

DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE

ORDINARY MEETING HELD IN THE BIG COMMITTEE ROOM, FIRST FLOOR, CIVIC CENTRE, BERG RIVER BOULEVARD, PAARL, ON THURSDAY, 22 NOVEMBER 2018 AT 11:00.

PRESENT: The Executive Mayor, Clr C J Poole (Chairperson)
The Deputy Executive Mayor, Clr G C Combrink

Councillors: M A Andreas
C Kearns
J F le Roux
J Miller
L P Mokoena
R Smuts
RH van Nieuwenhuyzen

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

Officials: Mr S Johaar (Acting City Manager)
Mr J Carstens (Acting City Manager)
Mr D Hattingh (Executive Director: Engineering Services)
Ms L Waring (Executive Director: Planning and Development)
Mr E Saayman (Acting Executive Director: Community Services)
Mr A V Marais (Senior Manager: Legal and Administrative Services)
Ms R Jaftha (Chief Audit Executive)
Ms F Qebanya (Manager: IDP and Performance Management)
Mr G Dippenaar (Chief Risk Officer)
Mr F P Goosen (Manager: Administrative Support Services)
Mr L van Rensburg (Communication Officer)



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

- | | | | |
|----|----------------------------------|---|-------------------|
| 1. | Clr L T van Niekerk | : | (sick leave) |
| 2. | Clr L Willemse | : | (apology) |
| 3. | Dr J H Leibbrandt (City Manager) | : | (On council duty) |

2. ANNOUNCEMENTS BY THE EXECUTIVE MAYOR

None.

3. DISCLOSURE OF INTERESTS BY COUNCILLORS/OFFICIALS

Councillors R Smuts and J F le Roux declared their interest in respect of Item 11.1 since family members are employed by one of the applicants.

4. CONFIRMATION OF MINUTES

The following meetings were confirmed as correct:

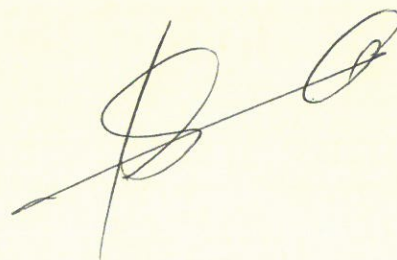
- i. Ordinary meeting held on 25 October 2018;
- ii. Ordinary meeting held on 31 October 2018; and
- iii. Confidential meeting held on 31 October 2018.

5. SCHEDULE OF DECISIONS

RESOLVED that

The Schedule of Decisions **be noted**.

(Items 2 and 11 can be removed from the schedule)



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6.1	COMBINED ASSURANCE POLICY
	GESAMENTLIKE SEKERHEIDSBELEID
	UMGAQO – NKUBO WOKUHLANGANISA UQINISEKISO

RECOMMENDED that

The Combined Assurance Policy be approved.

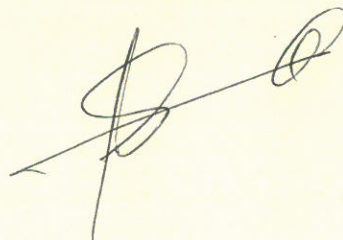
Meeting: Mayco – 22/11/2018	Submitted by Department: Risk Management		
Ref No: 3/P	Author/s: G Dippenaar		
Coll No: 1421462	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

6.2	DRAKENSTEIN MUNICIPALITY CLIENT SERVICE CHARTER
	DRAKENSTEIN MUNISIPALITEIT KLIËNTEDIENS HANDVES
	UMQULU KAMASIPALA WASEDRAKENSTEIN OJONGENE NOKUNIKWEZWA KWENKOZO KUBAXHASI

RECOMMENDED that

1. The Client Service Charter attached as Annexure A to the departmental report be approved;
2. The public be notified of the adopted Client Service Charter on the municipal website; and
3. It be noted that the Provincial Department of Local Government will assist the municipality with graphic design work of the Client Service Charter.

Meeting:	Mayco – 22/11/2018	Submitted by Department:	IDP and Performance Management
Ref No:	2/2/5	Author/s:	F Qebanya
Coll No:	1405984	Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>



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7. PLANNING AND DEVELOPMENT

7.1 REQUEST TO APPROVE THE DRAFT INTEGRATED ECONOMIC GROWTH STRATEGY
VERSOEK DAT DIE KONSEP GEÏNTEGREERDE EKONOMIESE GROEISTRATEGIE GOEDGEKEUR WORD
ISICELO SOKUVUMA ISICWANGCISO SOQULUNQO OLUHLANGANISIWEYO SOKUKHULA KOQOQOSHO

RESOLVED that

1. The report be noted;
2. The draft Integrated Economic Growth Strategy (Annexure A to the departmental report), **be approved in principle**; and
3. The draft Integrated Economic Growth Strategy be advertised for public comment after which it be submitted for final adoption.

Meeting: Mayco 22/11/2018		Submitted by Department: Planning and Development	
Ref No: 15/7/1		Author/s: C Phillips	
Coll No: 1415423		Referred from: Planning and Dev Port - 07/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
3	Implement decision	ED Planning and Development	

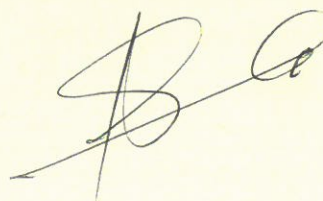
8. HUMAN SETTLEMENTS AND PROPERTY MANAGEMENT

8.1 WHITE MAGNOLIA AND OTHERS: TRANSFER OF PROPERTIES
WHITE MAGNOLIA EN ANDER: OORDRAG VAN EIENDOMME
WHITE MAGNOLIA KUNYE NEZINYE: UKUTSHINTSHELWA KWEETPROPATI

RESOLVED that

The item be referred back for further refinement.

Meeting: Mayco 22/11/2018		Submitted by Department: Planning and Development	
Ref No: 17/5/3/1		Author/s: F Rhoda	
Coll No: 1337664		Referred from: Planning and Dev Port - 07/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
	Re-submit item	ED Planning and Development	



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9. CORPORATE SERVICES

9.1	CONFERMENT OF ALDERMANSHIP TO QUALIFYING COUNCILLORS
	TOEKENNING VAN RAADHEERSKAP AAN KWALIFISERENDE RAADSLEDE
	UKUNIKEZELWA KOBU ALDERMAN KOO CEBA ABAFANELEKILEYO

RESOLVED that

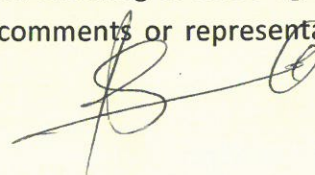
The item be referred back.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 3/B; 3/8/6		Author/s: F Goosen	
Coll No: 1426088		Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
	Re-submit Item	ED Corporate Services	

9.2	AGREEMENT: LEASE OF OFFICE, STORAGE AND WORKSHOP SPACE FOR DRAKENSTEIN MUNICIPALITY: URBAN GROWTH DEVELOPMENTS (PTY) LTD, SECTION 33 MFMA
	OOREENKOMS: HUUR VAN KANTOOR-, STOOR EN WERKSWINKELSPASIE VIR DRAKENSTEIN MUNISPALITEIT: URBAN GROWTH DEVELOPMENTS (EDMS) BPK, ARTIKEL 33 MFMA
	ISIVUMELWANO: UKUQESHISWA KWE OFISI, UKUGCINA NENDAWO YEWESHOPU KAMASPALA WE DRAKENSTEIN – URBAN GROWTH DEVELOPMENT (PTY) LTD, SECTION 33 MFMA

RECOMMENDED that

1. Council in terms of paragraph 4(b) of the By-Law Relating to the Transfer of Capital Assets (2018), approves entering into a lease agreement (attached as Annexure C to the departmental report) with Urban Growth Developments (Pty) Ltd for a period of Five (5) years, with effect from 1 February 2019 in respect of the property, being Erf 31203 Paarl situated at the Urban Growth Park and the Paarl Media Building, 15 Jan van Riebeeck Road, measuring $\pm 3,626.6\text{m}^2$ and $\pm 1,014.7\text{m}^2$ in extent respectively for the storage, warehouse and offices space, at a rental of R251,318.27 (VAT excl.) per month, subject to escalation [comprising out of the monthly base rental of R239,436.15 (VAT excl.) and common area rental of R11,882.12 (VAT excl.)] plus the variable monthly contribution to operating costs, which is currently R33,048.00 (VAT excl.), as well as additional amounts payable in terms of the agreement;
2. Council notes that in respect of the proposed entering of lease agreement with Urban Growth Developments (Pty) Ltd no comments or representations, views

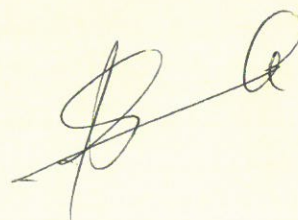


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or recommendations were received from the public, National or Provincial Treasury or the Department of Cooperative Governance and Traditional Affairs and that all the necessary processes have been complied with;

3. Council notes the projected financial obligations in terms of the proposed contract for each financial year of the lease agreement and the impact of those financial obligations on the municipality's future municipal tariffs and revenue, as more specifically set out in paragraph 9.2 in the departmental report;
4. Council, after taking into account the aspects as listed in Section 33(1)(b)(i)-(iv) of the MFMA, approves the conclusion of the contract;
5. Council, after determination, approves the conclusion of the contract as a significant financial and economic benefit will be derived, as more specifically set out in paragraph 9.2 in the departmental report; and
6. Council approves the entire contract as it is to be executed, attached as Annexure C to the departmental report, and authorises the City Manager to finalise and sign the contract on behalf of the Municipality.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 7/1/2/2		Author/s: M Müller	
Coll No: 1404842		Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>



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9.3	PROPOSED SCHEDULE OF MEETING DATES FOR COUNCIL, MAYORAL COMMITTEE AND OTHER COMMITTEES OF COUNCIL: 2019
	VOORGESTELDE SKEDULE VAN VERGADERDATUMS VIR DIE RAAD, BURGEMEESTERSKOMITEE EN ANDER KOMITEES VAN DIE RAAD: 2019
	ISINDULULO SOLUHLU LWENTSUKU SENTLANGANISO YEBHUNGA, IKOMITI KASODOLOPHU KUNYENEZINYE IKOMITI ZEBHUNGA: 2019

RECOMMENDED that

The proposed Council Meeting Program and schedule for 2019 **be approved.**

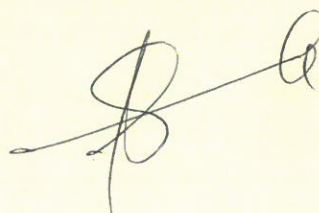
Meeting: Mayco – 22/11/2018	Submitted by Department: Corporate Services		
Ref No: 3/3/1/2	Author/s: FP Goosen		
Coll No: 1367227	Referred from: Corp Serv Port - 06/11/2018		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.4	ALIENATION OF PORTIONS OF ERF 4921 PAARL (RAILWAY RESERVE) TO ADJACENT LANDOWNERS – WARD 16
	VERVREEMDING VAN GEDEELTES VAN ERF 4921 PAARL (SPOORWEG RESERWE) AAN AANGRESENDE EIENAARS – WYK 16
	UKOHLULWA KWESAHLULO SESIZA 4921 PAARL (RAILWAY RESERVE) KUBANIKAZI BOMHLABA ABASONDELEYO – WARD 16

RESOLVED that

This item be referred back and be re-submitted on the basis of a call for applications.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (4921) P		Author/s: F Williams	
Coll No: 1367223		Referred from: Corp Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
	Re-submit item	ED Corporate Services	

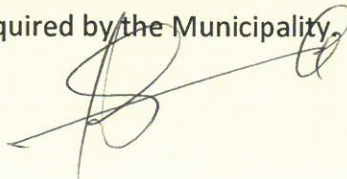


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9.5	PROPOSED LAND EXCHANGE OF VARIOUS ERVEN BETWEEN DRAKENSTEIN MUNICIPALITY AND THE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS
	VOORGESTELDE GRONDRUILING VAN VERSKEIE ERWE TUSSEN DRAKENSTEIN MUNISIPALITEIT EN DIE DEPARTEMENT VAN VERVOER EN PUBLIEKE WERKE
	ISINDULULO SOTSHITSHISELWANO LWEMIHLABA EYOHLUKENEYO PHAKATHI KOMASIPALA WASE DRAKENSTEIN KUNYE NESEBE LOTHUTHO KUNYE NEMISEBENZI YOLUNTU

RECOMMENDED that

1. In terms of Section 14 of the Municipal Finance Management Act (hereinafter referred to as the "MFMA"), Council resolves as follows in respect of the relevant portion of Erf 31005 Paarl, that:
 - 1.1 The subject property is not needed to provide the minimum level of basic municipal services; and
 - 1.2 The fair market value of the asset and economic and community value to receive in exchange for the asset has been considered.
2. In terms of Section 14 of the Municipal Finance Management Act (Act 56 of 2003) **final approval** be granted for the alienation of a portion of Erf 31005, Du Toit Street, Paarl, measuring approximately 1,1 ha in extent, to the Department of Transport and Public Works in exchange for Erf 115 Simondium, Erven 6081, 7845, 10558, 13932, 14385, 16352 Paarl and Farm No 647/22 Paarl, subject to the standard conditions of sale as well as the following further conditions:
 - 2.1 No compensation will be payable by either party to the other in respect of the land exchange;
 - 2.2 The municipality will undertake the registration of transfer of the subject properties in respect of the land exchange transaction. DTPW will be liable for the costs related to the registration of transfer of the portion of Erf 31005 Paarl to the DTPW;
 - 2.3 DTPW will undertake the subdivision of the portion of Erf 31005 Paarl and the consolidation thereof with Erf 9303 Paarl at their own cost; and
 - 2.4 The relevant ward councillors will be consulted in respect of the proposed developments on the erven acquired by the Municipality.



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3. It be noted and confirmed that the alienation of the portion of Erf 31005 Paarl forms part of a land exchange transaction and a competitive bidding process will not be followed.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 7/2/2/5		Author/s: N October	
Coll No: 1415413		Referred from: Corp Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

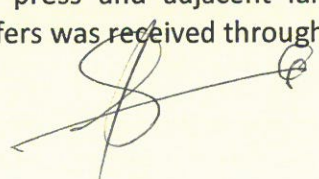
9.6 RENEWAL OF LEASE AGREEMENT OF MUNICIPAL PROPERTY BEING PORTION A OF THE BUILDING SITUATED ON ERF 645, MBEKWENI, MATHAKATHA STREET, MBEKWENI KNOWN AS THE "OLD MBEKWENI LIBRARY" TO WAGON OF HOPE (REGISTRATION NO. 2004/026762/08, NPO 065-141)

HERNUWING VAN HUURKONTRAK VAN DIE MUNISIPALE EIENDOM SYNDE GEDEELTE A VAN DIE EIENDOM GELEË OP ERF 645, MATHAKATHASTRAAT, MBEKWENI BEKEND AS DIE "OU MBEKWENI BIBLIOTEEK" AAN WAGON OF HOPE (REGISTRASIE NR. 2004/026762/08, NPO 065-141)

UKUHLAZIYWA KWESIVUMELANA SOKUQESHISWA KWEPROPATHI KAMASIPALA ESI SISAHLULO SESAKHIWO ESIKWISIZA 645, MBEKWENI, MATHAKATHA STREET MBEKWENI ESAZIWA NJENGE "THALA ELIDALA LEENCWADI" KU WAGON OF HOPE (REGISTRATION NO.2004/026762/08, NPO 065-141)

RECOMMENDED that

1. In terms of Regulation 34 of the Municipal Asset Transfer Regulations, final approval be granted for the renewal of the lease of Portion A of the municipal building, measuring $\pm 108m^2$ in extent and situated on Erf 645, Mathakatha Street, Mbekweni to Wagon of Hope (Registration no. 2004/026762/08, NPO 065-141), subject to the standard lease conditions as well as the following further conditions:
 - 1.1 The property be leased at a subsidised rental amount of R393.38 per month calculated at 20% of the market value (VAT excluded, 8% escalation included);
 - 1.2 The lease endure for a period of 3 (three) years, and
 - 1.3 All administrative and legal requirements must be adhered to.
2. It be noted that a public participation process was followed in that the proposal was advertised in the press and adjacent landowners was notified and no objections and counter offers was received through this process.



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3. It be noted that a competitive process for the renewal of the lease not be followed as the lease is a renewal of an existing lease to an organisation which provides much needed services to the community by the distribution of chronic medication.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (645) M		Author/s: N Williams	
Coll No: 1412588		Referred from: Corp Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.7 PROPOSED ALIENATION OF PORTIONS OF ERVEN 5595 AND 5564 PAARL FOR THE DEVELOPMENT AND EXTENSION OF THE HUGUENOT PARK, TO KMT PROPERTIES (PTY) LTD
VOORGESTELDE VERVREEMDING VAN GEDEELTES VAN ERWE 5595 EN 5564 PAARL VIR DIE ONTWIKKELING EN UITBREIDING VAN DIE HUGENOTE PARK, AAN KMT PROPERTIES (EDMS) BPK
UKOHLULA OKUCETYWAYO KWESAHLULO SESIZA 5595 NO 5564 NGENJONGO YOPHUHLISO NOKWANDISWA KWEPAKI YASE HUGUENOT KU KMT PROPERTIES (PTY) LTD

RESOLVED that

This item be referred back and be re-submitted on the basis of a call for applications.

Meeting: Mayco – 22/11/2018	Submitted by Department: Corporate Services		
Ref No: 15/4/1 (5595) P	Author/s: N October		
Coll No: 1414180	Referred from: Corp Serv Port - 06/11/2018		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
	Re-submit item	ED Corporate Services	

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9.8	PROPOSED ALIENATION OF ERVEN 21774 AND 21775 PAARL TO THE NEW OWNER OF ERF 21068 PAARL
	VOORGESTELDE VERVREEMDING VAN ERWE 21774 EN 21775 PAARL AAN DIE NUWE EIENAAR VAN ERF 21068 PAARL
	UKOHLULA OKUCETYWAYO LWEZIZA 21774 NO 21775 PAARL KUMNIKAZI OMTSHA WESIZA 21068 PAARL

RESOLVED that

This item be referred back and be re-submitted on the basis of a call for applications.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (21774) P		Author/s: N October	
Coll No: 1414524		Referred from: Corp Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>
	Re-submit item	ED Corporate Services	

9.9	PROPOSED ALIENATION AND DEVELOPMENT OF ERF 22852 SITUATED ON THE CORNER OF DIANA & DEBORAH STREETS, PAARL FOR A COMBINATION OF CHURCH, EARLY CHILDHOOD DEVELOPMENT (ECD)/COMMUNITY PURPOSES – WARD 14, BY WAY OF A CALL FOR APPLICATIONS
	VOORGESTELDE VERVREEMDING EN ONTWIKKELING VAN ERF 22852 GELEË OP DIE HOEK VAN DIANA & DEBORAH STRATE, PAARL VIR 'N KOMBINASIE VAN KERK, VROEË KINDERONTWIKKELING SENTRUM/GEMEENSAPDOELEINDES – WYK 14, BY WYSE VAN 'N VERSOEK VIR AANSOEKE
	UKWAHLULA OKUCWANGCISWAYO NOKUPHULISWA KWE SIZA22852, ESIKWIKONA YESITALATO ESIYI DIANA NEDEBORAH, PAARL NGENJONGO YOKUHLUKANISWA KWECWE NOPHULISO LWABANTWANA – WADI 14, NGENDLELA YOKUMEMA ABAFAKI SICELO

RECOMMENDED that

1. In terms of Section 14 of the Municipal Finance Management Act (Act 56 of 2003) **in principle approval** be granted for the alienation of Erf 22852, situated on the corner of Diana and Deborah Streets, Paarl measuring approximately 2547 m² in extent by way of a call for applications for the purchase and development thereof for a combination of church, social or community purposes:

- 1.1 The subject property be sold at a subsidised rate of between 5 and 20% of the market value, which value will be determined by an independent valuer; and



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- 1.2 The proposed transaction be advertised in the press to invite interested parties to apply for the acquisition of the subject property as well as for objections, comment and alternative offers and thereafter be submitted to Council for final consideration of the application.
2. The sale of the subject properties will be subject to the standard conditions of sale and further conditions, which will be incorporated in further reports for final approval to be presented to Council.

Meeting: Mayco – 22/11/2018	Submitted by Department: Corporate Services		
Ref No: 15/4/1 (22852) P X 7/2/5/2	Author/s: F Williams		
Coll No: 1364265	Referred from: Corp Serv Port - 06/11/2018		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.10 PROPOSED ALIENATION OF PORTIONS OF ERF 2385, NOZALA STREET, MBEKWENI TO ADJACENT LANDOWNERS OF ERVEN 2384 AND 2386, MBEKWENI - FINAL APPROVAL

VOORGESTELDE VERVREEMDING VAN GEDEELTES VAN ERF 2385 NOZALASTRAAT, MBEKWENI AAN AANGRESENDE EIENAARS VAN ERWE 2384 EN 2386, MBEKWENI - FINALE GOEDKEURING

UKUCETYWA KOKOHLULWA KWESAPHLULO SESIZA 2385, NO, MBEKWENI KUBANIKAZI BEMIHLEBA ABASONDELE KWISIZA 2384 NO 2386 MBEKWENI UKUVUNYWA KOKUGQIBELA

RECOMMENDED that

In terms of Section 14 of the MFMA Council resolves that:

1. The subject property is not needed to provide the minimum level of basic municipal services.
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.
3. In terms of Section 14 of the MFMA ***final approval*** be granted for the alienation of portions of Erf 2385, Nozala Street, Mbekweni, measuring approximately 60 m² and 50 m² in extent respectively, to the adjacent landowners of Erven 2384, Mbekweni (Mr Gwanya) and 2386, Mbekweni (Mr/Mrs. Simon Khanayo) subject the following further conditions:



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- 3.1 The portions of Erf 2385, Mbekweni be sold at market related selling prices of R13 200.00 (VAT excluded)(60 m²) and R11 000.00 (VAT excluded)(50 m²); and
- 3.2 The transaction be subject to the technical conditions as set out in **Annexure C**, attached to the departmental report.
4. In terms of par 13 of the Asset Transfer Policy, the portions of land be alienated by way of direct negotiation, since the subject property can only be used by the adjacent landowners (being owners of Erven 2384 and 2386, Mbekweni).

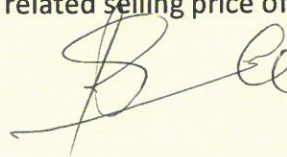
Meeting: Mayco – 22/11/2018	Submitted by Department: Corporate Services		
Ref No: 15/4/1 (2385) M	Author/s: F Williams		
Coll No: 1337128	Referred from: Corp Serv Port - 06/11/2018		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.11 PROPOSED ALIENATION OF A PORTION OF ERF 34, WELLINGTON TO PRE PROPERTIES (PTY) LTD FOR THE EXPANSION OF ITS EXISTING BUSINESS FACILITY
VOORGESTELDE VERVREEMDING VAN 'N GEDEELTE VAN ERF 34, WELLINGTON AAN PRE PROPERTIES (EDMS) BPK VIR DIE UITBREIDING VAN HUL BESTAANDE BESIGHEIDSPERSEEL
UKOHLULWA OKUCETYWAYO KWESAHULULO SESIZA 34, WELLINGTON KU PRE PROPERTIES (PTY) OLTD UKWANDISA INDAWO YAYO YOSHISHINO EKHOYO

RECOMMENDED that

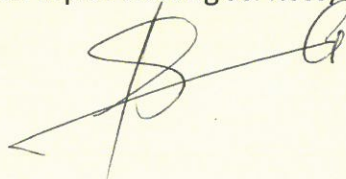
In terms of Section 14 of the Municipal Finance Management Act (Act no. 56 of 2003) Council resolves that:

- The subject property is not needed to provide the minimum level of basic municipal services.
- The fair market value of the asset and the economic and community value to be received for the asset has been considered.
- 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 approximately 2250m² in extent, to Pre Properties (Pty) Ltd subject to the normal conditions of sale as well as the following conditions:
 - The property be sold at a market related selling price of R375 000 (VAT excluded);



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- 3.2 Transfer of the property must take place within 12 months from development rights being obtained, failing which the transaction will lapse;
- 3.3 The proposed development of the property 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;
- 3.4 The development of the property is subject to the Town Planning requirements of the Wellington Industrial Park. Membership of the Owners Association is compulsory. No offensive industry will be allowed;
- 3.5 The portion of Erf 34 to be sold, be indicated on the new site plan for the industrial park extension as a separate erf and be rezoned from "Commonage" to "Industrial" by the municipality and consolidated with the applicant's property, Erf 10028 Wellington, at the cost of the applicant;
- 3.6 The standard pre-emptive rights be registered against the title of the property in favour of the Drakenstein Municipality;
- 3.7 All costs related to the transfer of the property as well as any costs related to services and development will be for the applicant's account;
- 3.8 All administrative and legal requirements be adhered to;
- 3.9 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;
- 3.10 The applicant will be responsible for the cost of network and service connections;
- 3.11 Developer's contributions will be applicable;
- 3.12 The applicant will be responsible in terms of the prevalent policy for the relevant professional studies that are required (GLS master study for water & waste water, TIA + approval from the Provincial Roads Engineer);
- 3.13 No construction will be allowed on top of existing services;

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a horizontal line and a small 'G'.

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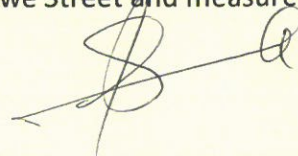
- 3.14 The rezoning and rights allocation will be part of the process for the entire industrial area extension, payable by the municipality. The obtaining of the necessary land use rights will form part of the establishment of the second phase of the Industrial Park currently being undertaken by the Municipality; and
- 3.15 The purchaser takes note of the fact that the sale of the property does not automatically allow Pre Properties (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 previous agreements, such services will be provided at the prevalent Development Bulk Infrastructure Contribution rates as per the approved Policy.
4. In terms of paragraph 13.2.1.4 of the Asset Transfer Policy, the property be alienated by way of direct negotiations to allow for the expansion of Puma Service Station, a major employer in Wellington and the subsequent creation of additional employment opportunities as well as employment security for the existing employees, as allowed in terms of the Asset Transfer Policy.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (34) W		Author/s: W Rabie	
Coll No: 1415882		Referred from: Corp Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.12 THE ALIENATION AND DEVELOPMENT OF ERVEN 29318, 30260 AND 30822, PAARL FOR CRECHE SOCIAL WELFARE PURPOSES – WARD 16 VIA CALL FOR APPLICATIONS
DIE VERVREEMDING EN ONTWIKKELING VAN ERWE 29318 , 30260 EN 30822, PAARL VIR VOORSKOOLSE ONTWIKKELINGDOELEINDES - WYK 16, VIA 'N VERSOEK OP AANSOEKE
UKOHLULWA NOKUPHULISWA KWESIZA 29318, 30260 NO 30822, PAARL NGENJONGO ZEKRESHI/YEZENTLALONTLE – WADI 16 KUNIKWA ITHUBA LOKUFAKA IZICELO

RECOMMENDED that

1. In terms of Section 14 of the Municipal Finance Management Act (Act No 56 of 2003), **in principle approval** be granted for the alienation of the following erven by way of a call for applications, for Early Childhood Development purposes:
- 1.1 Erf 29318 Paarl is situated in Goniwe Street and measures approximately 772m² in extent;



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- 1.2 Erf 30260 Paarl is situated on the corner of Goniwe and Nontakana Streets and measures approximately 772m² in extent; and
- 1.3 Erf 30822 Paarl is situated in Goniwe and Siphumelele Streets and measures 832m² in extent.
2. Interested parties be invited to submit applications for the acquisition of the ECD sites for development as per the directive of the SDF, by way of advertising in the local press.
3. The proposed transaction be subject to the normal conditions of sale and the following further conditions:
- 3.1 All required land use rights applications be undertaken by the municipality;
- 3.2 A pre-emptive and reversionary right in favor of the municipality be registered against the title of the properties to be alienated; and
- 3.3 The ECD sites be sold at a subsidised selling price of 20% of the market value, the latter to be determined by an independent valuer.
4. All submitted applications be assessed against the criteria as set out in the Asset Transfer Policy and other relevant and applicable criteria.
5. The sale of the subject properties will be subject to the standard conditions of sale and any further conditions, which will be incorporated in further reports for final approval to be presented to Council.

Meeting:	Mayco – 22/11/2018	Submitted by Department:	Corporate Services
Ref No:	15/4/1(29318)P X15/4/1 (30260)P X15/4/1(30822)P	Author/s:	W Rabie
Coll No:	1415685	Referred from:	Corp Serv Port - 06/11/2018
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>



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9.13	PROPOSED ALIENATION OF PORTIONS OF ERVEN 1294 AND 1295 SITUATED IN CHURCH STREET, WELLINGTON TO THE WAMAKERSVALLEI VOORTEKKERS KOMMANDO
	VOORGESTELDE VERVREEMDING VAN GEDEELTES VAN ERVE 1294 EN 1295, GELEË IN KERKSTRAAT, WELLINGTON AAN DIE WAMAKERSVALLEI VOORTREKKERS KOMMANDO
	UKOHLULA OKUCETIWEYO KWESAHLULO SESIZA 1294 NO 1295 ESISE CHURCH STREET EWELLINGTON KWI WAMAKERSVALLEI VOORTREKKERS KOMMANDO

RESOLVED that

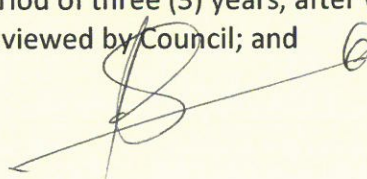
This item be referred back and be re-submitted on the basis of a call for applications.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 15/4/1 (1294) W x15/4/1 (1295) W		Author/s: W Rabie	
Coll No: 1415891		Referred from: Corp Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.14	PROPOSED LEASE OF OFFICE SPACE SITUATED ON A PORTION OF ERF 3952, MAIN STREET, ALSO KNOWN AS THE "PAARL TOWN HALL", PAARL TO THE ELECTORAL COMMISSION OF SOUTH AFRICA (IEC)
	VOORGESTELDE VERHURING VAN KANTOORSPASIE GELEË OP 'N GEDEELTE VAN ERF 3952, HOOFSTRAAT OOK BEKEND AS PAARL STADSAL, PAARL AAN DIE ONAFHANKLIKE VERKIESINGSKOMISSIE VAN SUID-AFRIKA (OVK)
	ISINDULULO SOKUQESHISA INDAWO YE OFISI EKWI CEBA LESIZA 3952, MAIN STREET, EKWAZIWA NJENGE "PAARL TOWN HALL", PAARL KWI ELECTORAL COMMISSION OF SOUTH AFRICA (IEC)

RECOMMENDED that

1. In terms of Regulation 34 of the Municipal Asset Transfer Regulations, final approval be granted for the lease of office space (x3 offices, as well as an ablution facility and a kitchen) situated on a portion of Erf 3952, (Paarl Town Hall) Main Street, Paarl, to the Electoral Commission of South Africa, subject to the standard lease conditions as well as the following further conditions:
 - 1.1 The property be leased at a market related rental of R11,081.03 per month (VAT excluded, 8% escalation per annum and municipal services included) as determined by an independent valuer;
 - 1.2 The lease endures for a period of three (3) years, after which the renewal thereof may be reviewed by Council; and



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- 1.3 All administrative and legal requirements must be adhered to.
2. In terms of paragraph 13 of the Asset Transfer Policy, the property be leased by way of direct negotiation as the office space is required by a Chapter 9 (Constitution of RSA, 1996) institution for official purposes.

Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No: 7/2/4/2		Author/s: N Williams	
Coll No: 1423466		Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.15 LLF MINUTES: OCTOBER 2018
LLF NOTULES: OKTOBER 2018
LLF IMIZUZU: OKTOBHA 2018

RECOMMENDED that

The LLF minutes for October 2018 **be noted**.


Meeting: Mayco – 22/11/2018		Submitted by Department: Corporate Services	
Ref No:		Author/s:	
Coll No:		Referred from:	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

9.16 REPORT ON WARD COMMITTEE MEETINGS: PERIOD 1 JULY 2018 TO 30 SEPTEMBER 2018
VERSLAG OOR WYKSKOMITEEVERGADERINGS: PERIODE 1 JULIE 2018 TOT 30 SEPTEMBER 2018
INGXELO YENTLANGANISO ZEKOMITI ZEWADI: IXESHA 1 JULAYI 2018 UKUYA 30 SEPTEMBER 2018

The Executive Mayor was not satisfied with the number of meetings held by Ward Councillors and requested the Speaker to act accordingly.

RECOMMENDED that

1. Cognizance be taken of ward committee meetings held during the period 1 July 2018 until 30 September 2018; and



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2. The appropriate actions be taken against ward councillors who do not provide the minutes of ward meetings or who do not hold a ward committee meeting at least once a quarter.

Meeting:	Council – 28/11/2018	Submitted by Department:	Corporate Services
Ref No:	3/3/1/3/10	Author/s:	L Nojazi
Coll No:	1411899	Referred from:	MC –22/11/2018
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

10. ENGINEERING SERVICES

10.1 PROJECT TO EVALUATE THE EFFECT OF WHEELIE BINS ON ILLEGAL DUMPING IN HIGH DENSITY AREAS
PROJEK OM DIE EFFEK VAN WIELETJIEHOUSERS OP ONWETTIGE STORTING TE ONDERSOEK IN HOË DIGTHEID AREAS
ISICWANGCISO SOKUHLOLA UMEHLUKO ONOKWENZIWA KUKUMISELWA LWEMIGQOMO EQHUTYWA NGAMAVILI KWINDOWO ZOLAHLO NKUNKUMA EZINGEKHO MTHETHWENI NAKWIIZINDLU APHO KUHLALA NGAPHEZU KOMMISELO

RECOMMENDED that

The residents of Grysbok and Spooky Square Informal Settlement be issued with 50 wheelie bins instead of black refuse bags, which will be serviced on Fridays as per normal refuse collection day.

Meeting: Mayco – 22/11/2018	Submitted by Department: Engineering Services		
Ref No: 17/5/6/2/2	Author/s: S Frans		
Coll No: 1334641	Referred from: Engineering Serv -07/11/2018		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>



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10.2 REVISION OF EXPANDED PUBLIC WORKS PROGRAMME (EPWP) POLICY
WYSIGING VAN UITGEBREIDE OPENBARE WERKE PROGRAM (UOWP) BELEID
UHLULO LOMGAQO NKQUBO WE EXPANDED PUBLIC WORKS PROGRAMME (EPWP)

RECOMMENDED that

The revised Expanded Public Works Programme (EPWP) Policy be adopted and approved and the draft Standard Operating Procedures with related templates be noted.

Meeting: Mayco – 22/11/2018		Submitted by Department: Engineering Services	
Ref No: 5/7/8/2		Author/s: P Pansegrouw	
Coll No: 1366753		Referred from: Engineering Serv -07/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

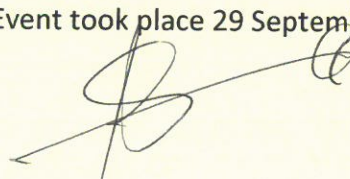
11. PUBLIC SAFETY

11.1 BY-LAW LIQUOR TRADING DAYS AND HOURS - APPROVAL OF COMMENTS TO BE FORWARDED TO THE WESTERN CAPE LIQUOR AUTHORITY
VERORDENING DRANKHANDELSDAE EN- URE - GOEDKEURING VAN KOMMENTAAR VIR INDIENING BY DIE WES-KAAPSE DRANKRAAD
UMGAQO NKQUBO WENTSUKU NE NAMAXESHA OKUTHENGISWA KOTYWALA – UKWAMKELWA KWEZIMVO EZIYAKUGQITHISWA KWI WESTERN CAPE LIQUOR AUTHORITY

Councillors R Smuts and J F le Roux were not present when this item was considered.

RESOLVED that

1. The following applications for liquor licenses **be supported** and the comments be forwarded to the Western Cape Liquor Authority:
 - 1.1 Boland Kelders Erf 486/17 Paarl
2. The comments forwarded to the Western Cape Liquor Authority in respect of the following temporary liquor licenses for special events, **be noted**:
 - 2.1 Sexy Groovy Love – Cascade Manor: Event taking place 2 February 2019;
 - 2.2 Perdeberg-October Festival: Event to take place 27 October 2018;
 - 2.3 Let's Braai: Event took place 23 September 2018;
 - 2.4 Quenti Alpaca & Mill: Event took place 29 September 2018;



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- 2.5 One World Festival of Healing: Event took place 22 and 23 September 2018;
- 2.6 Bar di Bar: Event taking place 28 September 2018 – 30 November 2018;
- 2.7 Franchhoek Uncorked Festival @ Plaisir De Merle: Event took place 15 and 16 September 2018;
- 2.8 Market@Simonsvlei: Event taking place on various dates;
- 2.9 Toringkerk Markietie 2018: Event took place 12 and 13 October 2018;
- 2.10 Sexy Groovy Love-Rhebokskloof: Event taking place 1 December 2018;
- 2.11 Fishermans' Strongman Run: Event taking place 13 October 2018; and
- 2.12 The Coffee Republic: Event took place 29 and 30 September 2018.

Meeting: Mayco 22/11/2018		Submitted by Department: Community Services	
Ref No: 1/2/2/17		Author/s: A Booysen	
Coll No: 1412627		Referred from: Comm Serv Port - 06/11/2018	
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>

12. URGENT MATTERS

None.

The meeting ended at 11:45.

CHAIRPERSON:

DATE:

Confirmed on with/without amendments.

PJ/rs



DRAKENSTEIN

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Civic Centre Berg River Boulevard, Paarl 7646

Mayoral Committee Attendance Register

Date: 22 November 2018

Time: 11:00

Venue: Big Committee Room

SURNAME	INITIALS	TITLE	CELLPHONE	SIGNATURE
POOLE Executive Mayor	C J	MR	0785304285 0824979046	
COMBRINK Deputy Executive Mayor (Financial Services)	G C	MR	0824553445	
LE ROUX (Engineering Services)	J F	MR	0834595965	
ANDREAS (Rural Management)	M A	MS	0767901066	
KEARNS (Environment, Parks and Open Spaces)	C	MS	0765018441 0769406614	
MILLER (Planning and Development)	J	MR	0834400507	
MOKOENA (Corporate Services)	L P	MS	0734198671	
SMUTS (Public Safety)	R	MR	0824948467	
VAN NIEKERK (Sport, Recreation, Arts and Culture)	L T	MS	0818858365	
VAN NIEUWENHUYZEN (Communication and Inter- Governmental Relations (IGR))	R H	MR	0826296239	
WILLEMSE (Human Settlements and Property Management)	L	MS	0820799421	
STOWMAN SPEAKER	AC	MR	0791895359	
KOEGELENBERG CHIEF WHIP	RA	MR	0832693138	
MATTHEE CHAIRMAN: MPAC	J	MR	0824486180	
RICHARDS LEADER OF OPPOSITION	AM	MR	0827860053	

Office of the / Kantoor van die
CHIEFWHIP / HOOF SWEEP
Cllr / Rdl R.A. KOEGELENBERG

Drakenstein

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