



**ORDINARY MEETING OF THE MAYORAL
COMMITTEE**

**GEWONE VERGADERING VAN DIE
BURGEMEESTERSKOMITEE**

**INTLANGANISO YESIQHELO YEKOMITI
KASODOLOPHU**

MINUTES / NOTULE /

IMIZUZU

**DATE / DATUM / UMHLA : 25 OCTOBER / OKTOBER /
OKTOBHA 2017**

**VENUE / PLEK / INDAWO : BANQUETING HALL,
BANKETSAAL**

**CIVIC CENTRE / BURGERSENTRUM / IZIKO LOLUNTU
HERMANUS**

TIME / TYD / IXESHA : 10:00

OVERSTRAND

MUNICIPALITY / MUNISIPALITEIT / U-MASIPALA

MINUTES OF AN ORDINARY MEETING OF THE MAYORAL COMMITTEE HELD IN THE BANQUETING HALL, CIVIC CENTRE, HERMANUS, ON 25 OCTOBER 2017, AT 10:00

PRESENT: Councillors were present as per attached attendance register.

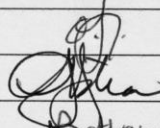
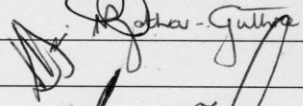


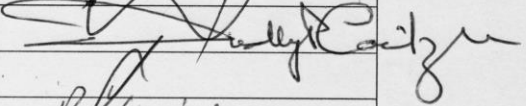
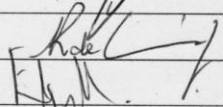
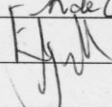
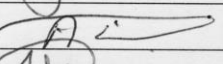
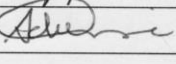
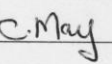
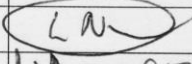
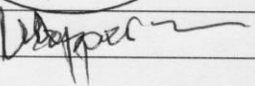
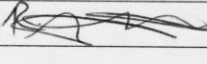
OFFICIALS PRESENT: Mr C Groenewald, Municipal Manager
Ms S Reyneke-Naudé, Director : Finance
Mr R Williams, Director : Community Services
Mr S Madikane, Director : LED
Ms D Arrison, Director : Management Services
Mr N Michaels, Director : Protection Services
Mr S Müller, Director : Infrastructure & Planning
Mr C le Roux, Deputy Director : Finance
Mr F Myburgh, Senior Manager : Gansbaai
Administration
Mr B King, Senior Manager : Financial Services
Ms R Louw, Senior Manager : Strategic Services
Mr R Kuchar, Senior Manager : Town Planning
Ms N Zweni : Manager : Communication
Ms H van Tonder, Manager : Council Support
Services
Mr A Gcotyelwa, Housing Officer Acting as
Interpreter
Ms S Carelse, PRO : Executive Mayor
Ms S Swart: Administrative Officer : Council
Support Services
ICT
Interns
Ms M de Villiers : Mayoral Committee Secretary
Ms D Laing, Relief Clerk : Grade 2

ALSO PRESENT: Members of the Public

MINUTES/.....

OVERSTRAND MUNICIPALITY
ATTENDANCE REGISTER

MAYORAL COMMITTEE MEETING
25 OCTOBER 2017

ALDERMAN/COUNCILLORS	SIGNATURE
AFRICA, F	
BOTHA, D	
BOTHA-GUTHRIE, N	
BRICE, KD	
COETSEE, A	
COETZEE, DP	
COHEN, G	
DE CONING, CA	
GILLION, E	
KALOLO, SV	
KOMANI, AS	
KRIGE, F	
NQINATA, NNT	
MACOTHA, VC	
MAY, C	
MOLEFE, B	
MSWELI, X	
NTSABO, L	
OPPERMAN, M	
PUNGUPUNGU, V	
SAPEPA, NM	
SMITH, RJ	
TAFU-NWONKWO, CC	
TEBELE, S	

1. OPENING

The meeting was opened with prayer by Cllr L Ntsabo.

The Municipal Manager, Mr C Groenewald, read the notice convening the meeting.

2. APPLICATIONS FOR LEAVE OF ABSENCE

None

3. CONFIRMATION OF MINUTES

- 3.1 Minutes of an **Ordinary Meeting** of the **Mayoral Committee** held on **Wednesday, 27 September 2017 at 10:00**

RESOLVED

that the Minutes of an **Ordinary Meeting** of the **Mayoral Committee** held on **Wednesday, 27 September 2017 at 10:00, be confirmed.**

4. STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE EXECUTIVE MAYOR/DEPUTY EXECUTIVE MAYOR

None

5.
**MONTHLY REPORT TO COUNCIL ON SUPPLY CHAIN MANAGEMENT (SCM)
POLICY: PARAGRAPH 36, 16(1)(b) AND 17(1)(c), FOR SEPTEMBER 2017**

8/2/2

C Le Roux

(028) 313 8107

Corporate Head Office

09 October 2017

EXECUTIVE SUMMARY

The purpose of this report is to inform Council of all deviations from the Supply Chain Management Policy, approved by the delegated authority in terms of Paragraph 36 of the Supply Chain Management Policy, as well as approvals in terms of Paragraph 16(1)(b) and 17(1)(c) for September 2017.

RECOMMENDATION TO THE COUNCIL:

1. that the deviations from the procurement processes, approved in terms of the delegated authority for September 2017, **be noted**; and
2. that the awards made in terms of Paragraph 16(1)(b) and 17(1)(c), approved in terms of the delegated authority for September 2017, **be noted**.

RESPONSIBLE OFFICIAL :

C LE ROUX

TARGET DATE FOR IMPLEMENTATION :

TO BE NOTED

6.
**SUPPLY CHAIN MANAGEMENT IMPLEMENTATION REPORT – 2017/2018:
1ST QUARTER: 01 JULY 2017 - 30 SEPTEMBER 2017**

8/2/2

C Le Roux

(028) 313 8107

Hermanus Administration

09 October 2017

EXECUTIVE SUMMARY

In terms of Clause 6(3) of Overstrand Municipality's Supply Chain Management Policy, the Municipal Manager must, within 6 business days of each quarter, submit a report on the implementation of the Supply Chain Management Policy to the Executive Mayor.

RECOMMENDATION TO THE COUNCIL:

that **cognisance be taken** of the activities undertaken and outcomes achieved in the implementation of the Overstrand Municipality's Supply Chain Management Policy for the 1st Quarter of 2017/2018.

RESPONSIBLE OFFICIAL :

C LE ROUX

TARGET DATE FOR IMPLEMENTATION :

TO BE NOTED

7.

BUDGET REPORT FOR THE QUARTER ENDED SEPTEMBER 2017

5/1/19-2017/2018
BA King
12 October 2017

(028) 313 8154

Corporate Head Office

EXECUTIVE SUMMARY

Report prepared as part of the financial reporting obligations arising from section 52(d) of the Local Government: Municipal Finance Management Act, 2003 (MFMA).

RECOMMENDATION TO THE COUNCIL:

that the budget report for the quarter ended September 2017, prepared as part of the financial reporting obligations arising from the Local Government: Municipal Finance Management Act, 2003, **be noted**.

RESPONSIBLE OFFICIAL :**BA KING****TARGET DATE FOR IMPLEMENTATION :****TO BE NOTED**

8.
**QUARTERLY BANK ACCOUNT WITHDRAWALS NOT IN TERMS OF AN
APPROVED BUDGET FOR THE QUARTER ENDED SEPTEMBER 2017**

5/18/R

B A King

(028) 313 8154

Corporate Head Office

12 October 2017

EXECUTIVE SUMMARY

Report prepared as part of the financial reporting obligations arising from section 11(4) of the Local Government: Municipal Finance Management Act, 2003 (MFMA).

RECOMMENDATION TO THE COUNCIL:

that the consolidated quarterly report, as per Annexure A to the agenda, in respect of Bank Account Withdrawals not in terms of an Approved Budget for the quarter ended September 2017, **be noted**.

RESPONSIBLE OFFICIAL :

BA KING

TARGET DATE FOR IMPLEMENTATION :

TO BE NOTED

9.
**SERVICE DELIVERY AND BUDGET IMPLEMENTATION PLAN (SDBIP)
FIRST QUARTERLY REPORT: JULY-SEPTEMBER 2017**

2/12/1/1

R Louw

(028) 313 8071

Corporate Head Office

11 October 2017

EXECUTIVE SUMMARY

The purpose of this report is to provide an executive summary of service delivery performance in terms of the top level SDBIP for the first quarter, 1 July 2017 to 30 September 2017.

RECOMMENDATION TO THE COUNCIL:

1. that the content of the report for the 1st quarter of the 2017/2018 financial year on the top level Service Delivery and Budget Implementation Plan **be noted**; and
2. that the amendments to the Departmental Service Delivery and Budget Implementation Plan for the 1st Quarter (July-September 2017) **be noted**.

RESPONSIBLE OFFICIAL :

R LOUW

TARGET DATE FOR IMPLEMENTATION :

TO BE NOTED

10.

**LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, NO.32 OF 2000,
DELEGATION OF POWERS CONFERRED ON THE EXECUTIVE MAYOR IN
RESPECT OF SECTION 62 APPEALS**

8/2/2

C Le Roux
18 October 2017

(028) 313 8107

Corporate Head Office

EXECUTIVE SUMMARY

The purpose of this report is to appoint an appropriate appeals authority to deal with section 62 appeals arising from the implementation of Overstrand Municipality's Supply Chain Management Policy.

RECOMMENDATION TO THE COUNCIL:

1. that, in view of the limitation brought forward by section 117 of the Municipal Finance Management Act 2003, (Act 56 of 2003) on the function of the Executive Mayor in terms of section 62 of the Municipal Systems Act 2000, (Act 32 of 2000), the Executive Mayor **be authorised to delegate** the consideration of appeals for tenders in excess of R10 million, in implementation of the municipality's Supply Chain Management Policy, to an appeal committee consisting of the following officials:
 - a) Deputy Director: Engineering Planning
 - b) Deputy Director: Operational Services
 - c) Senior Manager: Kleinmond Administration
2. that the Executive Mayor retains no power to make a decision with regard to appeals against the implementation of Council's Supply Chain Management Policy, or to override the decision made by the delegated authority; and
3. that the Municipal Manager, in terms of Section 62(4)(a) of the Municipal Systems Act, retains no power as a further appeal authority to override a decision made by this delegated authority; and
4. that the Senior Manager: Kleinmond Administration be appointed as the Chairperson and the Deputy Director: Engineering Planning as Deputy Chairperson of the appeal committee.

RESPONSIBLE OFFICIAL :**C LE ROUX****TARGET DATE FOR IMPLEMENTATION :****25 OCTOBER 2017**

11.

HERMANUS: ERF 9515 ZWELIHLE, WRITE-BACK OF AMOUNTS RAISED, PEMZO CONSTRUCTION CC

7/2/3/2

M Erasmus

(028) 316 3724

Hermanus Administration

20 October 2017

EXECUTIVE SUMMARY

The purpose of the report is to request Council to approve the writing back of an amount of R182,595.90 (ONE HUNDRED AND EIGHTY TWO THOUSAND FIVE HUNDRED AND NINETY FIVE RAND AND NINETY CENTS) of Pemzo Construction CC, incurred in terms of a lease agreement entered into between Pemzo Construction CC and the Overstrand Municipality in relation to Erf 9515 Zwelihle, due to the circumstances to be discussed in this report.

RECOMMENDATION TO THE COUNCIL:

that the arrear municipal account of Pemzo Construction CC for the leasing of Erf 9515 Zwelihle in the amount of R182,595.90 (ONE HUNDRED AND EIGHTY TWO THOUSAND FIVE HUNDRED AND NINETY FIVE RAND AND NINETY CENTS) representing an amount of R175,560.00 (ONE HUNDRED AND SEVENTY FIVE THOUSAND FIVE HUNDRED AND SIXTY RAND) in rental, R6,675.90 (SIX THOUSAND SIX HUNDRED AND SEVENTY FIVE RAND AND NINETY CENTS) in interest and R360.00 (THREE HUNDRED AND SIXTY RAND) in collection charges, **be written back**, due to circumstances.

RESPONSIBLE OFFICIAL :**M ERASMUS
E HOONEBERG****TARGET DATE FOR IMPLEMENTATION :****30 NOVEMBER 2017****TARGET DATE TO INFORM APPLICANT :****15 NOVEMBER 2017**

12.

ACKNOWLEDGEMENT: SERVICE LEVEL AGREEMENT WITH THE DEPARTMENT OF RURAL DEVELOPMENT AND LAND REFORM (DRLDR)

5/6/1/4

S Madikane**(028) 313 8066****Hermanus Administration****20 October 2017**

EXECUTIVE SUMMARY

The purpose of the report is for Council to acknowledge the contents of the Service Level Agreement with reference to conditions of funding related to municipal financial responsibilities.

RECOMMENDATION TO THE COUNCIL:

that the contents of the Service Level Agreement (SLA) be acknowledged and approved.

RESPONSIBLE OFFICIAL :**S MADIKANE****TARGET DATE FOR IMPLEMENTATION :****25 OCTOBER 2017**

PORTFOLIO COMMITTEE :

FINANCE

Chairperson :

**Deputy Executive Mayor
Ald D Coetzee**

Committee Members :

**Cllrs K Brice,
S Tebele, X Msweli & B Molefe**

PORTEFEULJEKOMITEE :

FINANSIES

Voorsitter :

**Uitvoerende Onderburgemeester
Rdh D Coetzee**

Komiteelede :

**Rdle K Brice,
S Tebele, X Msweli & B Molefe**

**NO REPORTS WERE RECEIVED BY THE SECRETARIAT
FOR INCLUSION IN THIS PORTFOLIO**

PORTFOLIO COMMITTEE :

MANAGEMENT SERVICES

Chairperson :

Cllr R de Coning

Committee Members :

**Ald M Sapepa, Cllrs J Kloppers-Lourens,
M Opperman & N Nqinata**

PORTEFEULJEKOMITEE :

BESTUURSDIENSTE

Voorsitter :

Rdl R de Coning

Komiteelede :

**Rdh M Sapepa, Rdle J Kloppers-Lourens,
M Opperman & N Nqinata**

**NO REPORTS WERE RECEIVED BY THE SECRETARIAT
FOR INCLUSION IN THIS PORTFOLIO**

PORTFOLIO COMMITTEE :

PROTECTION SERVICES

Chairperson :

Cllr F Africa

Committee Members :

**Cllrs K Brice, C May,
V Macotha & S Kalolo**

PORTEFEULJEKOMITEE :

BESKERMINGSDIENSTE

Voorsitter :

Rdl F Africa

Komiteelede :

**Rdle K Brice, C May,
V Macotha & S Kalolo**

**NO REPORTS WERE RECEIVED BY THE SECRETARIAT
FOR INCLUSION IN THIS PORTFOLIO**

PORTFOLIO COMMITTEE :

COMMUNITY SERVICES

Chairperson :

Cllr A Komani

Committee Members :

**Ald N Botha-Guthrie, Cllrs L Ntsabo,
V Pungupungu & S Kalolo**

PORTEFEULJEKOMITEE :

GEMEENSKAPSDIENSTE

Voorsitter :

Rdl A Komani

Komiteelede :

**Rdh N Botha-Guthrie, Rdle L Ntsabo,
V Pungupungu & S Kalolo**

**1.
TRANSFER : OVERSTRAND MUNICIPALITY TO SHANNON LEON TEMMERS :
ERF 808, HAWSTON**

17/5/4/1

FW Frans

(028) 313 8144

Hermanus Administration

22 September 2017

EXECUTIVE SUMMARY

This report is to request the Council to, in terms of its delegated authority, grant permission for the transfer of Erf 808, Hawston, to Shannon Leon Temmers.

RECOMMENDATION TO THE COUNCIL:

1. that permission be granted to transfer Erf 808, Hawston to Mr Shannon Leon Temmers; and
2. that the aforementioned consent to transfer be subject to Mr Shannon Leon Temmers accepting full responsibility for the outstanding municipal services account in respect of Erf 808, Hawston; and
3. that it be recommended to the Department of Human Settlements : Western Cape that the original beneficiaries, namely Mr Desmond Leon Temmers and his former wife, Ms Maria May (previously Temmers), not be considered for future housing opportunities in the Overstrand.

RESPONSIBLE OFFICIAL :

FW FRANS

TARGET DATE FOR IMPLEMENTATION :

01 NOVEMBER 2017

PORTFOLIO COMMITTEE :
ECONOMIC DEVELOPMENT & TOURISM

Chairperson :

Cllr E Gillion

Committee Members :

**Cllrs G Cohen, L Ntsabo,
S Tebele & C Tafu-Nwonkwo**

PORTEFEULJEKOMITEE :
EKONOMIESE ONTWIKKELING & TOERISME

Voorsitter :

Rdl E Gillion

Komiteelede :

**Rdle G Cohen, L Ntsabo,
S Tebele & C Tafu-Nwonkwo**

**NO REPORTS WERE RECEIVED BY THE SECRETARIAT
FOR INCLUSION IN THIS PORTFOLIO**

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

Cllr D Botha

Committee Members :

**Cllrs G Cohen, F Krige,
S Tebele & V Pungupungu**

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

Rdl D Botha

Komiteelede :

**Rdle G Cohen, F Krige,
S Tebele & V Pungupungu**

1.
**TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
 CONSIDERED IN TERMS OF DELEGATED AUTHORITY : AUGUST/SEPTEMBER
 2017**

15/3/11

R van Antwerp
 21 September 2017

(028) 313 8039

Hermanus Administration

EXECUTIVE SUMMARY

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 17 August 2017 – 20 September 2017 as well as the applications that served before the Municipal Planning Tribunal on 30 August 2017.

RESOLVED:

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 17 August 2017 – 21 August 2017, as well as the applications that served before the Municipal Planning Tribunal on 30 August 2017:

Spatial Land Use Management Act (SPLUMA) Approvals

1.	Erf 70, Hawston	25 August 2017
2.	Erf 152, Stanford	25 August 2017
3.	Erf 224, Stanford	25 August 2017
4.	Erf 8397, Hermanus	25 August 2017
5.	Portion 7 of the farm Klein Rivier Kloof No. 660	25 August 2017
6.	Erf 5310, Hermanus	25 August 2017
7.	Erven 2802 and 2803, Perlemoenbaai	25 August 2017
8.	Erf 1223, Sandbaai	25 August 2017
9.	Erf 3628, Kleinmond	31 August 2017
10.	Portion 229 of the farm Benguela Cove No. 575	1 September 2017
11.	Erf 11836, Hermanus	13 September 2017
12.	Erf 5492, Betty's Bay	13 September 2017
13.	Erf 5514, Betty's Bay	13 September 2017
14.	Erf 5741, Hermanus	13 September 2017
15.	Erf 381, Gansbaai	18 September 2017
16.	Erf 780, Hermanus	18 September 2017
17.	Erf 166, Franskraal	18 September 2017
18.	Erf 7911, Kleinmond	18 September 2017
19.	Erf 74, Stanford	18 September 2017
20.	Erf 3005, Onrustrivier	18 September 2017
21.	Erf 2136, Vermont	18 September 2017
22.	Erf 11057, Hermanus	18 September 2017

MINUTES OF THE MAYORAL COMMITTEE MEETING**25 OCTOBER 2017**

- | | | |
|-----|---|-------------------|
| 23. | Portions 1 and 7 of the farm Hemel & Aarde
No. 584 | 20 September 2017 |
| 24. | Erf 823, Franskraal | 20 September 2017 |
| 25. | Erf 920, Franskraal | 20 September 2017 |
| 26. | Erf 859, Hermanus | 20 September 2017 |
| 27. | Erf 875, Stanford | 20 September 2017 |

Municipal Planning Tribunal

- | | | |
|----|----------------------|----------------|
| 1. | Erf 1180, Hermanus | 30 August 2017 |
| 2. | Erf 511, Fisherhaven | 30 August 2017 |

RESPONSIBLE OFFICIAL :**R VAN ANTWERP****TARGET DATE FOR IMPLEMENTATION :****8 NOVEMBER 2017****TARGET DATE TO INFORM APPLICANT :****N/A****TARGET DATE TO INFORM OBJECTOR :****N/A**

2.

HERMANUS: IN PRINCIPLE APPROVAL FOR THE ALIENATION OF ERF 1406 SANDBAAI TO JL & NJ HENZEN, S BROUWER AND J MARQUART

7/2/3/2/

N Liebenberg

(028) 316 3724

Hermanus Administration

26 September 2017

EXECUTIVE SUMMARY

To obtain approval in principle for the direct alienation of Erf 1406 Sandbaai (198m² in extent), to the owners of Erf 1405 Sandbaai , being JL & NJ Henzen, S Brouwer and J Marquart.

RECOMMENDATION TO THE COUNCIL:

1. that the direct alienation of Erf 1406 Sandbaai (adjacent to Erf 1405 Sandbaai), ±198m² in extent, to the owners of the adjoining erf, JL & NJ Henzen, S Brouwer and J Marquart, at an amount of R63,500.00 (SIXTY THREE THOUSAND FIVE HUNDRED RAND) (VAT excluded) be **approved in principle**;
2. that it be noted that the direct alienation is possible as Erf 1406 Sandbaai is classified as a non-viable property;
3. that, subject to the approval in principle referred to in 1. above, a public participation process be followed at the cost of the Applicants;
4. that it be noted that a condition for alienation will be that Erf 1406 Sandbaai must be consolidated with the adjoining property of JL & NJ Henzen, S Brouwer and J Marquart, being Erf 1405 Sandbaai;
5. that the alienation of Erf 1406 Sandbaai, furthermore be subject to the necessary closure, rezoning and consolidation approvals being granted;
6. that all the costs pertaining to the transaction, e.g. application cost, valuation cost, consolidation, closure of public space, rezoning, transfer and related costs, advertisements, etc., be paid by the Applicants; and
7. that it be noted that the Municipal property herewith envisaged to be alienated is not required for the provision of basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

RESPONSIBLE OFFICIAL :	N LIEBENBERG
TARGET DATE FOR IMPLEMENTATION :	PROCESS
TARGET DATE TO INFORM APPLICANT:	8 NOVEMBER 2017
TARGET DATE TO INFORM OBJECTOR:	N/A

**3.
HERMANUS: TRANSFER OF FUNDING TO THE HERMANUS SPORT CLUB FOR
INSTALLATION OF FLOODLIGHTS FOR THE HOCKEY FACILITIES**

7/2/3/2

D Hendriks
11 April 2017

(028) 313 5058

Hermanus Administration

EXECUTIVE SUMMARY

Council entered into a lease agreement with the Hermanus Sport Club (HSC) for the lease of a portion of erf 1253 Hermanus. One of the conditions is that the HSC develop and manage the property as a general sport and recreational facility. Council funding contribution will be limited as it is the responsibility of HSC to source funding for the development of the sport facility.

During the 2017/2018 provincial financial year the Department of Cultural Affairs & Sport (DCAS) has provided funding in the amount of R 1,171 000.00 (one million one hundred and seventy one thousand rand) for the installation of floodlights at the hockey facility. The purpose of this item is to request Council that the funding be transferred to the HSC, based on the progress of the proposed development.

RECOMMENDATION TO THE COUNCIL:

1. that the grant received from the Department of Cultural Affairs and Sport to the amount of R1 171 000.00 be made available to Hermanus Sport Club as a once off grant-in-aid for the installation of floodlights at the hockey field;
2. that the Hermanus Sport Club be fully compliant with the provisions of Section 67 of the Local Government: Municipal Finance Management Act, 2003; and
3. that progress payments be made as agreed between Council and the Hermanus Sport Club.

RESPONSIBLE OFFICIAL :

D HENDRIKS

TARGET DATE FOR IMPLEMENTATION :

25 OCTOBER 2017

TARGET DATE TO INFORM APPLICANT :

N/A

4.

HERMANUS: IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF UNREGISTERED ERF 9901 (A PORTION OF ERF 9894), VOËLKLIP, HERMANUS TO THE BERGRANT TRUST

7/2/3/2/

W Murtz

(028) 316 3724

Hermanus Administration

14 September 2017

EXECUTIVE SUMMARY

To obtain approval in principle for the direct alienation of unregistered Erf 9901 (a portion of Erf 9894) Hermanus, $\pm 244\text{m}^2$ in extent, to the owner of Erf 3517 Hermanus (233 Eleventh Street), The Bergrant Trust.

RECOMMENDATION TO THE COUNCIL:

1. that the direct alienation of unregistered Erf 9901 (a portion of Erf 9894) Hermanus ($\pm 244\text{m}^2$ in extent) to the owners of the adjoining erf, The Bergrant Trust, at a market related purchase price as determined by a registered valuer be **approved in principle**;
2. that it be noted that the direct alienation is possible as unregistered Erf 9901 (a portion of Erf 9894) Hermanus is classified as a non-viable property;
3. that, subject to the approval in 1. above, a public participation process be followed at the cost of the Applicant;
4. that it be noted that a condition for the alienation will be that unregistered Erf 9901 (a portion of Erf 9894) Hermanus be consolidated with the adjoining property of The Bergrant Trust, being Erf 3517 Hermanus;
5. that the alienation of unregistered Erf 9901 (a portion of Erf 9894) Hermanus furthermore be subject to a suspensive condition that the Applicant obtains approval for the consolidation and rezoning of the portion of property as well as the approval for the relaxation of the northern (rear) building line of the consolidated property;
6. that all the costs pertaining to the transaction, e.g. application fee, valuation costs, consolidation, rezoning, application for relaxation of the building rear building line, transfer and related costs, advertisements, etc., be paid by the Applicant/purchaser; and

7. that it be noted that the municipal property herewith envisaged to be alienated is not required for the provision of basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

RESPONSIBLE OFFICIAL :

W MURTZ

TARGET DATE FOR IMPLEMENTATION:

30 NOVEMBER 2017

TARGET DATE TO INFORM APPLICANT:

8 NOVEMBER 2017

TARGET DATE TO INFORM OBJECTOR:

N/A

5.

HERMANUS AFFORDABLE HOUSING PROJECT: PROPOSED BUSINESS PLAN AND APPROVAL TO DEVIATE FROM SEVERAL PARAGRAPHS OF THE OVERSTRAND MUNICIPALITY ADMINISTRATION OF IMMOVABLE PROPERTY POLICY TO DIRECTLY SELL AND TRANSFER THE 189 ERVEN IN THE IDENTIFIED AFFORDABLE HOUSING PROJECT TO SUPPLIERS TO ALL (PTY) LTD t/a MCAPE OVERSTRAND (PREVIOUSLY MOTLEKAR)

17/5/5/2/18

A Jacobs / A Le Roux
16 August 2017

(028) 313 5075

Hermanus Administration

EXECUTIVE SUMMARY

A report providing an update of the progress on affordable housing in the Overstrand municipal area served before Council during May 2017. It was mentioned in the report that the Hermanus Affordable Housing project planned for Zwelihle and Mount Pleasant would be the next development and that a funding contribution towards the project was approved by the Department of Human Settlements (DoHS).

The purpose of this report is now to:

- (a) inform Council of the progress with the project and the housing model as well as planned implementation and obtain Council's approval; and
- (b) obtain approval to transfer the 189 erven in this affordable housing project to the municipality's implementing agent simultaneously with the beneficiaries (to be identified during the process) who will be allocated the individual erven in terms of the criteria discussed further on in this report.

The following aspects will be discussed:

- Proposed Implementation Model for development and phasing thereof;
- R10 000 000.00 contribution from Department of Human Settlements;
- Proposed waiving of land costs;
- Proposed waiving of electrical services costs;
- Proposed waiving of bulk services contributions;
- Proposed target market (beneficiaries) of the project;
- Proposed transfer to Suppliers to All (Pty) Ltd t/a MCape Overstrand.

The Hermanus development comprises of the development of three areas in Mount Pleasant and Zwelihle.

RECOMMENDATION TO THE COUNCIL:

1. that the proposed Business Plan for the Hermanus Affordable Housing Project and implementation thereof, **be noted**;
2. that the R10 000 000.00 received from the Department of Human Settlements towards funding of the Hermanus Affordable Housing Project and the subsequent recovering thereof from the sale of erven by the implementing agent to be allocated to the Housing Development Fund in terms of the Department of Human Settlements' conditions, **be noted**;
3. that all applicable bulk services contributions be waived, **be approved**;
4. that all applicable land costs on Swartdam Road Site C1 and Mount Pleasant Village be waived, **be approved**;
5. that the civil infrastructure costs applicable on Swartdam Road Site C1 and Mount Pleasant Village be utilised towards meeting the expenditure related to the implementation of the Land Use Development Conditions, **be approved**;
6. that all applicable electrical installation costs on Swartdamroad Site C1 and Mount Pleasant Village be waived, **be approved**;
7. that the land costs applicable on Mount Pleasant Heights, which amounts to approximately R1 160 811.00 be used to cross-subsidise the selling prices on Mount Pleasant Village, **be approved**;
8. that the civil- and electrical infrastructure costs applicable on Mount Pleasant Heights be utilised towards meeting the expenditure related to the implementation of the Land Use Development Conditions, **be approved**;
9. that the conditions imposed by Council on the remaining 17 sites in upper Mount Pleasant, now forming part of Mount Pleasant Heights, as contained in the Resolution dated 26 September 2012, **be rescinded**;
10. that the transfer of the 189 erven in this housing project to MCape Overstrand must be simultaneous with the transfer to the beneficiaries (to be identified during the project) who will be allocated the individual erven in terms of the set criteria imposed by Department of Human Settlements in the Memorandum of Agreement and the Housing Act and National Housing Code, **be approved**;
11. that the abovementioned approval be subject to a public participation process being followed at the cost of the Municipality in order to inform the public of the process to be followed for the allocation of the developed erven to beneficiaries; and

12. that a reversionary clause be inserted in the Land Availability Agreement with MCape Overstrand stating that the development must be completed within 5 years from date of signature of the Agreement unless a written extension has been granted by the municipality, inclusive of refundable HDF amounts.

RESPONSIBLE OFFICIAL :

**A JACOBS
A LE ROUX
B KING**

TARGET DATE FOR IMPLEMENTATION :

25 OCTOBER 2017

TARGET DATE TO INFORM APPLICANT:

N/A

TARGET DATE TO INFORM OBJECTOR:

N/A

The meeting adjourned at 10:25

DATE

R SMITH – EXECUTIVE MAYOR