

## DRAKENSTEIN MUNICIPALITY

## MINUTES: MAYORAL COMMITTEE (1)

ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS, FIRST FLOOR, CIVIC CENTRE, BERG RIVER BOULEVARD, PAARL, ON WEDNESDAY, 25 OCTOBER 2017 AT 10:00.

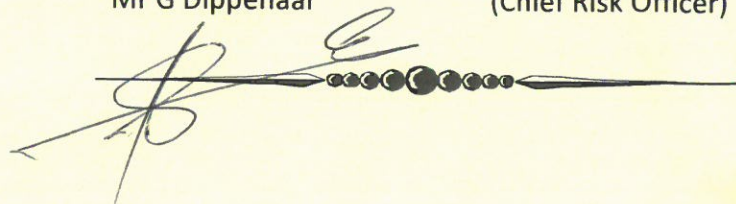
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**PRESENT:** The Executive Mayor, Cllr C J Poole (Chairman)  
The Deputy Executive Mayor, Cllr G C Combrink

**Councillors:** M A Andreas  
F Jacobs  
C Kearns  
J F le Roux  
J Miller  
L P Mokoena  
R Smuts  
L T van Niekerk  
L Willemse  
R H van Nieuwenhuyzen

**Also Present:** A C Stowman (Speaker)  
Cllr R A Koegelenberg (Chief Whip)  
J Matthee (MPAC Chairperson)

**Officials:** Dr J H Leibbrandt (City Manager)  
Mr J Carstens (Chief Financial Officer)  
Mr S Johaar (Executive Director: Corporate Services)  
Mr G Boshoff (Executive Director: Community Services)  
Ms L Waring (Executive Director: Planning and Development)  
Mr W Pretorius (Acting Executive Director: Engineering Services)  
Mr A V Marais (Senior Manager: Legal and Administrative Services)  
Ms R Geldenhuys (Manager: Communications and Marketing)  
Mr F P Goosen (Manager: Administrative Support Services)  
**ABSENT:** Mr D Hattingh (Executive Director: Engineering Services)  
Mr G Dippenaar (Chief Risk Officer)





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

Mr D Hattingh (Sick leave)  
Mr G Dippenaar (On Council duty)

2. ANNOUNCEMENTS BY THE EXECUTIVE MAYOR

The Executive Mayor made the following announcements:-

1. Cllr C Kearns to be excused at 11:00.
2. Birthday of Councillor J Miller.
3. Wedding anniversary of Councillor C Kroutz.
4. Thanked Executive Director: Corporate Services for efforts to re-grade the Task level of certain general workers to ensure parity.

3. DISCLOSURE OF INTERESTS BY COUNCILLORS/OFFICIALS

Cllr M A Andreas in terms of item 9.3.

4. CONFIRMATION OF MINUTES

The minutes of the following meetings were confirmed as correct:

- i. Ordinary meeting held on 20 September 2017;
- ii. Confidential meeting held on 20 September 2017; and
- iii. Ordinary meeting held on 27 September 2017.

5. SCHEDULE OF DECISIONS

**RESOLVED**

that the Schedule of Decisions, **be noted.**





6. EXECUTIVE MAYOR

**6.1 REPORT AND RECOMMENDATIONS TO COUNCIL FROM THE AUDIT COMMITTEE MEETING HELD ON 24 AUGUST 2017**

**VERSLAG EN AANBEVELINGS AAN DIE RAAD VAN DIE OUDITKOMITEE VERGADERING GEHOU OP 24 AUGUSTUS 2017**

**INGXELO KUNYE NESINDULULO KWIBHUNGA EZIVELA KWIKOMITI YOPHICHOTO ZINCWADI YENTLANGANISO YEKOTA EYAYIBANJWE NGOMHLA WE 24 AGASTI 2017**

**RESOLVED**

that it be recommended to Council:-

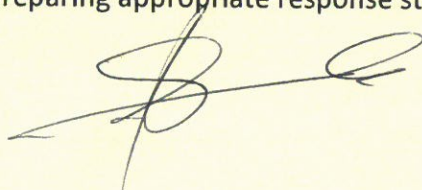
that Council accept the following recommendations of the Audit Committee:-

1. Internal Audit

- 1.1 that the organisational structure of Internal Audit remains adequate and independent;
- 1.2 that the internal audit reports submitted to the Audit Committee were noted and that Internal Audit reports for the year under review were completed as planned;
- 1.3 that the quarterly Performance Assessment was carried out by Internal Audit. The completeness and accuracy of the portfolios of evidence continues to improve, towards consistent achievement of clearly defined organisational and individual performance outcomes;
- 1.4 that Management is advised to act timeously on the recommendations made by Internal Audit in their reports.

2. Risk Management

- 2.1 that Council note that risk management continues to be the focus of the Strategic Management Team (SMT);
- 2.2 that Council note that there has been further progress to identify and articulate the key strategic risks facing the Municipality and that the SMT will be preparing appropriate response strategies to mitigate these risks;





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- 2.3 that the combined Risk and Fraud Prevention policies have been presented to the Fraud and Risk Management Committee and will be tabled for Council approval by the Management team.
3. Annual Financial Statements
- 3.1 that Council note that the draft annual financial statements were presented to the Audit Committee prior to submission for audit as requested;
- 3.2 that Council note that there were changes recommended to the Finance team which needed to be amended prior to submission to the Auditor General for audit;
- 3.3 that Council note that the impact of mSCOA was taken into account in the submission of the annual financial statements;
- 3.4 that consideration be given to having a separate Audit Committee meeting to discuss the draft financial statements in future.
4. Audit Committee and Internal Audit Charters
- 4.1 that Council note that the Internal Audit Charter has been reviewed and has been presented to the Audit Committee for approval;
- 4.2 that Council note that the Audit Committee Charter has been accepted by the Audit Committee and will be submitted to Council for approval.

Meeting: MC - 25/10/2017	Submitted by Department: Internal Audit		
Ref No: 3/3/1/3/9/1	Author/s: R Jaftha		
Coll Nr: 1247511	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>





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7. FINANCE

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

**RESOLVED**

that it be recommended to Council:-

1. that the tenders and contracts that were adjudicated by the Bid Adjudication Committee for the month of September 2017, **be noted**; and
2. that the tenders and contracts and the reasons for the awards as recorded by the Accounting Officer as attached to the report, **be noted**.

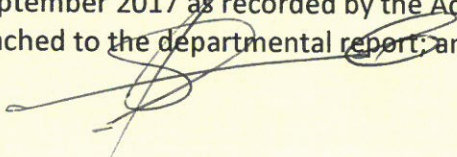
Meeting: MC – 25/10/2017	Submitted by Department: Financial Services		
Ref No: 8/1/2/1	Author/s: H Vergotine		
Coll Nr: 1255156	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
		CFO	

7.2 TENDERS, QUOTATIONS AND CONTRACTS: REPORT ON DEVIATIONS AND RATIFICATION OF MINOR BREACHES FROM PROCUREMENT PROCESSES: SEPTEMBER 2017: SEPTEMBER 2017
TENDERS , KWOTASIES EN KONTRAKTE: VERSLAG VAN AFWYKINGS EN RATIFIKASIE VAN GERINGE OORTREDINGE VAN VERKRYGINGSPROSESSE: SEPTEMBER 2017
ITHENDA, IZINIKI MAXABISO KUNYE NEZIVUMELWANO: INGXELO YOKUPHAMBUKELA KUNYE NOLUNGISO OLUNCINCI LOKUPHEPHELA KWINKQUBO ZOKUFUMANA : SEPTEMBER 2017

**RESOLVED**

that it be recommended to Council:-

1. that Council, in terms of paragraph 36(2) of the SCM Policy, take note of the deviations and the reasons for the deviations for the amount of R 4,804,113 for September 2017 as recorded by the Accounting Officer under the annexures attached to the departmental report; and





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2. that the Chief Financial Officer record the accumulated deviation amount of R 13,733,916 for the financial year in the notes to the 2017/2018 annual financial statements as required by legislation.

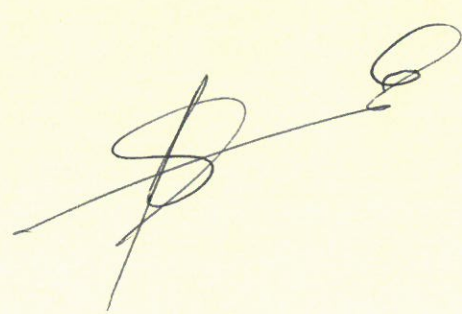
Meeting: MC – 25/10/2017 Ref No: 9/1/1/5 Coll Nr: 1255169	Submitted by Department: Financial Services Author/s: H Vergotine Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

<b>7.3 OVERSIGHT ROLE OF COUNCIL: SUPPLY CHAIN MANAGEMENT POLICY: REPORT ON THE IMPLEMENTATION OF THE SUPPLY CHAIN MANAGEMENT POLICY OF DRAKENSTEIN MUNICIPALITY: QUARTER 1: 1 JULY 2017 – 30 SEPTEMBER 2017</b>
<b>OORSIGROL VAN RAAD: VOORSIENINGSKANAALBESTUURSBELEID VAN DRAKENSTEIN MUNISIPALITEIT: 1 STE KWARTAAL: 1 JULIE 2017 – 30 SEPTEMBER 2017</b>
<b>INGXELO NGOKUMILISELWA KWENKQUBO YE SUPPLY CHAIN MANAGEMENT YOMASIPALA WASE DRAKENSTEIN: KOTA 1: 1 JULY 2017 – 30 SEPTEMBER 2017</b>

**RESOLVED**

1. that the Mayoral Committee take note of this report and Annexure A attached to the report; and
2. that the departmental report be made public in accordance with section 21A of the Municipal Systems Act.

Meeting: MC – 25/10/2017 Ref No: 8/1/B Coll Nr: 1255190	Submitted by Department: Financial Services Author/s: H Vergotine Referred from:
<u>PAR:</u>	<u>ACTION:</u>
1-2	Implement decision
	<u>RESPONSIBLE DEPARTMENT:</u>
	CFO
	<u>DUE DATE:</u>





<b>7.4 INDIGENT HOUSEHOLDS' STATISTICS REPORT AS AT 30 SEPTEMBER 2017</b>
<b>DEERNIS HUISHOUDINGS VERSLAG SOOS OP 30 SEPTEMBER 2017</b>
<b>INGXELO YOLUHLU LWEZINDLU EZINGAMAHLWEMPU NGOBUNJALO NGOMHLA WE 30 SEPTEMBER 2017</b>

**RESOLVED**

that the report be noted.

Meeting: MC – 25/10/2017	Submitted by Department: Financial Services		
Ref No: 9/1/1/4	Author/s: A Abrahams		
Coll Nr: 1255788	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

<b>7.5 DRAKENSTEIN'S OUTSTANDING DEBTORS REPORT AS AT 30 SEPTEMBER 2017</b>
<b>DRAKENSTEIN SE UITSTAANDE DEBITEURE VERSLAG SOOS OP 30 SEPTEMBER 2017</b>
<b>INGXELO YAMATYALA ASE DRAKENSTEIN NGOBUNJALO NGOMHLA WE 30 SEPTEMBER 2017</b>

**RESOLVED**

that the report be noted.

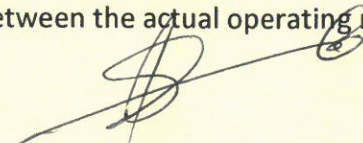
Meeting: MC – 25/10/2017	Submitted by Department: Financial Services		
Ref No: 9/1/1/4	Author/s: A Abrahams		
Coll Nr: 1256152	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

<b>7.6 FINANCE: LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT: SECTION 71 MONTHLY BUDGET MONITORING REPORT FOR AUGUST 2017</b>
<b>FINANSIES: WET OP PLAASLIKE REGERING: MUNISIPALE FINANSIËLE BESTUUR: SEKSIE 71 MAANDELIKSE BEGROTING VERSLAGDOENING VIR AUGUSTUS 2017</b>
<b>EZEZIMALI: UMTHETHO WOKULAWULWA KWEMALI ZIKAMASIPALA: ICANDELO 71 NGENYANGA INGXELO YOKONGAMELA KOHLAHLA LWABIWO MALI YENYANGA KA AUGUST 2017</b>

**RESOLVED**

that it be recommended to Council:-

1. that it be noted that the variance between the actual operating revenue





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- (R 698,433,922) and the pro rata budgeted operating revenue (R 669,578,305) has a positive variance of R 28,855,616 or 4.31%;
2. that it be noted that the variance between the actual operating expenditure (R 245,885,834) and the pro rata budgeted operating expenditure (R 282,831,657) has a positive variance of R 36,945,821 or 13.06%;
  3. that it be noted that the actual and committed capital expenditure of R 114,494,342 and the pro rata budgeted capital expenditure of R 69,287,001 realised under spending of R 45,207,342 or 65.25%;
  4. that it be noted that the actual and committed capital expenditure of R 114,494,342 compared with the capital expenditure budget of R 815,135,300 represent a spending percentage of 14.05% after two months of the financial year;
  5. that it be noted that external borrowings amounted to R 1,190,488,686 as at 31 August 2017 and that it represents 59.27% of Drakenstein's total budgeted operating revenue of R 2,008,665,813 for the 2017/2018 financial year;
  6. that it be noted that of the R 68,706,668 grants received during the current financial year an amount of R 25,254,976 or 36.37% have been utilised as at 31 August 2017. The amount of R 25,254,976 is made up of operating expenditure of R 16,873,678 and capital expenditure of R 8,381,298 utilised on operating and capital projects/programmes;
  7. that it be noted that the actual employee related cost expenditure of R 75,186,310 compared with the pro rata budgeted expenditure of R 74,916,478 relates to a negative variance of R269, 832 or 0.36%;
  8. that it be noted that total outstanding debtors as at 31 August 2017 amounted to R 337,292,172 and that 30 days and older debt constitutes 46.4% of total outstanding debtors;
  9. that it be noted that domestic consumers owe the municipality R 192,316,538 or 57.0% of the municipality's total debtor's book;
  10. that it be noted that outstanding creditors amounted to R 4,028,030 as at 31 August 2017;
  11. that it be noted that the primary bank account had a positive bank balance at 31 August 2017 which amounted to R 223,354,988; and





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12. that it be noted that total investments in cash and shares amounted to R 278,570,665 as at 31 August 2017 at the five local banks and Eskom.

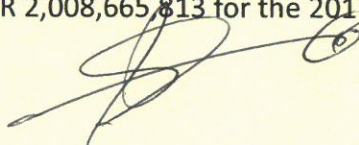
Meeting: MC – 25/10/2017	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: A Viola
Coll Nr: 1256878	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DIRECTORATE:</u>
	<u>DUE DATE:</u>

<b>7.7 FINANCE: LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT: SECTION 52 QUARTERLY AND SECTION 71 MONTHLY BUDGET MONITORING REPORT FOR SEPTEMBER 2017</b>
<b>FINANSIES: WET OP PLAASLIKE REGERING: MUNISIPALE FINANSIËLE BESTUUR: SEKSIE 52 KWARTAALLIKSE EN SEKSIE 71 MAANDELIKSE BEGROTING VERSLAGDOENING VIR SEPTEMBER 2017</b>
<b>EZEZIMALI: UMHETHO WOKULAWULWA KWEMALI ZIKAMASIPALA: ICANDELO 52 NGOKWEKOTA KUNYE NECANDELO 71 NGENYANGA INGXELO YOKONGAMELA KOHLAHLA LWABIWO MALI YENYANGA KA SEPTEMBER 2017</b>

**RESOLVED**

that it be recommended to Council:-

1. that it be noted that the variance between the actual operating revenue (R 852,128,661) and the pro rata budgeted operating revenue (R 836,446,030) has a positive variance of R 15,682,631 or 1.87%;
2. that it be noted that the variance between the actual operating expenditure (R 406,208,625) and the pro rata budgeted operating expenditure (R 467,630,036) has a positive variance of R 61,421,411 or 13.13%;
3. that it be noted that the actual and committed capital expenditure of R 465,965,055 and the pro rata budgeted capital expenditure of R 129,500,918 realised over spending of R 336,464,136 or 259.82%;
4. that it be noted that the actual and committed capital expenditure of R 465,965,055 compared with the capital expenditure budget represent a spending percentage of 57.16% after three months of the financial year;
5. that it be noted that external borrowings amounted to R 1,188,847,355 as at 30 September 2017 and that it represents 59.19% of Drakenstein's total budgeted operating revenue of R 2,008,665,813 for the 2017/2018 financial year;

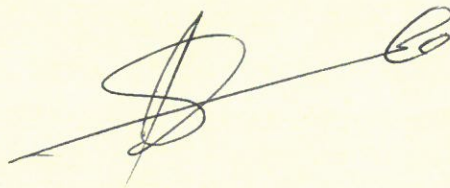




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6. that it be noted that unspent conditional and unconditional grants amounted to R 76,963,473 at the end of September 2017;
7. that it be noted that the actual employee related cost expenditure of R 113,384,449 compared with the pro rata budgeted expenditure of R 112,792,980 relates to a negative variance of R 591,469 or 0.52%;
8. that it be noted that total outstanding debtors as at 30 September 2017 amounted to R 322,072,652 and that 30 days and older debt constitutes 51.9% of total outstanding debtors;
9. that it be noted that domestic consumers owe the municipality R 192,693,265 or 59.8% of the municipality's total debtor's book;
10. that it be noted that outstanding creditors amounted to R 23,161 as at 30 September 2017;
11. that it be noted that the primary bank account had a positive bank balance at 30 September 2017 which amounted to R 92,043,658;
12. that it be noted that the total amount withdrawn from the municipality's bank account amounts to R 373,599,513 for the three month period ending 30 September 2017; and
13. that it be noted that total investments in cash and shares amounted to R 372,156,258 as at 30 September 2017 at the five local banks and Eskom.

Meeting: MC - 25/10/2017		Submitted by Department: Financial Services	
Ref No: 9/1/1/4		Author/s: A Viola	
Coll Nr: 1257287		Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>





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**8. PLANNING, ECONOMIC DEVELOPMENT AND TOURISM**

<b>8.1 TELECOMMUNICATION BASE STATION (TBS) POLICY FOR DRAKENSTEIN MUNICIPALITY</b>
<b>TELEKOMMUNIKASIE BASISSTASIE (TBS) BELEID VIR DRAKENSTEIN MUNISIPALITEIT</b>
<b>UMGAQO NKQUBO WESISEKO SESIKHULULO SOKUQAKAMSHELANA (TBS) KU MASUIPALA WASE DRAKENSTEIN</b>

**RESOLVED**

that it be recommended to Council:-

that the Telecommunication Base Station Policy be approved and adopted.

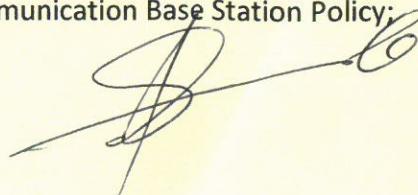
Meeting: MC – 25/102017	Submitted by Department: Planning and Development		
Ref No: 15/1/P	Author/s: R Mowzer		
Coll Nr: 1257153	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

<b>8.2 APPLICATION FOR CONSENT USE ON ERF 4198 WELLINGTON</b>
<b>AANSOEK OM VERGUNNINGSGEBRUIK OP ERF 4198 WELLINGTON</b>
<b>ISICELO SEMVUME YOKUSEBENZISA ISIZA 4198 E WELLINGTON</b>

**RESOLVED**

that it be recommended to Council:-

1. that the application in terms of Clause 2.4.4 of the Wellington Town Planning Scheme Regulations for a consent use on Erf 4198 Wellington, in order to establish a 25m high tree like cellular communications base station with associated infrastructure ( $\pm 80m^2$ ), **be refused**;
2. that the applicant and the objector, Frank Badenhorst, be informed of the decision taken by Council;
3. that the following comments be regarded as Councils reasons for its decision:-
  - 3.1 The proposed location of the application property is identified, in terms of the Drakenstein Municipality Telecommunication Base Station Policy, as an area in which TBS's are prohibited;
  - 3.2 The application is therefore not in line with the approved Drakenstein Municipality Telecommunication Base Station Policy;





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- 3.3 The proposed use will have a significant impact on the character of the area; and
- 3.4 The TBS will be visually obtrusive to the surrounding residents and motorist.

Meeting: MC - 25/102017 Ref No: 15/4/1 (4198) W Coll Nr: 1257158	Submitted by Directorate: Planning and Development Author/s: R Mowzer Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT</u>
	<u>DUE DATE:</u>

<b>8.3 REQUEST FOR APPROVAL TO SPONSOR A CASH CONTRIBUTION TOWARDS SARON BERGWATER FESTIVAL</b>
<b>VERSOEK OM GOEDKEURING OM 'N KONTANTBYDRAE TE BORG TEN GUNSTE VAN DIE SARON BERGWATER FEES</b>
<b>ISICELO SOKUVUNYWA KWENXASO MALI KWI SARON BERGWATER FESTIVAL</b>

**RESOLVED**

1. that the report on the 2017 Saron Bergwater festival, be referred to the Mayoral Committee of 31 October 2017;
2. that the following be incorporated in the report:-
  - 2.1 motivation on the amounts spent; and
  - 2.2 how the Strategic objectives were achieved.

Meeting: MC - 25/10/2017 Ref No: 15/7/3/2 Coll Nr: 1255415	Submitted by Department: Planning and Development Author/s: C Phillips Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>





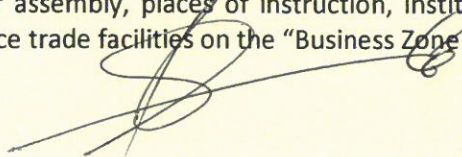
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<b>8.4 APPLICATION FOR CONSOLIDATION, REZONING, CONSENT USES AND SUBDIVISION: FARMS 844/10, 844/11, 844/12, 844/14 AND 845/2 PAARL DIVISION (FRAAIGELEGEN)</b>
<b>AANSOEK OM KONSOLIDASIE, HERSONERING, VERGUNNINGSGEBRUIKE EN ONDERVERDELINGS: PLASE 844/10, 844/11, 844/12, 844/14 EN 845/2 PAARL AFDELING (FRAAIGELEGEN)</b>
<b>ISICELO SOKUDIBANISA SOKUCANDA NEMVUME YOKUSEBENZISA: FAMA 844/10, 844/11, 844/12, 844/14 KUNYE 845/2 KWICANDELO LASE PAARL (FRAAIGELEGEN)</b>

**RESOLVED**

that it be recommended to Council:-

1. that the consolidation of Farms 844/10, 844/11, 844/12, 844/14 and 845/2 Paarl Division into one new land unit, measuring ±108ha in extent, be supported;
2. 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 the newly consolidated property from "Agricultural Zone I" and "Subdivisional Area" in order to establish a mixed use development, as indicated on Plan of Future Land Uses with reference Job: 14.71 dated July 2016 (Annexure C to the departmental report);
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 the rezoned newly consolidated property into 22 portion /pockets, as indicated on the Plan of Subdivision with reference Job: 14.71 Apr: AV6\_proposals dated July 2016 (Annexure B to the departmental report);
4. that approval be granted in terms of Regulation 4.6 of the Scheme Regulations made in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) and promulgated under PN 1048/1988, for a consent use in order to develop a retirement village on the "Residential Zone II" portion, as indicated on Plan of Future Land Uses with reference Job: 14.71 dated July 2016 (Annexure C to the departmental report);
5. that approval be granted in terms of Regulation 4.6 of the Scheme Regulations made in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) and promulgated under PN 1048/1988, for a consent use in order to establish group housing and town house developments on the "Residential Zone IV" portion, as indicated on Plan of Future Land Uses with reference Job: 14.71 dated July 2016 (Annexure C to the departmental report);
6. that approval be granted in terms of Regulation 4.6 of the Scheme Regulations made in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) and promulgated under PN 1048/1988, for a consent use in order to develop flats, residential buildings, places of assembly, places of instruction, institutions, bottle stores, supermarkets and service trade facilities on the "Business Zone I" portion, as





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indicated on Plan of Future Land Uses with reference Job: 14.71 dated July 2016 (Annexure C to the departmental report);

7. that the following conditions, laid down in terms of Section 42(1) of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) and Regulation 4.8 of the Scheme Regulations made in terms of Section 8 of the Land Use Planning Ordinance, 1985 (Ord 15 of 1985) and promulgated under PN 1048/1988, be applicable to the approvals granted in paragraphs 1 to 6 above:-

7.1 Adherence to the conditions laid down by the Western Cape Department of Environmental Affairs and Development Planning in its Environmental Authorisation with reference 16/3/1/2/B3/28/1010/14 dated 7 March 2017 (Annexure M to the departmental report);

7.2 Submission of revised comment from the Western Cape Department of Transport and Public Works to the Manager: Land Use Planning and Surveying and adherence to any further condition laid down by them;

7.3 Adherence to the conditions laid down by Drakenstein Municipality: Civil Engineering Services Division in its memorandum with reference 15/4/1 (844/10, 844/11, 844/12, 844/14, 845/2) P (2818) dated 11 September 2017 (Annexure N to the departmental report, which includes the payment of an additional 10% levy on the Bulk Infrastructure Development Contribution to contribute towards the upgrading of the R301 and that an agreement be concluded between the applicant and the municipality in respect of the additional levy;

7.4 Adherence to the conditions laid down by Drakenstein Municipality: Electro Technical Engineering Services Division with reference 844/10, 844/11 & 844/12 dated 8 August 2017 (Annexure O to the departmental report);

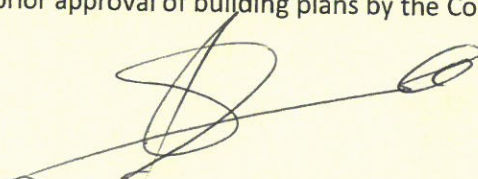
7.5 The submission of the Heritage Western Cape comment on the initial application (pre-2009) to the Drakenstein Heritage Officer;

7.6 The following conditions from a town planning point of view, be applicable:-

7.6.1 This approval applies only to the rezoning, subdivision, consent uses and subdivisions in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements, with specific reference to the applicable land reform legislation;

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

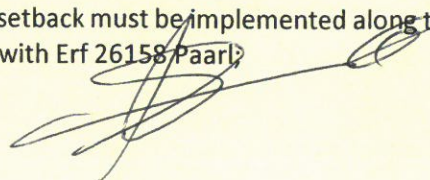
7.6.3 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;





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- 7.6.4 Subdivisions into development portions/pockets must take place largely in accordance with the Plan of Subdivision with reference Job: 14.71 Apr: AV6\_proposals dated July 2016 (Annexure B to the departmental report);
- 7.6.5 The landscaping throughout the entire development must be implemented substantially in accordance with the Fraaigelegen Landscape Master Plan – Rev 02 (Annexure D to the departmental report);
- 7.6.6 Detailed subdivisions applications for each development pocket must be submitted for consideration;
- 7.6.7 Detailed landscaping and management plans must be submitted with the subdivision applications for each development pocket, for consideration;
- 7.6.8 Detailed site development plans, together with architectural guidelines, must be submitted with the subdivision applications for each development pocket, for consideration;
- 7.6.9 An updated master plan for the entire development must be submitted with each site development plan;
- 7.6.10 Street names for the proposed development must be submitted to the Drakenstein Municipality: Department of Planning and Development for approval prior to the submission of building plans;
- 7.6.11 The public streets and open spaces must be transferred to Drakenstein Municipality at the account of the applicant/developer;
- 7.6.12 All dwelling units on the Residential Zone portions must be limited to 2 storey;
- 7.6.13 A 15m building line setback must be implemented along the common property boundary with Farms 844/6 and 841/1 Paarl Division;
- 7.6.14 A 15m building line setback must be implemented along the common property boundary with Boschenmeer Golf and Country Estate;
- 7.6.15 The developer must extend the existing boundary wall of Boschenmeer Golf and Country Estate for the whole common boundary between the Boschenmeer Golf and Country Estate and the development property, prior to undertaking any construction work being undertaken on proposed Portion 1;
- 7.6.16 A 10m building line setback must be implemented along the common property boundary with Erf 26158 Paarl;
- 



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- 7.6.17 The recommendations included in the Visual Impact Assessment dated 7 March 2016, compiled by Bridget O'Donoghue must be adhered;
- 7.6.18 The following water conservation measures must be implemented: Rainwater harvesting, greywater recycling and similar technical enhancements such as low flow shower heads, dual flush toilets and water-wise gardens;
8. that the following be regarded as the Mayoral Committee's reasons for its decision:-
- 8.1 The proposed application is consistent with the DSDF;
- 8.2 No detrimental environmental implications are foreseen;
- 8.3 The proposed development will have limited to no detrimental effect on the existing surrounding land uses;
- 8.4 All the concerns of the objectors were addressed by the applicant;
- 8.5 No problems with regards to the provision of services are expected;
- 8.6 The impact of the proposed development on the aesthetic significance of the area will be appropriately mitigated;
- 8.7 The proposed development will create much needed socio-economic opportunities in Drakenstein Municipality in the form of employment opportunities; and
- 8.8 No insurmountable problems with regards to traffic movement are foreseen.

Meeting: MC - 25/10/2017	Submitted by Department: Planning and Development		
Ref No: 15/4	Author/s: W Hendricks		
Coll Nr: 1257364	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>





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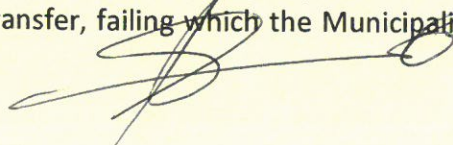
**9. CORPORATE SERVICES**

<b>9.1 PROPOSED SALE OF A PORTION OF ERF 10855, OUDEPONT STREET, WELLINGTON TO DIRK LOCHNER TRANSPORT CC</b>
<b>VOORGESTELDE VERKOOP VAN 'N GEDEELTE VAN ERF 10855, OUDEPONTSTRAAT, WELLINGTON AAN DIRK LOCHNER TRANSPORT CC</b>
<b>ISINDULULO SOKUTHENGISWA KWECEBA LIKA ERF 10855 E WELLINGTON KU DIRK LOCHNER TRANSPORT CC</b>

**RESOLVED**

that it be recommended to Council:-

1. that in terms of Section 14 of the MFMA Council resolves:-
  - 1.1 the subject properties are not needed to provide the minimum level of basic municipal services; and
  - 1.2 the fair market value of the asset and the economic and community value to be received in exchange for the asset has been considered;
  
2. that in terms of Section 14 of the Municipal Finance Management Act, **final approval** be granted for the direct alienation of a portion of Erf 10855, Wellington, measuring  $\pm 7000\text{m}^2$ , to Dirk Lochner Transport CC subject to the normal conditions of sale as well as the following conditions:-
  - 2.1 The property will be sold at a market related selling price of R1 980 000, 00 (VAT excluded);
  - 2.2 Transfer of the property must take place within 12 months from signing the deed of sale failing which the transaction will lapse;
  - 2.3 The standard pre-emptive rights be registered against the title of the property in favour of Drakenstein Municipality in order to prevent the sale of the erf before compliance with 2.4 below;
  - 2.4 The portion of the erf 10855 to be sold, be subdivided from erf 10855, rezoned from Local Authority to Industrial and be consolidated with the applicants' property, erf 13188, Wellington. The applicant must lodge the necessary application in this regard;
  - 2.5 The proposed development of the property must be completed within 24 months from transfer, failing which the Municipality will have the

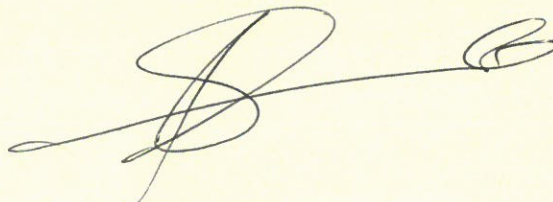




**MINUTES: MAYORAL COMMITTEE**  
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- right to insist on the reversal of the transaction at the same purchase price and at the cost of the purchaser;
- 2.6 Development of the property is subject to the Town Planning Requirements of the Wellington Industrial Park. Membership of the Owners Association of the Industrial Park is compulsory;
- 2.7 All costs related to the transfer of the property as well as services and development related costs will be for the applicant's account;
- 2.8 All administrative and legal requirements be adhered to;
- 2.9 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;
- 2.10 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;
- 2.11 The technical requirements by Infrastructure Services regarding Electricity and Engineering Services be adhered to;
3. The direct sale of a portion of erf 10855, Wellington be approved 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; and
4. The objector be informed accordingly.

Meeting: Mayco – 25/10/2017		Submitted by Directorate: Corporate Services	
Ref No: 15/4/1 (34)W		Author/s: N C Marais	
Coll Nr: 1232066		Referred from: Corporate Portf 3/10/2017	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>





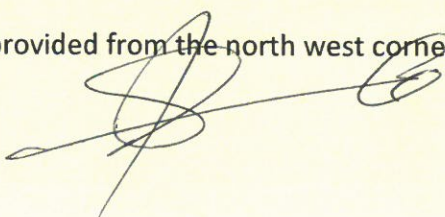
**MINUTES: MAYORAL COMMITTEE**  
**25 OCTOBER 2017**

<b>9.2 LEASE OF MUNICIPAL PROPERTY TO PAARL TRAILER HIRE- PORTION OF ERF 4916, OOSBOSCH STREET PAARL</b>
<b>HUR VAN MUNISIPALE EIENDOM AAN PAARL TRAILER HIRE- GEDEELTE VAN ERF 4916, OOSBOSCHSTRAAT, PAARL</b>
<b>UKUQESHISWA KWEPROPATI KAMASIPALA KWI PAARL TRAILER HIRE- ICEBA LESIZA 4916, OOSBOSCH STREET E PAARL</b>

**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 a portion of erf 4916, Paarl approximately 1640 m<sup>2</sup> in extent to Paarl Trailer Hire, subject to the standard lease conditions as well as the following further conditions:-
  - 1.1 the property will be leased at a market related rental R3 856.72 per month (VAT excluded and 8% annual escalation included) as determined by independent valuation;
  - 1.2 the lease will endure for a period of 2 years, after which the renewal thereof might be considered by Council;
  - 1.3 the lease will be subject to all requirements as indicated by the Civil Engineering and Electrical Departments;
  - 1.4 no permanent structures will be allowed, with the exclusion of a boundary fence;
  - 1.5 the property may only be used for business purposes;
  - 1.6 that the applicant be responsible for the payment of all municipal services and connection fees (if available);
  - 1.7 that all administrative and legal requirements be adhered to;
  - 1.8 no construction or structures will be allowed over the municipal sewer on the northern boundary of erf 4916, Paarl;
  - 1.9 that the installation of water and sewerage connections be subject to building plan submission and approval,
  - 1.10 access will only be provided from the north west corner of the property;





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- 1.11 that the applicant takes note of the fact that the southern portion of the land is subject to road widening of Oosbosch Street and will in future be required for such purposes in which case no compensation will be payable for improvements on the land; and
2. that the property not be put out to tender at this stage since a portion thereof is required for future road widening and the lease thereof is therefore of a temporary nature. Once the road widening has been concluded, the possible calling for tenders in respect of the remainder of the land can be considered at that stage.
3. that the proposal be advertised for objections and counter offers and that application by Wheel Spot be noted and be considered together with public input from the public participation process.

Meeting: Mayco – 25/10/2017 Ref No: 15/4/1 (4916)P Coll Nr: 1233885	Submitted by Department: Corporate Services Author/s: N Williams Referred from: Corporate Portf 3/10/2017
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

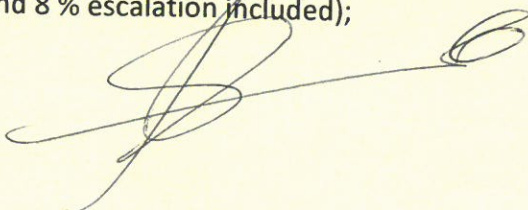
<b>9.3 RENEWAL OF LEASE AGREEMENT- WAMAKERSVALLEI TRAINING CENTRE: ERVEN 2014 AND 12682, BREEDT STREET, WELLINGTON</b>
<b>HERNUWING VAN HUUR OORENKOMS - WAMAKERSVALLEI OPLEIDINGSENTRUM: ERWE 2014 EN 12682, BREEDTSTRAAT, WELLINGTON</b>
<b>UKUHLAZIWA KWESIVUMELWANO SOKUQESHA-WAMAKERSVALLEI TRAINING CENTRE: IZIZA 2014 KUNYE 12682, BREEDT STREET, E WELLINGTON</b>

Cllr M A Andreas was not present when the item was discussed.

**RESOLVED**

that it be recommended to Council:-

1. that in terms of Section 34 of the Municipal Asset Transfer Regulations, **in principle** approval be granted for the renewal of the lease of erven 2014 and 12682 Wellington, measuring ± 1014m<sup>2</sup> and 344m<sup>2</sup> respectively, to the Wamakersvallei Training Centre, subject to the standard lease conditions as well as the following further conditions:-
- 1.1 the property will be leased at a subsidized rental of R876.48 per month (VAT excluded and 8 % escalation included);





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- 1.2 the lease will endure for a period of 5 years, after which the renewal thereof will be reviewed by Council;
  - 1.3 the property may only be used as a training facility;
  - 1.4 that the applicant be responsible for the payment of all municipal services;
  - 1.5 that all administrative and legal requirements be adhered to;
  - 1.6 that the proposed lease be advertised for in the local press for objections and that all adjacent landowners be notified of the proposed lease; and
2. that the property not be put out on tender since the Wamakersvallei Training Centre provides an important and affordable training opportunities for the community of Drakenstein, and therefore it would not be in the interest of the community to terminate such service.

Meeting: Mayco - 25/10/2017		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (2014)W		Author/s: N Williams	
Coll Nr: 1245906		Referred from: Corporate Portf 3/10/2017	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

<b>9.4 LEASE OF MUNICIPAL PROPERTY (OLD RENT OFFICE BUILDING) ON ERF 6136, SOLOMON STREET, PAARL TO KINGDOM MINISTRIES IN CHRIST</b>
<b>HUUR VAN MUNISIPALE EIENDOM (OU HUURKANTOOR) OP ERF 6136, SOLOMONSTRAAT, PAARL AAN KINGDOM MINISTRIES IN CHRIST</b>
<b>UQESHISO LWE PROPATI KAMASIPALA (ISAKHIWO ESIDALA SE OFISI YOKURENTA) KWISIZA 6136, SOLOMON STREET E PAARL KWI KINGDOM MINISTRIES IN CHRIST</b>

**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 former rent office building on erf 6136 Paar to be leased to Kingdom Ministries in Christ on a month to month basis until the property is required for development purposes by the approved developer Abaphumeleli Trading 1180 CC;
2. that a monthly rental of R 260.00 (excluding VAT, 8% per annum excluded) will be payable;





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3. that the property only be used for church and youth counselling purposes and other church related activities; and
4. that the applicant pays for services consumption.

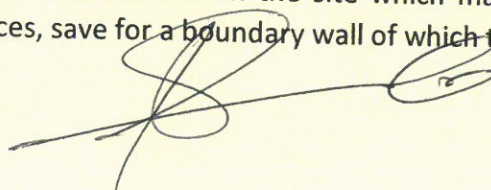
Meeting: Mayco – 25/10/2017		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (6136)P		Author/s: F Williams	
Coll Nr: 1234594		Referred from: Corporate Portf 3/10/2017	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

<b>9.5 LEASE OF A PORTION OF MUNICIPAL PROPERTY, ERF 8058, FREDERICK STREET, WELLINGTON TO ADJOINING LANDOWNER, MR R ALEXANDER</b>
<b>HUR VAN 'N GEDEELTE VAN MUNISIPALE EIENDOM, ERF 8058, FREDERICKSTRAAT, WELLINGTON AAN AANGRENSENDE GRONDEIENAAR, MNR R ALEXANDER</b>
<b>UKUQESHISA KWECEBA LEPROPATI KAMASIPALA, ISIZA 8058, FREDERICK STREET E WELLINGTON KUFUTSHANE NOMNINI UMNU R ALEXANDER</b>

**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 lease of a portion of Erf 8058, Wellington, ±920m<sup>2</sup> in extent to the owner of Erf 8057, Mr R Alexander, subject to the following conditions:-
  - 1.1 the property will be leased at a subsidized rental of R41.60 per month (VAT excluded and calculated at 20% of the market value with an annual escalation of 8% included) as determined by an independent valuer;
  - 1.2 the lease will endure for a period of two (2) years, subject to cancellation by way of 3 months written notice by the municipality, should the property be required for municipal or development purposes;
  - 1.3 no compensation will be payable to the tenant for improvements made, upon cancellation of the lease;
  - 1.4 the lease area may only be utilized for the purpose of securing the applicant's existing property and no structures, planting of trees or any improvements will be allowed on the site which may endanger any municipal services, save for a boundary wall of which the height may





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be restricted by the Municipality. A building plan for a boundary wall must be submitted and approved prior to construction thereof;

- 1.5 all administrative and legal requirements be adhered to;
2. that tenders not be called for the lease of the said land due to the fact that the subject property is currently redundant land which may not be used for any particular purpose by any other party.

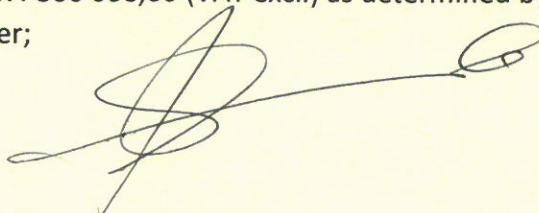
Meeting: Mayco – 25/10/2017	Submitted by Directorate: Corporate Services
Ref No: 15/4/1 (8058)W	Author/s: F Williams
Coll Nr: 1234631	Referred from: Corporate Portf 3/10/2017
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

<b>9.6 PROPOSED SALE OF A PORTION OF ERF 34, WELLINGTON (WELLINGTON INDUSTRIAL PARK) TO RHODES FOOD GROUP (PTY) LTD</b>
<b>VOORGESTELDE VERKOOP VAN 'N GEDEELTE VAN ERF 34, WELLINGTON (WELLINGTON NYWERHEIDSPARK) AAN RHODES FOOD GROUP (EDMS) BPK</b>
<b>UKUQESHISA KWECEBA LEPROPATI KAMASIPALA, ISIZA 8058, FREDERICK STREET E WELLINGTON KUFUTSHANE NOMNINI UMNU R ALEXANDER</b>

**RESOLVED**

that it be recommended to Council:-

1. that in terms of Section 14 of the MFMA Council resolves:-
  - 1.1 that the subject property is not needed to provide the minimum level of basic municipal services; and
  - 1.2 That the fair market value of the asset and the economic and community value to be received in exchange for the asset has been considered;
2. that in terms of Section 14 of the Municipal Finance Management Act, **final 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:-
  - 2.1 The property will be sold at a market related selling price for Industrial land of R4 800 000,00 (VAT excl.) as determined by an independent valuer;





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- 2.2 The proposed development of the property must be completed within 24 months from registration of 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;
  - 2.3 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;
  - 2.4 The portion of the erf 34 to be sold, must be subdivided and rezoned from Commonage to Industrial by the municipality and be consolidated with the applicant's property, erf 12912, Wellington. The applicant must lodge the necessary application for consolidation with his existing property and bear the cost thereof. Consolidation and transfer to be registered simultaneously;
  - 2.5 That the standard pre-emptive rights be registered against the title of the property in favour of the Municipality;
  - 2.6 All costs related to the transfer of the property as well as services and development related costs will be for the applicant's account;
  - 2.7 All administrative and legal requirements be adhered to;
  - 2.8 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;
  - 2.9 That the purchaser takes note of the fact that the sale of these erven do 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;
3. that the direct sale of a portion of erf 34, Wellington be approved being an 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; and

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4. that the objector be informed accordingly.

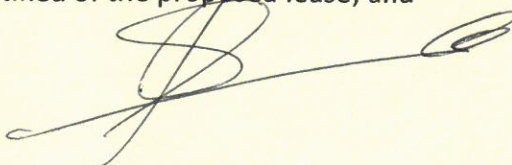
Meeting: Mayco – 25/10/2017	Submitted by Department: Corporate Services		
Ref No: 15/4/1 (34) W	Author/s: NC Marais		
Coll Nr: 1234373	Referred from: Corporate Portf 3/10/2017		
<b>PAR:</b>	<b>ACTION:</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>DUE DATE:</b>

<b>9.7 LEASE OF MUNICIPAL PROPERTY - PORTION 2 OF THE FARM NO 936, PAARL SITUATED ALONGSIDE THE R45 SIMONDIUM TO THE SIMONDIUM RURAL DEVELOPMENT FORUM</b>
<b>VERHURING VAN MUNISIPALE EIENDOM - GEDEELTE 2 VAN DIE PLAAS NR 936, PAARL GELEË LANGS DIE R45 SIMONDIUM AAN DIE SIMONDIUM LANDELIKE ONTWIKKELINGSFORUM</b>
<b>UKUQESHISWA KWEPROPATI KAMASIPALA – ICEBA 2 LEFAMA 936, EPAARL ESECALENI KWE R45 SIMONDIUM KWI SIMONDIUM RURAL DEVELOPMENT FORUM</b>

**RESOLVED**

that it be recommended to Council:-

1. that in terms of Section 34 of the Municipal Asset Transfer Regulations, *in principle* approval be granted for the lease of the municipal building on Portion 2 of the Farm No 936 situated along the R45, Paarl, to the Simondium Rural Development Forum, subject to the standard lease conditions as well as the following further conditions:-
  - 1.1 the property will be leased at a subsidized rental to be determine by an independent valuer;
  - 1.2 the lease will endure for a period of 1 year, after which the renewal thereof will be reviewed by Council;
  - 1.3 the property may only be used as a community facility;
  - 1.4 the applicant be responsible for the payment of services consumption;
  - 1.5 all administrative and legal requirements be adhered to; and
  - 1.6 the proposed lease be advertised in the local press for objections and counter offers by other interested parties, and that all adjacent landowners be notified of the proposed lease; and





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2. The property not be put out on tender since the Simondium Rural Development Forum provides an essential community support service within the Simondium area and therefore it would not be in the interest of the community to terminate such service.

Meeting: Mayco – 25/10/2017	Submitted by Department: Corporate Services
Ref No: 15/4/1	Author/s: N Williams
Coll Nr: 1247562	Referred from: Corporate Portf 3/10/2017
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

**9.8 PROPOSED ALIENATION AND DEVELOPMENT OF THE REMAINDER OF FARM 736/0, PAARL SITUATED AT KLAPMUTS**

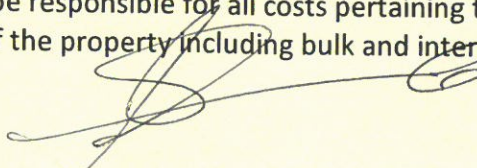
**VOORGESTELDE VERVREEMDING EN ONTWIKKELING VAN DIE RESTANT VAN PLAAS 736/0, PAARL GELEË TE KLAPMUTS**

**ISINDULULO SOKUPHEPHELA KUNYE NOPHULISO LWENTSALELA YE FAMA 736/0 EPAARL ESE KLAPMUTS**

**RESOLVED**

that it be recommended to Council:-

1. In terms of Section 14 of the Municipal Finance Management Act 2003 (MFMA) Council resolves:-
  - 1.1 that the subject property is not needed to provide the minimum level of basic municipal services;
  - 1.2 that the fair market value of the asset and the economic and community value to be received in exchange for the asset has been considered;
2. In terms of Section 14 of the MFMA, **final approval** be granted for the direct alienation of the Remainder of Farm 736/0, Paarl north of the N1 measuring approximately 194ha, to Distell Ltd (Registration number: 1963/001333/06);
3. The sale be subject to the standard conditions of sale as well as the following conditions:-
  - 3.1 The property is sold at a market related selling price of R9 200 000.00 (VAT excl.);
  - 3.2 The purchaser be responsible for all costs pertaining to the development of the property including bulk and internal services,

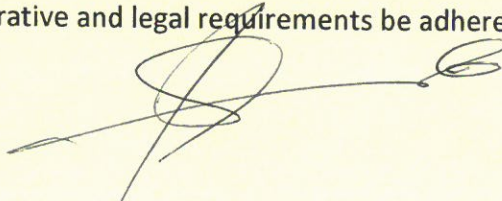




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- subject to the applicable tariffs and policy relating to installation of services, where applicable;
- 3.3 All land use applications, studies and assessments as required in terms of applicable legislation be lodged and undertaken by the purchaser. The property is to be rezoned to "Special" providing for "Mixed Use", "Industrial" and "Public Open Space" and in respect of Portion A, "Authority" for municipal purposes. Should the purchaser fail to obtain these land use approvals the property will revert back to the Municipality at the original purchase price at the cost of the purchaser;
- 3.4 The purchaser commissions at own cost a Development Framework/Master Plan for Focus Area 8/Larger Klipmuts North area to the specifications of the Executive Director Planning and Development;
- 3.5 A full Traffic Impact Assessment and a GLS services report be submitted by the purchaser;
- 3.6 Development time lines as agreed with the purchaser be incorporated into the sale agreement as well as the usual pre-emptive rights in favour of the Municipality, to be registered against the title of the property;
- 3.7 In respect of phases 2 and 3 of the development, such development be undertaken in close co-operation with the Municipality and that for this purposes a development committee comprising representatives from the purchaser and the Municipality be established;
- 3.8 Should the environmental authorization for the proposed Waste To Energy Project be issued in favour of Portion A, Portion A be transferred back by the purchaser to the municipality at a price per hectare equal to the price paid for the property, with immediate effect;
- 3.9 All costs related to the transfer and development of the property will be for the purchaser's account;
- 3.10 All technical requirements laid down by the technical departments as part of the rezoning process must be complied with;
- 3.11 The purchaser undertakes the processes for the removal of the restrictive conditions registered against the title of the property;
- 3.12 All administrative and legal requirements be adhered to; and





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- 3.13 The purchaser be requested to ensure that Drakenstein residents benefit from the development of the land. Inter alia, at least 90% of all unskilled labour for bulk civil works must be sourced locally;
- 3.14 The purchaser takes note that the transaction is subject to the approval of a subdivision of the property by Stellenbosch Municipality in order to give effect to 9 below and should such subdivision not be approved, the transaction will lapse;
4. The objection lodged by WAAI be dismissed for the reasons as set out in the report;
5. Council notes the fact that the Western Cape Department of Environmental Affairs and Development Planning has consented to the alienation of the property in terms of Section 45(1)(d) of the Western Cape Land Use Planning Act 2014 (Act 3 of 2014);
6. The municipality in terms of Section 45(6) of the Spatial Planning and Land Use Management Act, consents to the sale of the land as required by Condition ii of Crown Deed No 89/41;
7. The B-BBEE verification certificate furnished by the purchaser, be noted;
8. Tenders not be called for the sale of the property since the direct alienation of the property presents unique development opportunities and economic benefits to the whole of Drakenstein in view of the extent of the project and expected economic impact such as job creation, economic activity, proposed infrastructure upgradings as well as additional income for the municipality through taxes and service charges. In addition hereto, the proposed transaction was advertised for counter offers and none were received;
9. Approval be granted for the gratis transfer of the portion of Farm 736/0, Paarl to the south of the NI (Portion B on the locality plan) in extent 27,3 ha to Stellenbosch Municipality, subject thereto that should the Demarcation Board resolve to demarcate this portion to Drakenstein Municipality, this portion be transferred back to Drakenstein Municipality at no cost, save for transfer costs to be borne by Drakenstein.

Meeting: Mayco – 25/10/2017		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (736)K		Author/s: NC Marais	
Coll Nr: 1255471		Referred from: Corporate Portf 3/10/2017	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>





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<b>9.9 OFFICE OF THE OMBUDS: ANNUAL STATUS REPORT OF COMPLAINTS RECEIVED DURING 2016/2017 FINANCIAL YEAR</b>
<b>KANTOOR VAN DIE OMBUDS: JAARVERSLAG VAN KLAGTES ONTVANG GEDURENDE 2016/2017 FINANSIËLE JAAR</b>
<b>I OFISI KANOZIKHALAZO: INGXELO YOBUMI BONYAKA KWEZIKHALAZO ESIFUNYENWEYO KUNYAKA MALI KA 2016/2017</b>

**RESOLVED**

that the Ombuds' annual status report of complaints received from July 2016 to June 2017 be noted.

Meeting: Mayco – 25/10/2017 Ref No: 17/1/4/2 Coll Nr: 1240767	Submitted by Department: Corporate Services Author/s: L Nojozi Referred from: Corporate Portf 3/10/2017
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

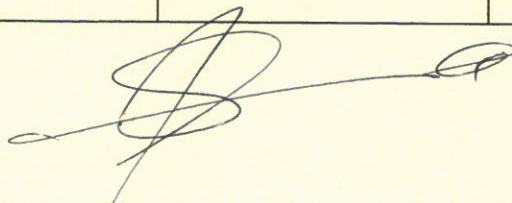
<b>9.10 REPORT ON WARD COMMITTEE MEETINGS: PERIOD 1 JULY 2017 TO 27 SEPTEMBER 2017 (QUARTER 1)</b>
<b>VERSLAG OOR WYKSKOMITEEVERGADERINGS: TYDPERK 1 JULIE 2017 TOT 27 SEPTEMBER 2017 (KWARTAAL 1)</b>
<b>INGXELO YENTLANGANISO YEKOMITI ZEWADI: IXESHA 1 JULAYI UKUYA KWI 27 SEPTEMBER 2017 (IKOTA 1)</b>

**RESOLVED**

that it be recommended to Council:-

1. that Council takes cognizance of ward committee meetings held during the period 1 July 2017 to 27 September 2017; and
2. that the appropriate actions be taken against ward councillors who do not provide the minutes of ward meetings or do not hold a ward committee meeting at least once a quarter.

Meeting: Mayco – 25/10/2017 Ref No: 3/3/1/3/10 Coll Nr: 1226456	Submitted by Department: Corporate Services Author/s: F P Goosen Referred from: Corporate Portf 3/10/2017
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>





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<b>9.11 UPPER LIMITS OF TOTAL REMUNERATION PACKAGES PAYABLE TO MUNICIPAL MANAGERS AND MANAGERS DIRECTLY ACCOUNTABLE TO MUNICIPAL MANAGERS</b>
<b>BOONSTE PERK VAN TOTALE VERGOEDINGSPAKKETTE BETAALBAAR AAN MUNISIPALE BESTUURDES EN BESTUURDERS DIREK VERANTWOORDBAAR AAN MUNISIPALE BESTUURDERS</b>
<b>UMISELO OPHEZULU WENTLAWULO IYONKE EHLAWULWA UMANEJALA KAMSIPALA KUNYE NOMANEJLA ABANIKA INGXEKO KUMANEJALA KAMSIPALA</b>

**RESOLVED**

that it be recommended to Council:-

1. that Government Notice No 1092 on the Local Government: Upper Limits of Total Remuneration Packages Payable to Municipal Managers and Managers Directly Accountable to Municipal Managers Promulgated on 10 October 2017, **be noted**;
2. that it **be noted** that the change of the categorization of the Municipality from Grade 5 to 6 is affordable and financially sustainable; and
3. that the Executive Mayor be authorised to request approval for the change in categorization from Grade 5 to Grade 6, effective 1 July 2017 from the National Minister of Cooperative Government and Traditional Affairs in accordance with item 6 of Notice No. 1092 promulgated on 10 October 2017.

Meeting: Mayco – 25/10/2017		Submitted by Department: Corporate Services	
Ref No: 4/8/8/1 x 4/6/3/1		Author/s: S Johaar	
Coll Nr: 1258146		Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>





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**10. ENGINEERING SERVICES**


<b>10.1 APPROVAL OF UPDATED DRAFT 2017/2018 WATER SERVICES DEVELOPMENT PLAN - IDP WATER SECTOR INPUT REPORT FOR DRAKENSTEIN MUNICIPALITY</b>
<b>GOEDKEURING VAN OPGEDATEERDE KONSEP VAN 2017/2018 WATERDIENSTE ONTWIKKELINGSPLAN- GEÏNTERGREERDE ONTWIKKELINGSPLAN WATERDIENSTE INSET VERSLAG VAN DRAKENSTEIN MUNISIPALITEIT</b>
<b>UKUQINISEKISWA KOYILO OLUHLOLIWEYO LWEPLANI YOKUPHUHLISA IINKONZO ZAMANZI- IZIMVO ZAMACANDELO AMANZI KWI IDP KUMASIPALA WASE DRAKENSTEIN</b>

**RESOLVED**

that it be recommended to Council:-

1. that the draft Water Services Development Plan - Integrated Development Plan (WSDP-IDP) Water Sector Input Report 2017/2018 be approved;
2. that copies of the approved Draft WSDP-IDP Water Sector Input Report 2017/2018 be distributed by the Civil Engineering Services department to the institutions as required by the Water Services Act;
3. that the Draft WSDP-IDP Water Sector Input Report 2017/2018 be advertised and made available at municipal offices for public comment; and
4. that the WSDP-IDP Water Sector Input Report 2017/2018 be finalized after consideration of comments received, and submitted to Council for final approval.

Meeting: MC – 25/10/2017	Submitted by Department: Engineering Services
Ref No: 16/1/1/8	Author/s: A Kowalewski
Coll Nr: 1251871	Referred from: Engineering Serv Portf-4/10/2017
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>





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**11. MONTHLY AND QUARTERLY REPORTS**

**11.1 MONTHLY REPORT: / INGXELO YENYANGA: INFRASTRUCTURE  
SERVICES: CIVIL ENGINEERING SERVICES: JUNE 2017**

**RESOLVED**

**Noted.**

Meeting: MC - 25/10/2017	Submitted by Department: Infrastructure Services
Ref No: 9/1/1/2	Author/s: W Albertyn
Coll No: 1254785	Referred from: Engineering Services Portf 4/10/2017
<u>PARAGRAPH:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPT:</u>
	<u>DUE DATE:</u>

**11.2 MINUTES OF THE LABOUR FORUM: 22 AUGUST 2017**

**RESOLVED**

**Noted.**

Meeting: MC - 25/10/2017	Submitted by Department: Corporate Services
Ref No:	Author/s:
Coll No:	Referred from: Corp Portf- 3/10/2017
<u>PARAGRAPH:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPT:</u>
	<u>DUE DATE:</u>

**12. URGENT MATTERS**

None.

**13. CONFIDENTIAL MINUTES**

<b>13.1 WRITING-OFF OF IRRECOVERABLE DEBTORS REPORT AS AT 30 SEPTEMBER 2017</b>
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See Confidential Minutes.





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**13.2 WRITING-OFF OF THE IRRECOVERABLE DEBT OF ESTATE ACCOUNTS**

See Confidential Minutes.

**13.3 WRITING-OFF OF PRESCRIBED IRRECOVERABLE DEBT**

See Confidential Minutes.

**13.4 WRITING-OFF OF IRRECOVERABLE DEBT OF CHURCHES (PLACES OF WORSHIP)**

See Confidential Minutes.

**13.5 WRITING-OFF OF IRRECOVERABLE DEBT (INTEREST AND SURCHARGES) OF PROVINCIAL GOVERNMENT DEPARTMENTS**

See Confidential Minutes.

**13.6 COUNCILLORS OUTSTANDING DEBT REPORT AS AT 30 SEPTEMBER 2017**

See Confidential Minutes.

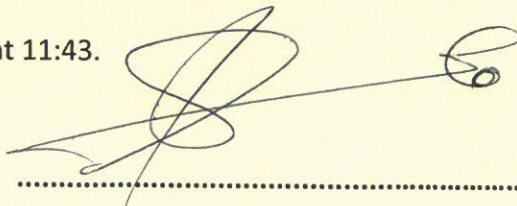
**13.7 MUNICIPAL EMPLOYEES OUTSTANDING DEBT REPORT AS AT 30 SEPTEMBER 2017**

See Confidential Minutes.

**13.8 STAFF: FINANCE: REMUNERATION AND DEDUCTIONS OVERTIME REPORT FOR SEPTEMBER 2017**

See Confidential Minutes.

The meeting ended at 11:43.



**CHAIRPERSON:** .....

**DATE:** .....

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

PJ/rs