

MINUTES: MAYORAL COMMITTEE

ORDINARY MEETING HELD IN THE COUNCIL CHAMBERS, FIRST FLOOR, CIVIC CENTRE, BERG RIVER BOULEVARD, PAARL, ON THURSDAY, 22 JANUARY 2026 AT 10:00

PRESENT: The Executive Mayor, Cllr SE Korabie (Chairperson)
The Deputy Executive Mayor, Ald GC Combrink

Councillors: D America
MA Andreas
AMB Appollis
LC Arendse
E Baron
L Cyster
Ald RA Koegelenberg
J Miller
LT van Niekerk

ALSO PRESENT: Ald JF le Roux (Speaker)
Ald C Kearns (Chief Whip)

Officials: Dr JH Leibbrandt (City Manager)
Mr B Brown (Chief Financial Officer)
Mr S Johaar (Executive Director: Corporate and Planning Services)
Ms E Barnard (Executive Director: Safety and Community Services)
Mr L Pienaar (Executive Director: Engineering Services)
Ms R Jaftha (Chief Audit Executive)
Ms N October (Snr Manager: Legal and Administrative Services)
Mr D Delaney (Senior Manager: Spatial Planning and Environmental Management)
Ms C September (Manager: IDP, Research and Development)
Mr G Dippenaar (Chief Risk Officer)
Mr FP Goosen (Manager: Administrative Support Services)



DRAKENSTEIN MUNICIPALITY

**MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026**

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

Councillor EA Solomons - Apology.

2. ANNOUNCEMENTS BY THE EXECUTIVE MAYOR

None.

3. CONFLICT OF INTERESTS BY COUNCILLORS/OFFICIALS

None.

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

None.

5. CONFIRMATION OF MINUTES

The minutes of the Ordinary meeting of the Mayoral Committee held on 03 December 2025 was **confirmed as correct.**

6. FINANCE AND PORTFOLIO COORDINATION

6.1	DRAFT ANNUAL REPORT: 2024/2025
	KONSEP JAARVERSLAG: 2024/2025
	UKUBEKWA KWENGXELO YONYAKA KA 2024/2025

RECOMMENDED that

1. The 2024/2025 Annual Report be noted;
2. The 2024/2025 Annual Report be advertised for public comment as prescribed by the Municipal Finance Management Act and the Municipal Systems Act; and



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

3. The 2024/2025 Annual Report be submitted to the Auditor-General, the Provincial Treasury, and the Provincial Department of Local Government.

Meeting: MC-22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/2	Author/s: I Engelmoor
Coll No: 2343061	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

6.2 PROPOSAL FOR THE APPROVAL OF WAIVING OF NOTICE FEES PER EMAIL AND SMS (2025/2026 FINANCIAL YEAR)

VOORSTEL VIR DIE GOEDKEURING VIR DIE KWYTSKELDING VAN KENNISGEWINGSFOOIE PER E-POS EN SMS (2025/2026 FINANSIËLE JAAR)

ISINDULULO SOKUVUNYWA KOKURHOXISWA KWEMIRHUMO YESAZISO NGE-IMEYILE KUNYE NE-SMS (UNYAKA-MALI KA-2025/2026)

RECOMMENDED that

1. The waiving of notice fees of R411.30 (VAT excl.) for email and SMS notices for the remainder of the 2025/2026 financial year be approved; and
2. It be noted that the notice fees for hand-delivered notices will remain unchanged and will be levied as per the approved tariff book.

Meeting: MC-22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2343149	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE

22 JANUARY 2026

6.3 INDIGENT HOUSEHOLD STATISTICS REPORT AS AT 30 NOVEMBER 2025
DEERNIS HUISHOUDING STATISTIEKEVERSLAG SOOS OP 30 NOVEMBER 2025
INGXELO YAMANANI YEZINDLU ZAMAHLWEMPU NGOBUNJALO NGOMHLA 30 EYENKANGA 2025

RESOLVED that

The content of the report be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2337415	Referred from: Finance Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:

6.4 INDIGENT HOUSEHOLD STATISTICS REPORT AS AT 31 DECEMBER 2025
DEERNIS HUISHOUDING STATISTIEKEVERSLAG SOOS OP 31 DESEMBER 2025
INGXELO YAMANANI YEZINDLU ZAMAHLWEMPU NGOBUNJALO NGOMHLA 31 EYOMNGA 2025

RESOLVED that

The content of the report be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2342969	Referred from: Finance Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

6.5 COUNCILLORS' OUTSTANDING DEBT REPORT AS AT 30 NOVEMBER 2025
RAADSLEDE SE UITSTAANDE SKULDVERSLAG SOOS OP 30 NOVEMBER 2025
INGXELO YAMATYALA YOCEBA NGOBUNJALO NGOMHLA 30 EYENKANGA 2025

RECOMMENDED that

The content of the report be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2337403	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

6.6 COUNCILLORS' OUTSTANDING DEBT REPORT AS AT 31 DECEMBER 2025
RAADSLEDE SE UITSTAANDE SKULDVERSLAG SOOS OP 31 DESEMBER 2025
INGXELO YAMATYALA YOCEBA NGOBUNJALO NGOMHLA 31 EYOMNGA 2025

RECOMMENDED that

The content of the report be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2342925	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

6.7 MUNICIPAL EMPLOYEES OUTSTANDING DEBT REPORT AS AT 30 NOVEMBER 2025
MUNISIPALE WERKNEMERS UITSTAANDE SKULDVERSLAG SOOS OP 30 NOVEMBER 2025
ITYALA LABASEBENZI BAKWA MASIPALA NGOKWE NGXELO KA 30 EYENKANGA 2025

RESOLVED that

The content of the report and the actions implemented by the City Manager, be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2337807	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

6.8 MUNICIPAL EMPLOYEES OUTSTANDING DEBT REPORT AS AT 31 DECEMBER 2025
MUNISIPALE WERKNEMERS UITSTAANDE SKULDVERSLAG SOOS OP 31 DESEMBER 2025
ITYALA LABASEBENZI BAKWA MASIPALA NGOKWE NGXELO KA 31 EYOMNGA 2025

RESOLVED that

The content of the report and the actions implemented by the City Manager, be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2342971	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

6.9 MUNICIPAL FINANCE MANAGEMENT ACT: SECTION 71 MONTHLY BUDGET MONITORING REPORT FOR NOVEMBER 2025
MUNISIPALE WET OP BESTUUR VAN FINANSIES: ARTIKEL 71 MAANDELIKSE BEGROTINGSMONITERINGSVERSLAG VIR NOVEMBER 2025
UMTHETHO WOLAWULO LWEMALI KAMASIPALA: ICANDELO 71 INGXELO YOKUJONGA UHLAHLA LWABIWO-MALI LWENYANGA EYENKANGA 2025

RECOMMENDED that

- The content of the Section 71 Monthly Budget Monitoring Report for November 2025 and the supporting documentation be noted; and



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

2. It be noted that the Section 71 Monthly Budget Monitoring Report for November 2025 was submitted to the Executive Mayor; National Treasury and Provincial Treasury on 12 December 2025, being the 10th working day after the end of November 2025.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: A Viola
Coll No: 2339566	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

6.10 MUNICIPAL FINANCE MANAGEMENT ACT: SECTION 71 MONTHLY AND 52 QUARTERLY MONITORING REPORT FOR DECEMBER 2025

MUNISIPALE WET OP BESTUUR VAN FINANSIES: ARTIKEL 71 MAANDELIKSE EN 52 KWARTAALLIKSE BEGROTINGSMONITERINGSVERSLAG VIR DESEMBER 2025

UMTHETHO WOLAWULO LWEMALI KAMASIPALA: ICANDELO 71 INGXELO YOKUBEKA ESWENI UHLAHLO LWABIWO-MALI LWEKOTA KUNYE NE-52 YEKOTA EYOMNGA 2025

RECOMMENDED that

1. The content of the Section 71 Monthly Budget Monitoring Report for December 2025 and the supporting documentation be noted;
2. The content of the Section 52 Quarterly Report on the implementation of the budget and financial affairs of Drakenstein Municipality referred to in Section 52(d) of the MFMA be noted; and
3. It be noted that the Section 71 Monthly and 52 Quarterly Budget Monitoring Report for December 2025 was submitted to the Executive Mayor; National Treasury and Provincial Treasury on 15 January 2026, being the 10th working day after the end of December 2025.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: A Viola
Coll No: 2343973	Referred from: Finance Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

6.11 REPORT ON TENDER AWARDS: NOVEMBER 2025
VERSLAG OOR TENDERTOEKENNINGS: NOVEMBER 2025
INGXELO NGONIKEZELO LWETHENDA: EYENKANGA 2025

RECOMMENDED that

1. The awards above R300,000 that were adjudicated by the Bid Adjudication Committee for the month of November 2025 be noted; and
2. The tenders and/or contracts and the reasons for the awards as recorded by the Accounting Officer in the departmental report be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/5	Author/s: C Hess
Coll No: 2334410	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:

6.12 REPORT ON DEVIATIONS FROM PROCUREMENT PROCESSES: NOVEMBER 2025
VERSLAG VAN AFWYKINGS VAN VERKRYGINGSPROSESSE: NOVEMBER 2025
INGXELO YOKUPHAMBUKELA KUNYE NOLUNGISO OLUNCINCI LOKUPHEPHELA KWINKQUBO ZOKUFUMANA: EYENKANGA 2025

RECOMMENDED that

1. In terms of paragraph 35(2) of the SCM Policy, the deviations and the reasons for the deviations for the amount of R2,242,835 (incl. VAT) for November 2025 as recorded by the Accounting Officer under the annexures attached to this report be noted; and
2. The Chief Financial Officer record the accumulated deviation amount of R10,936,912 (incl. VAT) for the financial year in the notes to the 2025/2026 annual financial statements as required by legislation.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/5	Author/s: C Hess
Coll No: 2324444	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

6.13 WRITING-OFF OF IRRECOVERABLE DEBT REPORT – NOVEMBER 2025
AFSKRYWING VAN ONINVORDERBARESKULDVERSLAG – NOVEMBER 2025
INGXELO YOKUCINYWA KWAMATYALA ANGAHLAWULWAYO – EYENKANGA 2025

RECOMMENDED that

1. An amount of R1,077,934.32 written-off against the bad debt provision in terms of Council's Writing-off of Irrecoverable Debt Policy for the month of November 2025, be noted; and
2. The accumulated amount of R21,202,066.13 that has been written-off for the first five months of the 2025/2026 financial year be noted.

Meeting: MC -22/01/2026	Submitted by Department: Financial Services
Ref No: 5/15/1	Author/s: D Heyns
Coll No: 2337792	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:

6.14 WRITING-OFF OF IRRECOVERABLE DEBT REPORT – DECEMBER 2025
AFSKRYWING VAN ONINVORDERBARESKULDVERSLAG – DESEMBER 2025
INGXELO YOKUCINYWA KWAMATYALA ANGAHLAWULWAYO – EYOMNGA 2025

RECOMMENDED that

1. An amount of R246,269.75 written-off against the bad debt provision in terms of Council's Writing-off of Irrecoverable Debt Policy for the month of December 2025, be noted; and
2. The accumulated amount of R21,448,355.88 that has been written-off for the first six months of the 2025/2026 financial year be noted.

Meeting: MC -22/01/2026	Submitted by Department: Financial Services
Ref No: 5/15/1	Author/s: D Heyns
Coll No: 2342947	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026**BUNDLE 2: ADDITIONAL ITEMS**

6.15	REPORT ON TENDER AWARDS: DECEMBER 2025
	VERSLAG OOR TENDERTOEKENNINGS: DESEMBER 2025
	INGXELO NGONIKEZELO LWETHENDA: EYOMNGA 2025

RECOMMENDED that

1. The awards above R300,000 that were adjudicated by the Bid Adjudication Committee for the month of December 2025 be noted; and
2. The tenders and/or contracts and the reasons for the awards as recorded by the Accounting Officer in the departmental report be noted.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/5	Author/s: C Hess
Coll No: 2343121	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:

6.16	REPORT ON DEVIATIONS FROM PROCUREMENT PROCESSES: DECEMBER 2025
	VERSLAG VAN AFWYKINGS VAN VERKRYGINGSPROSESSE: DESEMBER 2025
	INGXELO YOKUPHAMBUKELA KUNYE NOLUNGISO OLUNCINCI LOKUPHEPHELA KWINKQUBO ZOKUFUMANA: EYOMNGA 2025

RECOMMENDED that

1. In terms of paragraph 35(2) of the SCM Policy, the deviations and the reasons for the deviations for the amount of R1,234,567 (incl. VAT) for December 2025 as recorded by the Accounting Officer under the annexures attached to this report be noted; and
2. The Chief Financial Officer record the accumulated deviation amount of R12,171,479 (incl. VAT) for the financial year in the notes to the 2025/2026 annual financial statements as required by legislation.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/5	Author/s: C Hess
Coll No: 2343136	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

6.17	QUARTERLY REPORT ON THE IMPLEMENTATION OF THE SUPPLY CHAIN MANAGEMENT POLICY: 1 OCTOBER 2025 – 31 DECEMBER 2025
	KWARTAALVERSLAG RAKENDE DIE IMPLEMENTERING VAN DIE VOORSIENINGSKANAALBESTUURSBELEID: 1 OKTOBER 2025 – 31 DESEMBER 2025
	INGXELO NGOKUMILISELWA KWENKQUBO YE SUPPLY CHAIN MANAGEMENT YOMASIPALA WASE DRAKENSTEIN: 1 EYEDWARHA 2025 – 31 EYOMNGA 2025

RESOLVED that

1. The report and Annexure A to the departmental report be noted; and
2. The report be made public in accordance with section 21(a) of the Municipal Systems Act.

Meeting: MC – 22/01/2026	Submitted by Department: Financial Services
Ref No: 9/1/1/5	Author/s: C Hess
Coll No: 2343115	Referred from: Finance Serv Portf-20/01/2026
PAR:	ACTION:
1-2	Implement decision
	RESPONSIBLE DEPARTMENT:
	Chief Financial Officer
	DUE DATE:

7. GOVERNANCE, PLANNING, ECONOMIC DEVELOPMENT AND IMPLEMENTATION SUPPORT

7.1	CUSTOMER SERVICES CHARTER
	KLIËNTEDIENS HANDVES
	WEENKONZO ZABATHENGI

RESOLVED that

A workshop be held on the item with the Mayoral Committee members.

Meeting: MC –22/01/2026	Submitted by Department: IDP & Research and Development
Ref No: 2/2/5	Author/s: C September
Coll No: 2325458	Referred from:
PAR:	ACTION:
	Implement decision
	RESPONSIBLE DEPARTMENT:
	Manager: IDP & Research and Development
	DUE DATE:



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026**BUNDLE 3: ADDITIONAL ITEMS**

7.2	QUARTER TWO (2): QUARTERLY PERFORMANCE ASSESSMENT REPORT 2025/2026 (01 OCTOBER – 31 DECEMBER 2025)
	KWARTAAL TWEE (2): KWARTAALLIKSE PRESTASIE EVALUERINGSVERSLAG 2025/2026 (01 OKTOBER – 31 DESEMBER 2025)
	IKOTA YESIBINI (2): INGXELO YOVAVANYO LWENTSEBENZO YEKOTA ISICWANGCISO SOKUSETENZISWA KWENKONZO YOLWABIWO-MALI 2025/2026 (01 OKTOBHA – 31 DISEMBA 2025)

RECOMMENDED that

1. The Quarterly Performance Assessment Report 2025/2026, Quarter 2: (01 October – 31 December 2025) be adopted;
2. The Quarterly Performance Assessment Report 2025/2026, Quarter 2 (01 October – 31 December 2025) be placed on the Municipal Website after Council adoption; and
3. The approved Quarterly Performance Assessment Report 2025/2026 Quarter 2 (01 October – 31 December 2025) be submitted to the:
 - Internal Audit Division (for notification);
 - Auditor General of South Africa (AG);
 - Provincial Treasury: Western Cape;
 - National Treasury; and
 - Department of Local Government: Western Cape.

Meeting: MC-22/01/2026	Submitted by Department: Str Perf Man and M&E
Ref No: 2/2/8	Author/s: P Barends
Coll No: 2345088	Referred from:
PAR:	ACTION:
	RESPONSIBLE DEPARTMENT:
	DUE DATE:



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

7.3 SECTION 72 MID-YEAR PERFORMANCE ASSESSMENT REPORT 2025/2026 (01 JULY – 31 DECEMBER 2025)
ARTIKEL 72 HALFJAARLIKSE PRESTASIE EVALUERINGSVERSLAG 2025/2026 (01 JULIE – 31 DESEMBER 2025)
ICANDELO 72 INGXELO YOAVAVANYO LWENTSEBENZO YAPHAKATHI KONYAKA KA-2025/2026 (01 JULAYI - 31 DISEMBA 2025)

RECOMMENDED that

1. The performance of the Municipality against the set objectives contained in the Mid-Year Performance Assessment Report 2025/2026 for the Drakenstein Municipality (Annexure A to the departmental report) be noted;
2. The Mid-Year Performance Assessment Report 2025/2026 be submitted to the:
 - Internal Audit Division (for notification);
 - Auditor General of South Africa (AG);
 - Provincial Treasury: Western Cape;
 - National Treasury; and
 - Department of Local Government: Western Cape.
3. The Mid-Year Performance Assessment Report 2025/2026 be published on the Municipal website.

Meeting: MC-22/01/2026	Submitted by Department: Str Perf Man and M&E		
Ref No: 2/2/8	Author/s: P Barends		
Coll No: 2345994	Referred from:		
<u>PAR:</u>	<u>ACTION:</u>	<u>RESPONSIBLE DEPARTMENT:</u>	<u>DUE DATE:</u>



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 20268. CORPORATE SERVICES

8.1	LLF MINUTES: NOVEMBER 2025
	LLF NOTULES: NOVEMBER 2025
	LLF IMIZUZU: NOVEMBA 2025

RESOLVED that

The Local Labour Forum (LLF) minutes of 04 November 2025 be noted.

Meeting: MC-22/01/2026	Submitted by Department: Corporate and Planning Services
Ref No:	Author/s: F Goosen
Coll No:	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

8.2	PROPOSED ALIENATION OF A PORTION OF ERF 16121 PAARL AND OTHERS TO MONEYLINE 349 (PTY) LTD FOR PARKING AND REDEVELOPMENT PURPOSES SITUATED ON THE CORNER OF MARKET STREET AND BERG RIVER BOULEVARD (WARD 4)
	VOORGESTELDE VERVREEMDING VAN 'N GEDEELTE VAN ERF 16121 PAARL EN ANDER AAN MONEYLINE 349 (EDMS) BPK VIR PARKERING EN HERONTWIKKELINGSDOELEINDES GELEË OP DIE HOEK VAN MARKSTRAAT EN BERGRIVIER RYLAAN (WYK 4)
	UKUHLUKANISWA OKUCETYWAYO KWENXALENYE YE-ERF 16121 PAARL KUNYE NABANYE KWI-MONEYLINE 349 (PTY) LTD NGEENJONGO ZOKUPAKA NOKUPHUCULA NGOKUTSHA EZIKWIKONA YESITALATO IMARKET KUNYE NEBERG RIVER BOULEVARD (WADI 4)

The Mayoral Committee requested more detail to be provided with regards to i.e. renting, parking space, type of development, possibility of self-development by Council and proof of conversation with the Department of Justice (Magistrates' Court representatives) and SAPS.

RESOLVED that

The item be referred back for further refinement.

Meeting: MC-22/01/2026	Submitted by Department: Corporate and Planning Services
Ref No: 15/4/1 (16121) P	Author/s: N October
Coll No: 2315100	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>
	Re-submit Item
	ED: Corporate and Planning Services



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

8.3	PROPOSED ALIENATION OF VAN DER LINGEN AND PATRIOT SQUARES TO VDLP PROPCO (PTY) LTD FOR REDEVELOPMENT AND PARKING PURPOSES (WARD 4)
	VOORGESTELDE VERVREEMDING VAN VAN DER LINGEN EN PATRIOT PLEINE AAN VDLP PROPCO (EDMS) BPK VIR ONTWIKKELING EN PARKERING (WYK 4)
	UKUHLUKANISWA OKUCETYWAYO KWEVAN DER LINGEN KUNYE NEPATRIOT SQUARES KWI-VDLP PROPCO (PTY) LTD NGEENJONGO ZOPHUHLISO KUNYE NOKUPAKA (WADI 4)

RECOMMENDED that

1. In terms of Section 14 of the MFMA Council resolves 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 the economic and community value to be received in exchange for the asset has been considered.

2. In terms of Section 14 of the Municipal Finance Management Act (No.56 of 2003) **approval** be granted for the alienation of Van Der Lingen and Patriot Squares comprising Erven 8574, 1547, 10841, Portions of Erven 8576 and 1584 which are the components of Van Der Lingen Square, Erven 19223, 1502, 1552, 19459, 19458, 1548 and 1222 forming a portion of New Street, and a portion of Erf 11164 Paarl and Erven 1505, 1506 and 20343 forming Patriot Square and any other smaller component erven included in the locality plan marked Annexures A1 and A2 to the departmental report, to VDLP PropCo (Pty) Ltd, for redevelopment and parking purposes, at a selling price of R10,000,000.00 (ten million rand) (VAT excluded), subject to the standard conditions of sale as well as the following conditions:
 - 2.1 All land use rights including, but not limited to, closure, subdivision and rezoning be undertaken by and at the cost of the purchaser. All costs related to the transaction will be for the purchaser's account;
 - 2.2 Should Erf 20343 Paarl be further developed, sufficient provision for public parking, in compliance with the Lady Grey Street and Surrounds Investment Plan recommendation and as determined by the Municipality, must be made available to the Municipality by and at the cost of the developer;



DRAKENSTEIN MUNICIPALITY**MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026**

-
- 2.3 All other technical and environmental conditions imposed by the technical departments be adhered to;
- 2.4 The proposed redevelopment must include the upgrading of all the relevant property façades facing both Main Road and Lady Grey Street;
- 2.5 A servitude right of way must be granted over Erf 20343 in favour of Erf 10842 Paarl, bearing in mind the possible future development of Erf 20343 Paarl. This servitude right of way must be notarially registered;
- 2.6 The proposed transaction is subject to the registration of servitudes for any services that traverse the subject properties, in favour of the Municipality;
- 2.7 The public ablution facility on Erf 1506 will also be subdivided and retained by the Municipality;
- 2.8 The proposed transaction be advertised for comments, objections and/or counter offers;
- 2.9 All parking, which includes the parking on Erf 20343 Paarl be redeveloped into a secure and aesthetically appropriate parking facility offering a minimum of 30 minutes free public parking;
- 2.10 Informal traders on the north-eastern portion of Patriot Square must be accommodated in the area where they are currently located, if so required by Council;
- 2.11 All costs related to the registration of transfer and the obtaining of the required development rights, any other studies as well as any required statutory approvals be undertaken by and at the cost of successful applicant;
- 2.12 The transaction be subject to all further requirements and specifications as indicated by the technical departments, upon receipt of the detailed Site Development Plan forming part of the land use rights applications; and
- 2.13 Once the Traffic Impact Assessment has been completed and the Engineering Services Department consulted in the preferred options in respect of all delivery vehicles management for Checkers, these options



DRAKENSTEIN MUNICIPALITY**MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026**

be presented together with the item for final approval of the proposed transaction.

3. All CBD parking leases with Anytime Investments Nr 14 (Pty) Ltd and Paarl Property Partnership (Pty) Ltd be cancelled. The operational management of the remaining parking areas, Jan Phillips and Wamakers Squares, and on-street parking, forming part of the lease subject properties, shall be undertaken by the aforementioned lessee whilst the phased handover to the relevant user departments is facilitated by both the lessee and the Municipality;
4. The proposed transaction be subject to a pre-emptive and reversionary right to be registered against the title of the property in favour of the Municipality, whereby the purchaser will be required to develop the subject property within a particular timeframe, be prohibited from selling the undeveloped subject property or a portion thereof or intent to use the subject property or a portion thereof for any other purpose as approved by Council without prior written consent from the Municipality. Failure to adhere to the aforementioned, shall result in the re-transfer of the subject property at the original selling price to the Municipality; and
5. The development timeframes will be encapsulated in the deed of sale as follows:
 - 5.1 The submission of land use rights applications must be submitted within 6 months of date of sale (last signature date of deed of sale) (To be encapsulated as suspensive condition to the transaction);
 - 5.2 The obtaining of all land use rights within 18 months of date of sale;
 - 5.3 The submission and obtaining of approval of civil and building plans within 4 months of obtaining all development rights approvals; and
 - 5.4 The developer will be required to complete the development within 24 months of registration of transfer (as referred to in paragraph 4), which timeframes shall be encapsulated in the reversionary rights in favour of the municipality, and which right shall be registered against the title of the subject properties. This condition excludes the future development of Erf 20343 Paarl. Development timeframes in respect of Erf 20343 Paarl will be determined subsequent the completion of the Lady Grey Street and Surrounds Investment Plan. Municipal public parking, as determined by the outcome of the plan and negotiated with the developer, be provided by the developer on Erf 20343 Paarl.



DRAKENSTEIN MUNICIPALITY

**MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026**

6. In terms of Paragraph 13 of the Asset Transfer Policy the direct alienation of viable municipal land is permitted. In this instance, the proposed redevelopment proposal has the potential to be the catalyst regeneration project that is required in and around the Paarl CBD to attract more invest and further redevelopment and prevent the ongoing decay of the Paarl CBD.

Meeting: MC -22/01/2026	Submitted by Department: Corporate and Planning
Ref No: 15/4/1 (Erven 8574) P	Author/s: N October
Coll No: 2249838	Referred from:
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

9. CONFIDENTIAL ITEMS

FINANCE AND PORTFOLIO COORDINATION

9.1	DRAKENSTEIN OUTSTANDING COUNCIL PROPERTY LEASE REPORT AS AT 30 NOVEMBER 2025
	DRAKENSTEIN UITSTAANDE RAADSEIENDOM HUURVERSLAG SOOS OP 30 NOVEMBER 2025
	INGXELO YAMATYALA EPROPATI YEBHUNGA LASE DRAKENSTEIN NGOBUNJALO NGOMHLA WE 30 EYENKANGA 2025

See confidential minutes.

Meeting: MC - 22/01/2025	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2337837	Referred from: Finance Serv Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

9.2 DRAKENSTEIN OUTSTANDING COUNCIL PROPERTY LEASE REPORT AS AT 31 DECEMBER 2025
DRAKENSTEIN UITSTAANDE RAADSEIENDOM HUURVERSLAG SOOS OP 31 DESEMBER 2025
INGXELO YAMATYALA EPROPATI YEBHUNGA LASE DRAKENSTEIN NGOBUNJALO NGOMHLA WE 31 EYOMNGA 2025

See confidential minutes.

Meeting: MC – 22/01/2025	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2342951	Referred from: Finance Serv Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

9.3 DRAKENSTEIN OUTSTANDING DEBTORS REPORT AS AT 30 NOVEMBER 2025
DRAKENSTEIN UITSTAANDE DEBITEUREVERSLAG SOOS OP 30 NOVEMBER 2025
INGXELO YAMATYALA ASE DRAKENSTEIN NGOBUNJALO NGOMHLA WE 30 EYENKANGA 2025

See confidential minutes.

Meeting: MC – 22/01/2025	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2339401	Referred from: Finance Serv Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>

9.4 DRAKENSTEIN OUTSTANDING DEBTORS REPORT AS AT 31 DECEMBER 2025
DRAKENSTEIN UITSTAANDE DEBITEUREVERSLAG SOOS OP 31 DESEMBER 2025
INGXELO YAMATYALA ASE DRAKENSTEIN NGOBUNJALO NGOMHLA WE 31 EYOMNGA 2025

See confidential minutes.

Meeting: MC – 22/01/2025	Submitted by Department: Financial Services
Ref No: 9/1/1/4	Author/s: D Heyns
Coll No: 2343036	Referred from: Finance Serv Portf-20/01/2026
<u>PAR:</u>	<u>ACTION:</u>
	<u>RESPONSIBLE DEPARTMENT:</u>
	<u>DUE DATE:</u>



DRAKENSTEIN MUNICIPALITY

MINUTES: MAYORAL COMMITTEE
22 JANUARY 2026

10. URGENT MATTERS
DRINGENDE SAKE
IMIBA ENGXAMISEKILEYO

None.

The Mayoral Committee granted permission for the item on the Draft Informal Economy Bylaw to be placed on the Council agenda of January.

The meeting ended at 11:08.

CHAIRPERSON:

DATE:

Confirmed with/without amendments.

FG/rs


.....
..... 18/2/2026



Mayoral Committee Attendance Register

Date: 22 January 2026
Time: 10:00
Venue: Council Chambers

SURNAME	INITIALS	TITLE	SIGNATURE
KORABIE Executive Mayor	SE	CLLR	
COMBRINK Deputy Executive Mayor (Finance and Portfolio Coordination)	GC	ALD	
AMERICA (Corporate Services)	D	CLLR	
KOEGELEBERG (Waste, Roads and Stormwater Management)	RA	ALD	
MILLER (Governance, Planning, Economic Development and Implementation Support)	J	CLLR	
SOLOMONS (Cemeteries and Municipal Buildings)	EA	CLLR	
BARON (Urbanisation and Human Settlements)	E	CLLR	
APPOLLIS (Public Safety and Social Development)	AMB	CLLR	
ARENDSE (Electricity, Water and Wastewater)	LC	CLLR	
CYSTER (Parks, Resorts and Open Spaces)	L	CLLR	
VAN NIEKERK (Tourism, Sport and Recreation)	LT	CLLR	
ANDREAS [Communication and Inter-Governmental Relations (IGR)]	MA	CLLR	
LE ROUX Speaker	JF	ALD	
KEARNS Chief Whip	C	ALD	

OFFICE OF THE KANTOOR VAN DIE
CHIEF WHIP/HOOF SWEEP
CLLR/ROL CHRISTEPHINE KEARNS
DRAKENSTEIN MUNICIPALITY/ MUNISIPALITEIT

22/01/2026

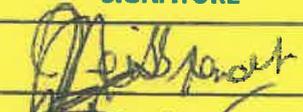
A city of excellence

Mayoral Committee Attendance Register

23

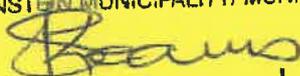
Date: 22 January 2026
Time: 10:00
Venue: Council Chambers

OFFICIALS

SURNAME	INITIALS	TITLE	SIGNATURE
LEIBBRANDT City Manager	JH	DR	
BROWN Chief Financial Officer	B	MR	
JOHAAR Executive Director: Corporate and Planning Services	S	MR	
PIENAAR Executive Director: Engineering Services	L	MR	
BARNARD Executive Director: Safety and Community Services	E	MS	
<i>D. Dippenaar</i>	<i>D</i>		
<i>J. J. F. Thwa</i>	<i>R</i>	MS	
<i>September</i>	<i>C</i>	MS	
<i>E Barnard</i>	<i>E</i>		
<i>D. BELANEY</i>	<i>D</i>	MR	

OFFICE OF THE/ KANTOOR VAN DIE
 CHIEF WHIP/HOOF SWEEP
 CLLR/ ROL CHRISTEPHINE KEARNS
 DRAKENSTEIN MUNICIPALITY/ MUNISIPALITEIT




 22/01/2026