it be recommended to Council:-



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1. that the policy for the Naming and Renaming of Streets, Public Places, Natural Areas, Artefacts and Council-owned Buildings and Facilities be adopted; and
2. that the criteria for evaluation of names and rules for selection of names be incorporated into the new Land Use Management System.

Meeting: MC – 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 15/1/4	Author/s: B Bosman		
Coll Nr: 1216534	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

8.4 REPORT ON PAARL CBD PUBLIC PRIVATE PARTNERSHIP
VERSLAG RAKENDE PAARL SBD PUBLIEKE PRIVAATVENNOOTSKAP

RESOLVED

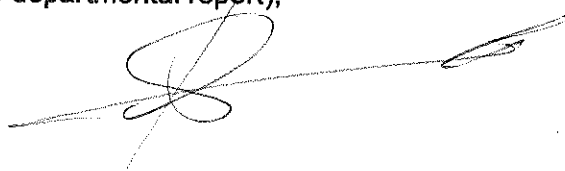
1. that the report be noted; and
2. that a report be submitted with regards to the progress of the improvement to the parking areas as agreed to in the Public Private Partnership agreement which report should also include all agreements in respect of parking areas entered into with Anytime Investments (Paarl Property Partnership) to be considered with the request for the extension of the parking management contract with Paarl Property Partnership for a further 12 months.

Meeting: MC – 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 15/2/2	Author/s: C Phillips		
Coll Nr: 1216595	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>
2	Submit report	EM: Planning and Econ Dev	

8.5 APPLICATION FOR REZONING AND CONSENT USE: FARM 571 PAARL DIVISION
AANSOEK OM HERSONERING EN VERGUNNINGSGEBRUIK: PLAAS 571 PAARL AFDELING

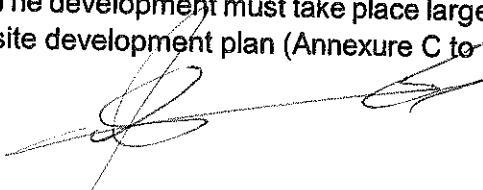
RESOLVED

1. that approval be granted in terms of Section 16(1) of the Land Use Planning Ordinance, 985 (Ord 15 of 1985) for the rezoning of a portion ($\pm 360\text{m}^2$) of Farm 571 Paarl Division from Agricultural Zone I to Agricultural Zone II, in order to develop a 60 ton wine cellar on the property, as indicated on the Site Development Plan drawn by Malherbe Rust Architects, dated May 2014 (Annexure C to the departmental report);



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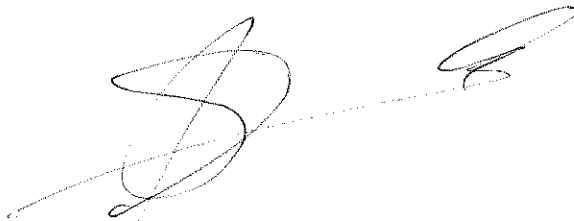
2. that approval be granted in terms of Regulation 4.6 of the Section 8 Zoning Scheme Regulations for a Consent Use for tourist facilities, in order to allow for a restaurant, wine tasting and sales facility and a function venue within an existing outbuilding ($\pm 279\text{m}^2$), together with extensions thereto ($\pm 106\text{m}^2$), as well as a new covered courtyard area ($\pm 93\text{m}^2$) and new open deck ($\pm 80\text{m}^2$), as indicated on the Site Development Plan drawn by Malherbe Rust Architects, dated May 2014 (Annexure C to the departmental report);
3. that the approvals granted in paragraph 1 and 2 above, be subject to the following conditions laid down in terms of Section 42(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) and Regulation 4.6.1 of the Section 8 Zoning Scheme Regulations:
 - 3.1 Adherence to the conditions laid down by the Western Cape Department of Transport and Public Works in its letter 16/9/6/2-10/255 (Job 20391) dated 26 September 2016 (Annexure F to the departmental report);
 - 3.2 Adherence to the conditions laid down by the Cape Winelands District Municipality (Health) in its letter 15/2/6/1 dated 08 May 2015 (Annexure H to the departmental report);
 - 3.3 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services in its memorandum 15/4/1 (F571) P (0834) dated 02 April 2015 (Annexure I to the departmental report);
 - 3.4 Adherence to the following condition laid down by Drakenstein Municipality: Electro Technical Engineering:
 - 3.4.1 Any electrical services extensions or upgrade that may be required will be for the account of the applicant;
 - 3.5 Adherence to the following conditions laid down by Drakenstein Municipality: Fire Services:
 - 3.5.1 Building plans must be submitted to the local authority for approval in terms of the National Building Regulations;
 - 3.5.2 Fire safety requirements will be indicated on the building plan, if any;
 - 3.6 The following conditions are applicable from a town planning point of view:
 - 3.6.1 No new buildings are to be erected or existing structures altered without the approval of building plans by Council;
 - 3.6.2 The development must take place largely in accordance with the site development plan (Annexure C to the departmental report);



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- 3.6.3 The maximum amount of guests permitted at the function venue be limited to 100;
- 3.6.4 The operating hours for the function venue be limited to 08:00 to 00:00 daily;
- 3.6.5 Council reserves the right to impose further conditions in future if deemed necessary;
4. that the following be regarded as the reasons for the decision:
- 4.1 The proposed land uses are fairly small scale in nature in comparison to similar uses throughout the Drakenstein area;
- 4.2 The proposal will not be out of keeping with the character of the area, considering that there are numerous other facilities that are similar in nature in the nearby vicinity;
- 4.3 The wine industry is a major contributor to the Drakenstein economy and should be supported as such;
- 4.4 Tourist facilities are considered to be a suitable secondary land use to that of agriculture, and is one of the fastest growing trends in Drakenstein;
- 4.5 The proposal will enhance the agri-tourism character of the property;
- 4.6 No objections were received during the public participation process; and
- 4.7 The application is in line with relevant forward planning policies and frameworks.

Meeting: MC - 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 15/4	Author/s: J Meyer		
Coll Nr: 1220352	Referred from:		
<u>PAR:</u>	<u>ACTION:</u> inform parties	<u>RESPONSIBLE DEPT:</u> EM: Planning and Econ Dev (Admin: HB)	<u>DUE DATE:</u>



8.6 DRAFT DRAKENSTEIN ZONING SCHEME
KONSEP DRAKENSTEIN SONERINGSKEMA
UYILO LOKWAHLULWA NGEMIMMANDLA LWASE DRAKENSTEIN

RESOLVED

that it be recommended to Council:-

that the draft Drakenstein Zoning Scheme (attached as "Annexure A" to the departmental report) be approved for public participation.

Meeting: MC - 24/5/2017 Ref No: 1/5/2/10 Coll Nr: 1220358	Submitted by Directorate: Planning and Economic Development Author/s: H Louw Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

8.7 APPLICATION FOR AMENDMENT OF CONDITIONS: ERF 10795 PAARL
AANSOEK OM WYSIGING VAN VOORWAARDES: ERF 10795 PAARL

RESOLVED

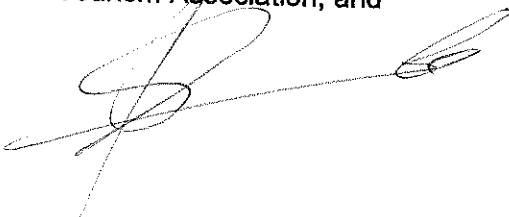
that the item be referred back for an information session to be held with the objectors.

Meeting: MC - 24/5/2017 Ref No: 15/4/1 (10795) P Coll Nr: 1220589	Submitted by Directorate: Planning and Economic Development Author/s: J Meyer Referred from:		
<u>PAR:</u>	<u>ACTION:</u> Re-submit item	<u>RESPONSIBLE DEPT:</u> EM: Planning and Econ Dev	<u>DUE DATE:</u>

8.8 REQUEST FOR THE SUPPORT OF THE 2017-2018 DRAKENSTEIN LOCAL TOURISM ASSOCIATION BUDGET
VERSOEK OM ONDERSTEUNING VAN DIE 2017-2018 DRAKENSTEIN PLAASLIKE TOERISME VERENIGINGBEGROTING

RESOLVED

1. that the report be noted;
2. that the Drakenstein Local Tourism Association (DLTA) budget for 2017/18 be noted;
3. that the 2017/2018 budget reflect the grant allocation of R2 million to the Drakenstein Local Tourism Association; and



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4. that in-house discussions be convened to consider the way forward with regards to the Drakenstein Local Tourism Association.

Meeting: MC – 24/5/2017 Ref No: 8/8/3 Coll Nr: 1220675		Submitted by Directorate: Planning and Economic Development C Phillips Author/s: Referred from:	
PAR:	ACTION: Implement decision	RESPONSIBLE DEPT: EM: Planning and Econ Dev	DUE DATE:

8.9 ALLOCATIONS OF BUSINESS TRADING BAY SPACES AT ARENDSNESS, MAIN ROAD, WELLINGTON
TOEKENNINGS VAN BESIGHEIDS HANDELSPASIES BY ARENDSNESS, HOOFWEG, WELLINGTON

RESOLVED

that the item be referred back to the department for further refinement.

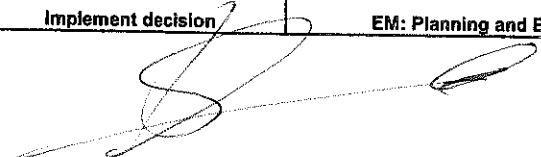
Meeting: MC – 24/5/2017 Ref No: 15/7/3/2 Coll Nr: 1220663		Submitted by Directorate: Planning and Economic Development C Phillips Author/s: Referred from:	
PAR:	ACTION: Re-submit item	RESPONSIBLE DEPT: EM: Planning and Econ Dev	DUE DATE:

8.10 PROJECT PROPOSAL: QHUBEKA BICYCLE ASSEMBLY FACILITY
PROJEK VOORSTELLING: QHUBEKA FIETSVVERVAARDING FASILITEIT

RESOLVED

1. that the report be noted;
2. that the Qhubeka proposal on a bicycle assembly facility be approved in principle;
3. that discussions be held with Qhubeka with the objective of establishing a Public Private Partnership; and
4. that Qhubeka submit a valid tax clearance certificate, proof of registration as an NGO and the latest audited financial statements, before payments are made to them.

Meeting: MC – 24/5/2017 Ref No: 15/7/1 Coll Nr: 1221519		Submitted by Directorate: Planning and Economic Development C Phillips Author/s: Referred from:	
PAR: 2-4	ACTION: Implement decision	RESPONSIBLE DEPT: EM: Planning and Econ Dev	DUE DATE:



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ADDITIONAL ITEMS

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8.11 RESEARCH PROPOSAL: STRENGTHENING DRAKENSTEIN ECONOMY THROUGH ARTS AND CRAFT ROUTE

NAVORSINGSVOORSTEL: VERSTERKING DRAKENSTEIN-EKONOMIE DEUR KUNS- EN KRAFT ROETE

RESOLVED

1. that the report be noted; and
2. that the proposed Arts and Craft Route be supported, in accordance with the approved budget.

Meeting: MC - 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 10/1/8	Author/s: C Phillips		
Coll Nr: 1221636	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:
	Implement decision	EM: Planning and Econ Dev	

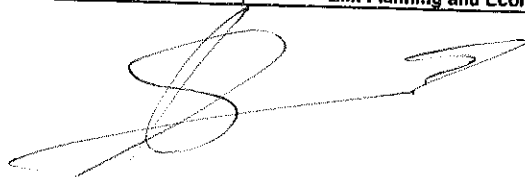
8.12 HOSTING THE PLANNING AFRICA CONFERENCE 2018 IN THE WESTERN CAPE

AANBIEDING VAN DIE BEPLANNING VAN AFRIKA KONFERENSIE 2018 IN DIE WES-KAAP

RESOLVED

1. that Drakenstein Municipality commits to participate in the Planning Africa Conference 2018 program;
2. that the Municipality commits to host and fund the Conference Gala Evening and Awards Ceremony and Technical Tours in the Drakenstein Municipal area on 16 and 18 October 2018, respectively;
3. that a service provider to assist with the arrangements be appointed through the normal Supply Chain Management process; and
4. that a further detailed report on the Gala/Dinner/Awards Evening and Technical Tours be submitted.

Meeting: MC - 24/5/2017	Submitted by Directorate: Planning and Economic Development		
Ref No: 15/4/1(2271) P	Author/s: A Roelf		
Coll Nr: 1222089	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:
1-4	Implement decision	EM: Planning and Econ Dev	



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9. HUMAN SETTLEMENTS AND PROPERTY MANAGEMENT

9.1 ERF 11831, DONTSA STREET, WELLINGTON, OCCUPIED BY MR P MVELA
ERF 11831, DONTSA STRAAT, WELLINGTON, GE-OKKUPEER DEUR
MNR P MVELA

RESOLVED

that the item be referred back to the department.

Meeting: MC – 24/5/2017	Submitted by Directorate: Community Services		
Ref No: 17/1/4/1	Author/s: F Rhoda		
Coll Nr: 1210826	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:
	Re-submit item	EM: Community Services	

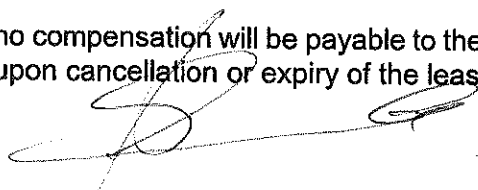
10. CORPORATE SERVICES

10.1 RENEWAL OF LEASE AGREEMENT: HAMBA VANGELI, PORTION OF ERF 589, PHOKENG STREET, MBEKWENI
HERNUWING VAN HUUROORENKOMS: HAMBA VANGELI, GEDEELTE VAN ERF 589, PHOKENGSTRAAT, MBEKWENI
UKUVUSELELWA NGOKUTSHA KWESIVUMELWANO SENGQESHISO: HAMBA VANGELI, ISAHLULO SESIZA ESINGUNOMBOLO 589, EPHOKENG STREET, EMBEKWENI

RESOLVED

that it be recommended to Council:-

1. that in terms of Regulation 34 of the Municipal Asset Transfer Regulations *in principle* approval be granted for the lease of the Mbekweni Sports Hall situated on a portion of Erf 589, Phokeng Street, Mbekweni, to Hamba Vangeli subject to the standard lease conditions and the following further conditions:-
 - 1.1 the property will be leased at a subsidized monthly rental of R 543.98 per month (VAT excluded and 8% annual escalation included);
 - 1.2 that the lease endures for a period of two (2) years, after which the renewal thereof might be considered by Council;
 - 1.3 that the property may only be utilised for a fitness centre and related activities;
 - 1.4 that the elderly, local schools and sport club be allowed free access to the facility on a basis/conditions as arranged by the applicant;
 - 1.5 the Lessee will be responsible for paying municipal services;
 - 1.6 no compensation will be payable to the Lessee for improvements made, upon cancellation or expiry of the lease;



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- 1.7 that the proposed lease be advertised for objection and counter offers;
2. that the application for an eviction order against Hamba Vangeli be withdrawn and that Hamba Vangeli be responsible for the payment of legal costs incurred; and
3. that the property not be put on tender as this property forms part of an entire sports complex and the service is a unique service which is benefiting the whole community.

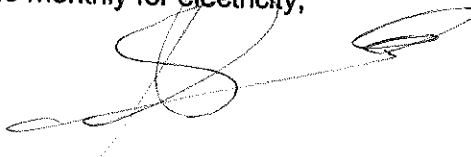
Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services		
Ref No: 15/4/1 (589)MB	Author/s: N C Marais		
Coll Nr: 1137851	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

10.2 PROPOSED LEASE OF ERF 21110 PAARL (MBEKWENI INDOOR SPORT FACILITY) TO THE HOPE THROUGH ACTION FOUNDATION
VOORGESTELDE VERHURING VAN ERF 21110 PAARL (MBEKWENI BINNENSHUISE SPORTFASILITEIT) AAN DIE HOPE THROUGH ACTION FOUNDATION
INGXELO- ISIPHAKAMISO SOKUQASHISA IERF 21110 EPERE KWI HOPE THROUGH ACTION FOUNDATION- IHOLO LEMIDLALO YANGAPHAKATHI LASEMBEKWENI

RESOLVED

that it be recommended to Council:-

1. that in terms of Regulation 34 of the Municipal Asset Transfer Regulations in principle approval be granted for the lease of Erf 21110 Paarl to the Hope Through Action Foundation (Registration No. 2009/016163/08), for a period of twenty five (25) years, gratis for the entire lease term, for the purposes of managing and operating the indoor sport facility situated on the subject property, as set out in the amended Memorandum of Understanding, subject to the normal conditions of lease as well as the following conditions:-
 - 1.1 that the proposal be advertised in the press in terms of Regulation 34(2) of the Municipal Asset Transfer Regulations due to the fact that the property exceeds the value of R10m and will be leased for a period in excess of 3 years;
 - 1.2 that the Information Statement attached to the departmental report as required in terms of Regulation 34(3) of the Asset Transfer Regulations be, noted;
 - 1.3 that the lessee be responsible for the payment of all services;
 - 1.4 that the lessee receive a tariff rebate in respect of the "Notify demand" amount payable monthly for electricity;



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- 1.5 that the lessee apply for a rebate to be granted in respect of the property rates and taxes payable due to the fact that it is a notarial lease to be concluded between Hope Through Action and the municipality in respect of the leasing of the subject property;
- 1.6 that the lessee be responsible for the full maintenance of the entire facility, i.e. any maintenance to any services within the property boundaries, whether external to or internal to the building;
- 1.7 that the lessee appoint sufficient staff to ensure the proper management and administering of the facility and the intended programs, at its own cost;
- 1.8 that the Municipality be responsible for insuring the facility at its own cost;
- 1.9 that a Notarial lease be registered at the cost of the lessee;
2. that the Municipality assigns a member from the Community Services Directorate for liaison between HTAF and the Municipality;
3. that the municipality ensures that a new Certificate of Compliance is issued in terms of the OHSA; and
4. that tenders not be called for the lease of the subject property due to the fact that the applicant has constructed the indoor sport facility on the premises at own cost for the upliftment of the youth through various activities and programmes and the fact that they have been successfully managing the facility since 2010 and since the entire maintenance cost of the facility will be borne by the lessee.

Meeting: MC – 24/5/2017	Submitted by Directorate: Corporate Services
Ref No: 15/4/1 (21110) P	Author/s: N October
Coil Nr: 1138228	Referred from:
PAR:	ACTION:
	RESPONSIBLE DEPT:
	DUE DATE:

10.3 PROPOSED CLOSURE OF PUBLIC ROAD RESERVE 11261, ALKMAAR STREET PAARL AND THE SALE THEREOF TO THE ADJACENT PROPERTY OWNERS

VOORGESTELDE SLUITING VAN OPENBARE PADRESERWE 11261, PAARL, EN DIE VERKOOP DAARVAN AAN DIE AANGRENSENDE EIENAARS

UKUCETYWA KOKUVALWA KOMGAQO OGCINIWEYO KARHULUMENTE ONGUNOMBOLO 11261, ALKMAAR STREET PAARL NOKUTHENGISWA NGOKO KWEPROPATI ESONDELEYO KUBANINI

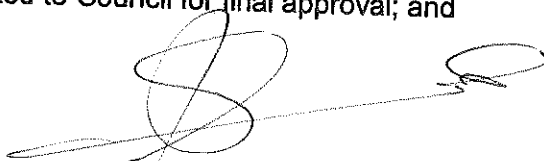
RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act, approval in principle be granted for the direct alienation of:-

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- 1.1 Half of Portions A and B abutting erven 11224 and 28924, Paarl, measuring approximately 631m² and 739m², respectively to Oshcor Trust;
 - 1.2 Half of Portions E and F abutting erven 31025 and 5001 Paarl, measuring approximately 693m² and 845m² respectively to the owner of Erf 31025, Paarl (Pople Transport), subject thereto that the owner of erf 5001, Paarl, consent thereto in writing;
 - 1.3 Half of Portions A to F abutting erf 19530, Paarl, measuring approximately 4191m², as well as half of portions C and D abutting erven 5004 and 19815, measuring an additional 1484m² to the owner of erf 19530 (Meadow Feeds), subject thereto that the owners of erven 5004 and 19815, Paarl, consent thereto in writing.
2. that the above alienations be subject to the normal conditions of sale as well as the following conditions:-
- 2.1 that a market related selling price be determined by an independent valuer;
 - 2.2 that the applicants obtain written approval from Transnet for the removal of the siding before transfer will be registered;
 - 2.3 that the current rail track be demolished by the applicants and the track and sleepers be delivered to the municipal stores auction yard. An audit report is required from a registered professional that all the track materials have been recovered and this report is to include a quantity schedule for all such recovered materials;
 - 2.4 that the Portions to be sold, be subdivided, rezoned from Public Road to Industrial, and consolidated with the applicants' properties and these proposed land use changes be advertised together with the alienation of the land;
 - 2.5 that all costs related to the transfer of the property as well as services and development related costs will be for the applicants' account;
 - 2.6 transfer of the properties must take place within 12 months from signing the Deed of Sale, failure of which the transaction will lapse;
 - 2.7 all statutory requirements must be met by the purchasers at their own costs;
 - 2.8 that the proposal be advertised for objections or counter proposals;
 - 2.9 that the final conditions of sale be subject to the input from the Civil Engineering Department to be considered when the item is re-submitted to Council for final approval; and



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3. that tenders not be called for the sale of the land since it can only be use by adjacent property owners.

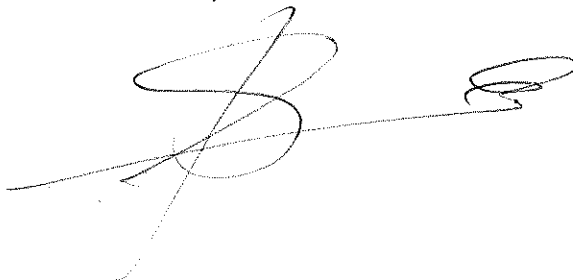
Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services		
Ref No: 15/4/1 (11261) P	Author/s: N C Marais		
Coll Nr: 1176758	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

10.4 RENEWAL OF LEASE AGREEMENT – MBEKWENI COMMUNITY HEALTH WORKERS - OLD LIBRARY SITUATED ON ERF 645, MATUKATA STREET
HERNUWING VAN HUURKONTRAK- MBEKWENI COMMUNITY HEALTH WORKERS - OU BIBLIOTEK GELEË OP ERF 645, MBEKWENI, MATUKATASTRAAT, MBEKWENI
UKUHLAZIWA KWESIVUMELWANO SOKUQHESHISA - MBEKWENI COMMUNITY HEALTH WORKERS – OLD LIBRARY EKWISIZA 645 MATUKATA STREET MBEKWENI

RESOLVED

that it be recommended to Council:-

1. that in terms of Regulation 34 of the Municipal Asset Transfer Regulations **final approval** be granted for the lease of Portion B of the municipal building situated on Erf 645, Mbekweni, measuring ± 97 m² in extent to the Mbekweni Community Health Workers, subject to the normal lease conditions as well as the following further conditions:-
 - 1.1 the property be leased at a subsidized rental of **R 291.00** per month (VAT excluded);
 - 1.2 the lease will endure for a period of 1 (one) year, after which the renewal thereof will be considered by Council;
 - 1.3 that the Mbekweni Community Health Workers be responsible for the payment of monthly municipal services account;
 - 1.4 that the portion hereby leased not be used for the provision of shelter or accommodation of whatever nature to any person or group of persons;
 - 1.5 that the lease hereby granted be subject to the Mbekweni Community Health Workers honouring the arrangement made with the Finance Department for the settlement of the arrear rental, failing which the lease will be terminated; and



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2. that tenders not be called for the lease of the premises due to the fact that the proposed lessee provide much needed social and health services to the surrounding community and has leased the property in the past. The proposal has been advertised in the press for objections or counter offers and none were received.

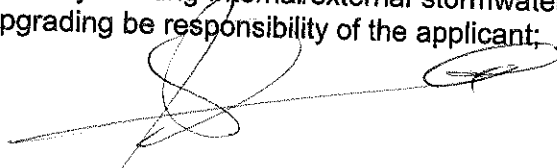
Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services
Ref No: 15/4/1(645)MB	Author/s: N C Marais
Coll Nr: 1198803	Referred from:
PAR:	ACTION:
	RESPONSIBLE DEPT:
	DUE DATE:

10.5 PROPOSED SALE OF THE REMAINDER OF ERF 19544, VOLTA STREET, PAARL DALJOSAPHAT INDUSTRIAL AREA) TO THE OWNER OF ERF 21886, PAARL, JP FORK TRUCK RENTAL
VOORGESTELDE VERKOOP VAN DIE RESTANT VAN ERF 19544, VOLTA STRAAT, PAARL (DALJOSAFAT INDUSTRIËLE AREA) AAN JP FORK TRUCK RENTAL
INTENGISO ECETYWAYO YENTSALELA YESIZA ESINGUNOMBOLO 19544, E-VOLTA STREET, EPAARL (DALJOSAPHAT INDUSTRIAL AREA) KUMNINI WESIZA ESINGUNOMBOLO 21886, EPAARL, JP FORK TRUCK RENTAL

RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act *in principle* approval be granted for the alienation of the Remainder of Erf 19544, Paarl, measuring +/- 1340 m² in extent, situated in Volta Street, Daljosaphat Industrial Area to JP Fork Truck Rental, subject to the normal conditions of sale as well as the following further conditions:-
 - 1.1 that the property be sold at a market related selling price of R93 800.00 (VAT excl.) calculated at R70/m²;
 - 1.2 that all costs related to the transfer of the property be borne by the applicant;
 - 1.3 that all administrative and legal requirements are adhered to;
 - 1.4 that the proposed transaction be advertised for objections and counter offers;
 - 1.5 that the Remainder of Erf 19544, Paarl, be consolidated with Erf 21886, Paarl;
 - 1.6 that the Remainder of Erf 19544, Paarl, be filled to the same level as the erven abutting Donkervliet Street, to the appropriate flood level height;
 - 1.7 that any existing internal/external stormwater system that may require upgrading be responsibility of the applicant;



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- 1.8 that access to the Remainder of Erf 19544, Paarl, be obtained from Donkervliet Street, via Erf 21886, Paarl;
- 1.9 that the consolidation of the Remainder of Erf 19544, Paarl, with Erf 21886, Paarl, be registered simultaneously with the registration of transfer of the subject property;
- 1.10 that the existing water connection of Erf 21886, Paarl, be used;
- 1.11 that a reversionary clause be registered against the title of the property in favour of the Municipality should the property not be used for industrial purposes anymore or should the applicant intend to sell the undeveloped property or a portion thereof on payment of an amount equal to the purchase price of the property or a pro-rata purchase price in case of the intended sale of a portion of the undeveloped property or fail to complete the development of the subject property as proposed within 12 months from date of registration; and
2. that the subject property not be sold via public tender process due to the fact that the property is required by an existing industry for expansion purposes, as allowed in terms of the Asset Transfer Policy.

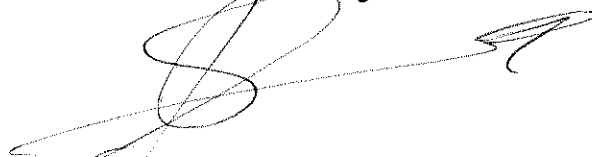
Ref No: Coil Nr:	Meeting: MC – 24/5/2017 15/4/1 (19544) P 1212942	Submitted by Directorate: Author/s: Referred from:	Corporate Services N C Marais
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

10.6 PROPOSED SALE OF A PORTION OF ERF 11805, WELLINGTON, TO DIRK LOCHNER TRANSPORT CC
VOORGESTELDE VERKOOP VAN 'N GEDEELTE VAN ERF 11805, WELLINGTON, AAN DIRK LOCHNER TRANSPORT CC
ISINDULULO SOKUTHENGISWA KWECEBA LIKA ERF 11805 E WELLINGTON KU DIRK LOCHNER TRANSPORT CC

RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act, **in principle** approval be granted for the alienation of a portion of Erf 11805, Wellington, measuring ±7000m², to Dirk Lochner Transport CC subject to the normal conditions of sale as well as the following conditions:-
- 1.1 the property will be sold at a market related selling price, to be determined by an independent valuer;
- 1.2 transfer of the property must take place within 12 months from signing the Deed of Sale failing which the transaction will lapse;



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- 1.3 the proposed development of the property must be completed within 24 months from transfer, failing which the Municipality will have the right to insist on the reversal of the transaction at the same purchase price and at the cost of the purchaser;
- 1.4 development of the property is subject to the Town Planning Requirements of the Wellington Industrial Park. Membership of the Owners Association of the Industrial Park is compulsory;
- 1.5 that the portion of the erf 11805 to be sold, be subdivided from erf 11805, rezoned from Local Authority to Industrial and consolidated with the applicants property, erf 13188, Wellington. The applicant must lodge the necessary application in this regard;
- 1.6 that the proposed transaction, be advertised for objections and counter offers;
- 1.7 that the standard pre-emptive rights be registered against the title of the property in favour of the Drakenstein Municipality;
- 1.8 all costs related to the transfer of the property as well as services and development related costs will be for the applicant's account;
- 1.9 that all administrative and legal requirements be adhered to;
- 1.10 note must be taken of the guidelines contained in the Drakenstein Municipality's Green Building Manual as well as the objectives for development set out in the Statutory Report of the Provincial Spatial Development Framework, which must be incorporated in the design and layout of any development on the property;
- 1.11 that the purchaser takes note of the fact that the sale of this site does not automatically allow Dirk Lochner Transport Company increase in the use of water, electricity, sanitation and traffic volumes. These must be negotiated and, should these be required at volumes in excess to any previous agreements, such services will be provided at the Bulk Infrastructure Contribution Levy (BICL) rates as per the approved tariff listing;
- 1.12 that the technical requirements by Infrastructure Services regarding Electricity and Engineering Services be incorporated into the submission for final approval of the sale; and
2. that the direct sale of a portion of erf 11805, Wellington, to allow for the expansion of Dirk Lochner Transport CC, a major employer in the Wellington Industrial Park and the subsequent creation of additional employment opportunities as well as employment security for the existing employees.

Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services
Ref No: 15/4/1 (34) W	Author/s: N C Marais
Coll Nr: 1214145	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPT:</u>
	<u>DUE DATE:</u>

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10.7 REVIEW OF RECORDS MANAGEMENT POLICY
HERSIENING VAN REKORDBESTUURSBELEID
UMGAQO NKQUBO WOKULAWULA KOSHICILELO (REKHODI)

RESOLVED

that it be recommended to Council:-

that the reviewed Records Management Policy be adopted.

Meeting:	MC – 24/5/2017	Submitted by Directorate:	Corporate Services
Ref No:	2/5/P	Author/s:	F Goosen
Coll Nr:	1214671	Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

10.8 RENEWAL OF LEASE AGREEMENT: PORTION OF ERF 1 PAARL MOUNTAIN NATURE RESERVE, SENTECH
HERNUWING VAN HUURKONTRAK: GEDEELTE VAN ERF 1 PAARLBERG NATUURRESERVAAT, SENTECH
UKUHLAZIWA KWESIVUMELWANO SOKUQHESHISA: HERNUWING VAN HUURKONTRAK: GEDEELTE VAN ERF 1 PAARLBERG NATUURRESERVAAT, SENTECH

RESOLVED

that it be recommended to Council:-

1. that in terms of Regulation 34 of the Asset Transfer Regulations, **final approval** be granted for the renewal of the lease of a portion of Erf 1, Paarl, ± 23 225m² in extent, for the purpose of a transmitting station subject to the following conditions:-
 - 1.1 that the lease endure for a period of 5 (five) years after which renewal thereof will be considered by Council;
 - 1.2 that the property be leased at the rental of R 4260.50 per month (VAT excluded, 8% per annum escalation included);
 - 1.3 that all administrative and legal requirements be adhered to;
 - 1.4 that the lessee be responsible for payment of all municipal services; and
2. that tenders not be called for due to the fact the the current infrastructure is being used for the purpose of a transmitting station which is a unique service.

Meeting:	MC – 24/5/2017	Submitted by Directorate:	Corporate Services
Ref No:	15/4/1 (1) P	Author/s:	N C Marais
Coll Nr:	1215952	Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

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10.9 RENEWAL OF LEASE AGREEMENT - MTN , PORTION OF ERF 4399 ALBATROS AND SILVERDALE STREET, WELLINGTON (BERG EN DAL WATER TOWER)
HERNUWING VAN HUURKONTRAK- MTN,GEDEELTE VAN ERF 4399 ALBATROS EN SILVERDALESTRAAT WELLINGTON (BERG EN DAL WATERTORING)
UKUHLAZIWA KWESIVUMELWANO SOKUQHESHISA - MTN ICEBA LESIZA 4399 ALBATROS NE SILVERDALE STREET E WELLINGTON(BERG EN DAL WATER TOWER)

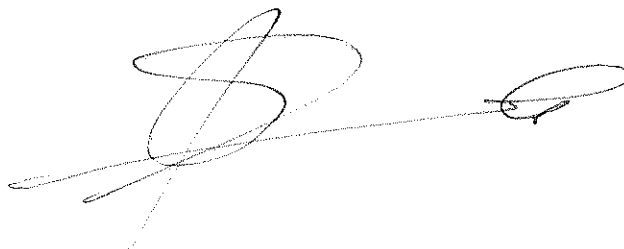
RESOLVED

that it be recommended to Council:-

1. that in terms of Regulation 34 of the Asset Transfer Regulations, **final approval** be granted for the renewal of the lease of a portion of Erf 4399, Wellington, ±134m² in extent, for the purpose of a cellular communication base station subject to the following conditions:-
 - 1.1 that the lease will be for a period of 3 (three) years after which renewal thereof will be considered by Council;
 - 1.2 that the property be leased at the rental of R 5 424.06 per month (VAT excluded 8% per annum escalation included);
 - 1.3 that all administrative and legal requirements be adhered to;
 - 1.4 that the lessee be responsible for payment of all municipal services;
 - 1.5 that approval be granted to MTN to share the existing antenna support structure with Vodacom and Cell C;
 - 1.6 that the generator on site adheres to the requirements in regard to noise pollution; and

2. that tenders not be called for the leasing of the said space. Public competition will not serve a useful purpose since a Telecommunications Service provider requires a space for a base station (antenna) to service a particular area within the jurisdiction of this Municipality, which will also benefit the affected community. Other service providers may also be accommodated on the site.

Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services		
Ref No: 15/4/1(4399) W	Author/s: N C Marais		
Coll Nr: 1215954	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:



**MINUTES: MAYORAL COMMITTEE
24 MAY 2017**

10.10 RENEWAL OF LEASE AGREEMENT IN RESPECT OF A PORTION OF ERF 34, INTERPACE STREET, WELLINGTON, TO WELLINGTON SPCA
HUUROOREENKOMS VIR DIE VERHURING VAN 'N GEDEELTE VAN ERF 34, INTERPACESTRAAT, WELLINGTON, AAN DIE WELLINGTON DBV
UKUHLAZIYWA KWESIVUMELWANO SENGQESHISO NGOKUBHEKISELELE KWISAHLULO SESIZA ESINGUNOMBOLO 34, KWI-INTERPACE STREET, EWELLINGTON UKUYA KWIWELLINGTON SPCA

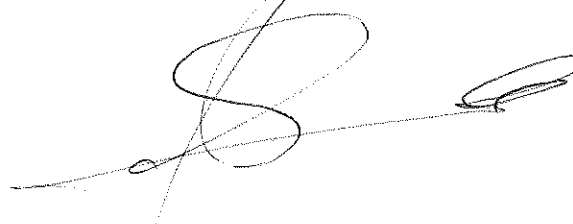
RESOLVED

that it be recommended to Council:-

1. that in terms of regulation 34 of the Municipal Asset Transfer Regulations **final approval** be granted for the renewal of the lease of a portion of Erf 34, Wellington, measuring $\pm 1486 \text{ m}^2$ in extent, to the SPCA Wellington, subject to the normal conditions of lease, as well as the following further conditions:-
 - 1.1 that the property be leased free of charge due to the fact that the lessee provides the service of control of small animals on behalf of the Municipality and renders a service for the whole community;
 - 1.2 that the lease endures for a period of two (2) years, whereafter further extension may be considered;
 - 1.3 that the lessee be responsible for the payment of all municipal services;
 - 1.4 that the lease be subject to a notice period of 3 months should the property be required by the Municipality for municipal purposes;
 - 1.5 that the applicant be informed that the land may in future be required for municipal purposes,
 - 1.6 that all administrative and legal requirements be adhered to;
 - 1.7 that a new Electricity Certificate of Compliance be obtained in terms of Section 7(5) of the Electricity Installation Regulations of the OHSA, Act 85 of 1993, as amended.

2. that the subject property not be put out on tender as the SPCA renders a supporting service to the municipality in respect of the control and impounding of animals in terms of an SLA that was signed with them.

Meeting: MC – 24/5/2017	Submitted by Directorate: Corporate Services		
Ref No: 15/4/1 (34) W	Author/s: N C Marais		
Coll Nr: 1215956	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:



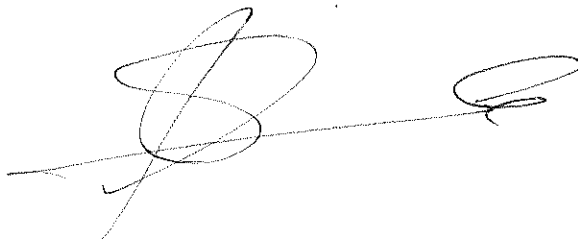
MINUTES: MAYORAL COMMITTEE
24 MAY 2017

10.11 PROPOSED SALE OF A PORTION OF ERF 34, WELLINGTON TO RHODES FOOD GROUP (PTY)LTD
VOORGESTELDE VERKOOP VAN 'N GEDEELTE VAN ERF 34, WELLINTON, AAN RHODES FOOD GROUP (PTY)LTD
INTENGISO ECETYWAYO YESAHLULO SESIZA ESINGUNOMBOLO 34, EWELLINGTON KWIRHODES FOOD GROUP (PTY) LTD

RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act, **in principle** approval be granted for the alienation of a portion of Erf 34, Wellington, measuring 2.56 ha, to Rhodes Food Group (Pty) Ltd subject to the normal conditions of sale as well as the following conditions:-
 - 1.1 the property will be sold at a market related selling price for industrial land, to be determined by an independent valuer;
 - 1.2 transfer of the property must take place within 12 months from signing the Deed of Sale failing which the transaction will lapse;
 - 1.3 the proposed development of the property must be completed within 24 months from transfer, failing which the Municipality will have the right to insist on the reversal of the transaction at the same purchase price and at the cost of the purchaser;
 - 1.4 development of the property is subject to the Town Planning Requirements of the Wellington Industrial Park. Membership of the appropriate Owners Association is compulsory. No offensive industry will be allowed;
 - 1.5 that the portion of the erf 34 to be sold be rezoned from Commonage to Industrial by the municipality and consolidated with the applicant's property, erf 12912, Wellington. The applicant must lodge and pay the necessary application for consolidation with his existing property;
 - 1.6 that the proposed transaction, be advertised for objections and counter offers;
 - 1.7 that the standard pre-emptive rights be registered against the title of the property in favour of the Municipality;
 - 1.8 all costs related to the transfer of the property as well as services and development related costs will be for the applicant's account;
 - 1.9 that all administrative and legal requirements be adhered to;



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- 1.10 note must be taken of the guidelines contained in the Drakenstein Municipality's Green Building Manual as well as the objectives for development set out in the Statutory Report of the Provincial Spatial Development Framework, which must be incorporated in the design and layout of any development on the property;
- 1.11 that the purchaser takes note of the fact that the sale of these erven does not automatically allow Rhodes Food Group (Pty) Ltd any increases in the use of water, electricity, sanitation and traffic volumes. These must be negotiated and, should these be required at volumes in excess to any previous agreements, such services will be provided at the Bulk Infrastructure Contribution Levy (BICL) rates as per the approved tariff listing;
- 1.12 that the technical requirements of Infrastructure Services in respect of electricity and engineering services at incorporated in the report for final approval; and
2. that the direct sale of a portion of erf 34, Wellington be approved to allow for the expansion of Rhodes Food Group (Pty) Ltd, a major employer in the Wellington Industrial Park and the subsequent creation of additional employment opportunities as well as employment security for the existing employees.

Meeting: MC – 24/5/2017	Submitted by Directorate: Corporate Services
Ref No: 15/4/1 (34) W	Author/s: N C Marais
Coll Nr: 1216825	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPT:</u>
	<u>DUE DATE:</u>

10.12 PROPOSED ALIENATION AND DEVELOPMENT OF ERF 21161 PAARL VIA PUBLIC TENDER PROCESS FOR RESIDENTIAL DEVELOPMENT PURPOSES
VOORGESTELDE VERVREEMDING EN ONTWIKKELING VAN ERF 21161 PAARL VIA 'N PUBLIEKE TENDER PROSES VIR RESIDENSIËLE ONTWIKKELINGSDOELEINDES
UKUHLUTHWA OKUCETYWAYO NOPHUHLISO LWESIZA ESINGUNOMBOLO 21161 EPAARL NGOKUSETYENZISWA KWENKUBO YETHENDA UKULUNGISELELA IINJONGO ZOPHUHLISO LWENDAWO YOKUHLALA

RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act approval in principle be granted for the alienation of Erf 21161, Paarl, for residential development purposes, at a market related reserve price to be determined by independent valuation, via public tender process, subject to the normal conditions of sale, and the following further conditions:-

- 1.1 that the development specifications be determined by the Planning and Economic Development Directorate;



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24 MAY 2017

- 1.2 that a density of 27 dwelling units per hectare be approved which is in line with the existing density for Northern Paarl;
 - 1.3. that an independent valuation be obtained to determine the reserve price for the subject properties;
 - 1.4 that the standard development and pre-emptive rights be included in the tender specifications;
 - 1.5 that the proposed sale and development of the land be advertised for objections prior to the bidding process; and
2. that the applicant be informed accordingly.

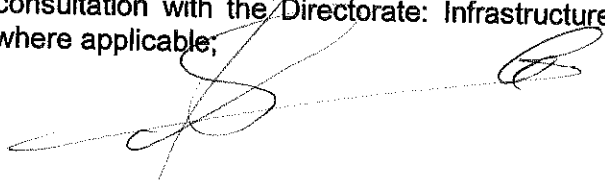
Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services		
Ref No: 15/4/1(21161)P	Author/s: N October		
Coll Nr: 1219184	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

10.13 PROPOSED ALIENATION OF ERF 8414 AND A PORTION OF ERF 12649 PAARL TO IMPERIAL CARGO (DIVISION OF IMPERIAL GROUP LTD)
VOORGESTELDE VERVREEMDING VAN ERF 8414 EN 'N GEDEELTE VAN ERF 12649 PAARL AAN IMPERIAL CARGO (DIVISION OF IMPERIAL GROUP LTD)
UKUCETYWA KOKUHLUTHWA KWESIZA ESINGUNOMBOLO 8414 KUNYE NES AHLULO SESIZA ESINGUNOMBOLO 12649 EPAARL KWI-IMPERIAL CARGO (DIVISION OF IMPERIAL GROUP LTD)

RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act approval **in principle** be granted for the alienation of Erf 8414, Paarl and a portion of Erf 12649, Paarl, respectively measuring approximately 6 600 and 6 800 square metres in extent, directly to the adjacent property owner, Imperial Cargo, at a market related selling price to be determined by an independent valuer, subject to the normal conditions of sale, and the following further conditions:-
 - 1.1 that the property only be utilised for parking purposes;
 - 1.2 that the purchaser be responsible for all costs e.g. relocation of services and required survey and any other costs related to the development of the subject property for parking purposes;
 - 1.3 that the purchaser attend to the subdivision of Erf 12649 Paarl at the cost of the purchaser;
 - 1.4 any required relocation or upgrading of existing services or installation of new services will be at the cost of the applicant and must be done in consultation with the Directorate: Infrastructure Services and Eskom where applicable;



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- 1.5 the Electro Technical Engineering Department and Eskom must have access to the subject property at all times for any required or scheduled services maintenance and/or repair work. Provision must also be made that any parked vehicles must be able to be moved at short notice if so required;
 - 1.6 a permit will be required from Eskom for additional cable information prior to any work being undertaken in the Eskom servitude;
 - 1.7 should any improvements, i.e. paving of the subject property be undertaken by the applicant, it must be done in consultation with the Directorate: Infrastructure Services;
 - 1.8 should any improvement need to be removed to enable access to any of the services on the subject property, the applicant will not be compensated for any damage thereto nor will the municipality or Eskom be responsible for the replacement and/or re-paving thereof;
 - 1.9 should any fencing be erected, provision must be made for access gates on both sides of the subject property. The gates must be able to be opened over the entire width of the site to enable heavy vehicles of either Eskom or the municipality to gain access to the site;
 - 1.10 boundary fencing may not be erected within 3 metres of any existing infrastructure;
 - 1.11 no access will be granted and access must be obtained through Erf 29138, Paarl;
 - 1.12 all technical conditions as will be required by the technical departments, be complied with;
 - 1.13 that all costs related to the transaction be for the applicants account;
 - 1.14 a reversionary clause shall be applicable to the subject properties should the purchaser intend to use the properties for any other purpose other than specified in the transaction conditions.
2. that Eskom be informed of the proposed alienation of the subject property, by the applicant; and
3. that the alienation of the property not be allocated via a competitive bidding process due to the fact that a well established business in Paarl require the property for the expansion of its existing operations. The subject property will only be used for parking purposes.

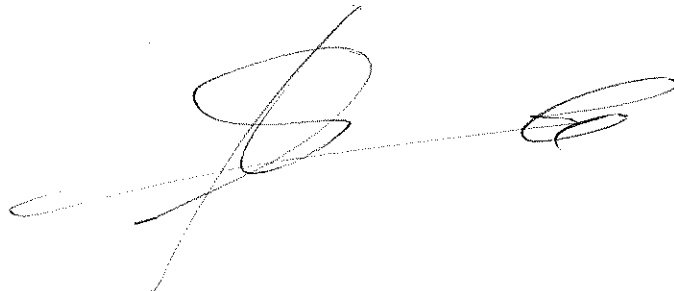
Meeting: MC – 24/5/2017	Submitted by Directorate: Corporate Services
Ref No: 15/4/1(8414)(12649)P	Author/s: N October
Coll Nr: 1219329	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPT:</u>
	<u>DUE DATE:</u>

10.14 PROPOSED SALE OF A PORTION OF ERF 34, WELLINGTON, TO WILDE TRUST
VOORGESTELDE VERKOOP VAN 'N GEDEELTE VAN ERF 34, WELLINGTON, AAN WILDE TRUST
INTENGISO ECETYWAYO YESAHLULO SESIZA ESINGUNOMBOLO 34, EWELLINGTON UKUYA KWIWILDE TRUST

RESOLVED

that it be recommended to Council:-

1. that in terms of Section 14 of the Municipal Finance Management Act, *in principle* approval be granted for the alienation of portion A of Erf 34, Wellington, measuring approximately 4.5 ha, to Wilde Trust subject to the normal conditions of sale as well as the following conditions: -
 - 1.1 the property will be sold at a market related selling price for industrial land, to be determined by an independent valuer;
 - 1.2 transfer of the property must take place within 12 months from development rights being approved, failing which the transaction will lapse;
 - 1.3 the proposed development of the property must be completed within 24 months from transfer, failing which the Municipality will have the right to insist on the reversal of the transaction at the same purchase price and at the cost of the purchaser;
 - 1.4 development of the property is subject to the Town Planning Requirements of the Wellington Industrial Park. Membership of the appropriate Owners Association is compulsory. No offensive industry will be allowed;
 - 1.5 that the portion of the erf 34 to be sold be indicated on the new site plan for the industrial park extension as a separate erf, be rezoned from Commonage to Industrial by the municipality;
 - 1.6 that the proposed transaction, be advertised for objections and counter offers;
 - 1.7 that the standard pre-emptive rights be registered against the title of the property in favour of the Drakenstein Municipality;
 - 1.8 all costs related to the transfer of the property as well as services and development related costs will be for the applicant's account;
 - 1.9 that all administrative and legal requirements be adhered to;



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- 1.10 note must be taken of the guidelines contained in the Drakenstein Municipality's Green Building Manual as well as the objectives for development set out in the Statutory Report of the Provincial Spatial Development Framework, which must be incorporated in the design and layout of any development on the property; and
- 1.11 that the purchaser takes note of the fact that the sale of the property does not automatically allow Wilde Trust any increases in the use of water, electricity, sanitation and traffic volumes. These must be negotiated and, should these be required at volumes in excess to previous agreements, such services will be provided at the Bulk Infrastructure Contribution Levy (BICL) rates as per the approved tariff listing.
2. that the direct sale of a portion of erf 34, Wellington, be approved to allow for the expansion of Wilde Trust, a major employer in Wellington and the subsequent creation of additional employment opportunities as well as employment security for the existing employees; and
3. that the application by Wilde Trust to purchase portion B of erf 34, Wellington, to use for agricultural purposes, not be approved since the land is required for future industrial development.

Meeting: MC - 24/5/2017	Submitted by Directorate: Corporate Services		
Ref No: 15/4/1 (34) W	Author/s: N C Marais		
Coll Nr: 1219717	Referred from:		
PAR:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:

11. PUBLIC SAFETY

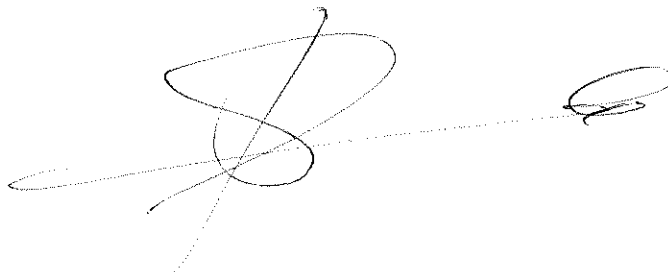
11.1 DRAKENSTEIN MUNICIPALITY DISASTER MANAGEMENT PLAN
DRAKENSTEIN MUNISIPALITEIT RAMPBESTUURPLAN
IPLANI YOKULAWULA INTLEKELE KUMASIPALA WASE DRAKENSTEIN

RESOLVED

that it be recommended to Council:-

that the reviewed Disaster Management Plan, be approved.

Meeting: MC - 24/5/2017	Submitted by Directorate: Community Services		
Ref No: 17/14/2	Author/s: V Peterson		
Coll Nr: 1210895	Referred from:		
PAR:	Action:	RESPONSIBLE DEPT:	DUE DATE:



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11.2 BY-LAW ON LIQUOR TRADING DAYS AND HOURS: APPROVAL OF COMMENTS TO BE FORWARDED TO THE WESTERN CAPE LIQUOR AUTHORITY
VERORDENING OP DRANK HANDELS DAE EN URE: GOEDKEURING VAN KOMMENTAAR VIR INDIENING BY DIE WES-KAAPSE DRANKRAAD
NGOKOMTHETHO WENTENGISO YO TUWALA NGENTSTUKU NEYURE ZIVUNYIWE NGOKWEZICELO INGATHUNYELWE KWI WESTERN CAPE LIQUOR AUTHORITY

RESOLVED

1. that the following applications for liquor licenses be supported and forwarded to the Western Cape Liquor Authority:-
 - 1.1 Savage Wines: Paarl;
 - 1.2 Painted Wolf Wines: Paarl;
 - 1.3 Jankan: Paarl;
2. that the application of "the Village Bistro", Wellington be referred back to the department.

Meeting: MC - 24/5/2017	Submitted by Directorate: Community Services		
Ref No: 1/5/2/17	Author/s: U Johanneson		
Coll Nr: 1220559	Referred from:		
PAR:	Action:	RESPONSIBLE DEPT:	DUE DATE:
1	Implement decision	EM: Community Services	

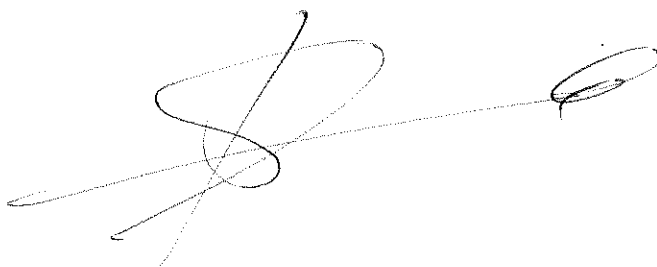
12. MONTHLY AND QUARTERLY REPORTS

12.1 MONTHLY REPORT: PLANNING AND ECONOMIC DEVELOPMENT:
PLANNING SERVICES: APRIL 2017

RESOLVED

Noted.

Meeting: MC - 24/5/2017	Submitted by Directorate: Planning and Econ Dev		
Ref No: 2/2/8/1	Author/s: L Waring		
Coll No:	Referred from:		
PARAGRAPH:	ACTION:	RESPONSIBLE DEPT:	DUE DATE:



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**12.2 MONTHLY REPORT: INFRASTRUCTURE SERVICES: CIVIL
ENGINEERING SERVICES: FEBRUARY 2017**

RESOLVED

Noted.

Meeting: MC - 24/5/2017 Ref No: 9/1/1/2 Coll No:	Submitted by Directorate: Infrastructure Services Author/s: G S du Plessis Referred from:		
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

**12.3 QUARTERLY REPORT FOR THE PERIOD JANUARY - MARCH 2017:
PROTECTION SERVICES / KWARTAALVERSLAG VIR DIE PERIODE
JANUARIE - MAART 2017: BESKERMINGSDIENSTE**

RESOLVED

Noted.

Meeting: MC - 24/5/2017 Ref No: 9/1/1/9 Coll No: 1220393	Submitted by Directorate: Community Services Author/s: V Peterson Referred from:		
<u>PARAGRAPH:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPT:</u>	<u>DUE DATE:</u>

13. CONFIDENTIAL MINUTES

13.1 CONFIRMATION OF MINUTES: 19 APRIL 2017

See Confidential Minutes.

**13.2 REPORTS AND RETURNS: COUNCILLORS OUTSTANDING DEBT
REPORT AS AT 30 APRIL 2017**

See Confidential Minutes.

**13.3 MUNICIPAL EMPLOYEES OUTSTANDING DEBT REPORT AS AT
30 APRIL 2017**

See Confidential Minutes.



**13.4 STAFF: FINANCE: REMUNERATION AND DEDUCTIONS:
OVERTIME REPORT FOR APRIL 2017**

See Confidential Minutes.

14. URGENT MATTERS

None.

The meeting ended at 11:45.

CHAIRPERSON:

DATE:

Confirmed on 21/06/2017 *with* without amendments.

PJ/rs