



KAAP AGULHAS MUNISIPALITEIT  
CAPE AGULHAS MUNICIPALITY  
U MASIPALA WASECAPE AGULHAS

**NOTULE VAN 'N ALGEMENE RAADSVERGADERING GEHOU OM 10:00 OP DINSDAG  
30 OKTOBER 2018 IN DIE MUNISIPALE RAADSAAL TE BREDASDORP**

**MINUTES OF A GENERAL COUNCIL MEETING HELD ON TUESDAY, 30 OCTOBER 2018  
AT 10:00 IN THE MUNICIPAL COUNCIL CHAMBERS, BREDASDORP**

**RAADSLEDE / COUNCILLORS**

MNR	R J BAKER	
MNR	G D BURGER	
MNR	D J EUROPA	
MNR	C J JACOBS	
MNR	D JANTJIES	
ME	E C MARTHINUS	
MNR	J G A NIEUWOUDT	(Speaker)
ME	M OCTOBER	
ME	E L SAULS	
MNR	P J SWART	(Burgemeester)
ME	Z TONISI	(Onder-Burgemeester)

**AMPTENARE / OFFICIALS**

Mnr D O'Neill	Munisipale Bestuurder
Mnr H Van Biljon	Direkteur: Finansiële Dienste
Mnr K Mrali	Direkteur: Bestuursdienste
Mnr A Jacobs	Direkteur: Infrastruktuurdienste
Mnr B Hayward	Bestuurder: Stads- en Streeksbeplanning
Mnr G M Moelich	Bestuurder: Administrasie
Me N Mhlati-Musewe	Divisional Head: HR Services & Organisational Development

1. **OPENING**

Die Speaker heet die teenwoordiges welkom en Raadslid Tonisi open die vergadering met gebed.

2. **AANSOEKE OM VERLOF TOT AFWESIGHEID / APPLICATIONS FOR LEAVE**

Geen.

3. **ONDERHOUDE MET AFGEVAARDIGDES EN/OF ANDER BESOEKE**

Geen.

4. **NOTULES VAN VORIGE VERGADERINGS VOORGELê VIR BEKRAGTING**

4.1 **NOTULE VAN ALGEMENE RAADSVERGADERING GEHOU OP:**

25 September 2018

**BESLUIT 146/2018**

Die Notule word as korrek en volledig bekragtig.

5. **NOTULES VAN DIE UITVOERENDE BURGEMEESTERSKOMITEE VERGADERINGS OOR  
BESLUIE DEUR HOM GENEEM SAAM MET DIE BURGEMEESTERSKOMITEE**

5.1 **NOTULE VAN UBK VERGADERING GEHOU OP:**

20 September 2018

**BESLUIT 147/2018**

Die Raad neem kennis van bogenoemde UBK Notule.

6. **NOTULES VAN KOMITEE VERGADERINGS VIR BESPREKING / KENNISNAME**

6.1 **VOORGELê VIR BESPREKING : WYKSKOMITEE VERGADERINGS GEHOU OP**

- WYK 1 : 17 September 2018
- WYK 2 : 18 September 2018
- WYK 3 : 18 September 2018
- WYK 4 : 17 September 2018
- WYK 5 : 17 September 2018
- WYK 6 : 20 September 2018

**BESLUIT 148/2018**

- (i) Die Raad neem kennis van bogenoemde Wykskomitee Notules.
- (ii) Raadslid Europa (wyk 6) verwys na drie aangeleenthede waarvoor hy skriftelike terugvoer moet ontvang, naamlik: Huurvoorwaardes - Erf 214, Waenhuiskrans; Peutery met elektrisiteitsmeters; Biblioteekdiens.

7. **SAKE VOORTSPRUITEND UIT NOTULES**

Geen.

**8. VERKLARINGS EN/OF MEDEDELINGS DEUR DIE VOORSITTER****8.1 BRIEWE VAN DANK**

Geen.

**8.2 FUNKSIES VIR DIE MAAND**

Geen.

**8.3 AANWYS VAN AFGEVAARDIGDES**

Raadslede moet kennis neem van SALGA opleiding.

**8.4 DRINGENDE SAKE DEUR DIE SPEAKER VOORGELê**

Aangeheg op **bladsy 1** van die bylaes is die spandering van die Sosiale-Ontwikkelingsfonds en neem die Raad kennis daarvan.

**8.5 ALGEMEEN**

Die Raad sal in reses wees vanaf 13 Desember 2018 tot 11 Januarie 2019.

**9. TERUGVOERING VANAF RAADSLEDE OOR VERGADERINGS BYGEWOON**

Geen.

**10. VERKLARINGS EN/OF MEDEDELINGS DEUR DIE UITVOERENDE BURGEMEESTER**

10.1 'n Terplaatsse besoek sal deur die UBK lede aan alle dorpe in die Kaap Agulhas munisipale area gebring word vir 'n algemene netheid inspeksie. Hy nooi die wyksraadslede uit om die inspeksies saam met die UBK by te woon.

10.2 Elke wykskomitee ontvang R8 000,00 vir die aanbied van 'n kersfunksie. Die Burgemeester meld dat alle voorsieningskanaalbestuursbeleid gevolg sal word.

10.3 Die Burgemeester bedank mnr John Daniëls vir sy 14 jaar se diens by Kaap Agulhas.

11. <u>ITEMS NA DIE RAAD VERWYS VIR OORWEGING</u>	<u>Notule</u>	<u>Bladsy</u>	
			<u>Bylaes</u>
11.1 <u>STRATEGIESE BEPLANNING EN ADMINISTRASIE</u>			
11.1.1 Quarterly Performance Report: 1 July 2018 to 30 Sept 2018	5 - 6		2 - 35
11.1.2 Internal Health and Safety Risk Audit Report	6 - 7		36 - 41
11.1.3 Arniston Downs: Farm 260, Erven 515 and 34, Arniston	7 - 15		-
11.1.4 Vervreemding (huur): Erf 538, Napier	16 - 17		42 - 60
11.1.5 Kwytskelding van aansluitingsfooie: Elim Tehuis (Bdorp Outreach)	17 - 19		-
11.1.6 Valuation: Erf 1257, Struisbaai	19 - 30		-
11.2 <u>FINANSIES- EN IT DIENSTE</u>			
11.2.1 Bredasdorp Muurbalklub: Tersyde stel van water basiese fooi	30 - 31		61 - 62

		<u>Bladsy</u>	
		<u>Notule</u>	<u>Bylaes</u>
12.	<b><u>ADDISIONELE ITEMS DEUR DIE RAAD HANTEER</u></b>		
12.1	Review and Consideration: Grouplife Insurance - Permanent Employees	31 - 34	
12.2	Raising: Long term debt - New/Upgrade related infrastructure	34 - 35	
12.3	Updated Long-Term Financial Plan Assessment 2017/18 results	35 - 36	
12.4	Kondonering: Hef van rente op uitstaande debiteure (Aug en Sept 2018)	36 - 37	
12.5	Reviewed and Updated Revenue Enhancement Strategy: Action Plan	37 - 38	
12.6	Socio-Economic: Micro Structure 2018/19 change	38 - 39	
12.7	Heroorweging: Waardasie van 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337 en 1338, Napier	40 - 42	
12.8	Amendments: Approved Capital Budget - L'Agulhas sidewalks	42 - 43	
13.	<b><u>DRINGENDE SAKE DEUR DIE MUNISIPALE BESTUURDER</u></b>		
	Geen.		
14.	<b><u>OORWEGING VAN KENNISGEWING VAN MOSIES</u></b>		
	Geen.		
15.	<b><u>OORWEGING VAN KENNISGEWING VAN VRAE</u></b>		
	Geen.		
16.	<b><u>OORWEGING VAN DRINGENDE MOSIES</u></b>		
	Geen.		
17.	<b><u>VERSLAG DEUR MUNISIPALE BESTUURDER OOR DIE UITVOERING VAN RAADSBESLUIE</u></b>		
	Lys van onafgehandelde Raadsbesluite verskyn op <b><i>bladsy 44</i></b> .		
18.	<b><u>IN-KOMITEE VERSLAE</u></b>		
	Die In-Komitee agenda word direk na hierdie Agenda ingebind.		
19.	<b><u>SLUITING</u></b>		
	Die vergadering verdaag om 12:35		

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## 11. ITEMS NA DIE RAAD VERWYS VIR OORWEGING

### 11.1 STRATEGIESE BEPLANNING EN ADMINISTRASIE

#### 11.1.1 QUARTERLY PERFORMANCE REPORT FOR QUARTER 1: 1 JULY 2018 - 30 SEPTEMBER 2018

##### REPORT BY THE DIVISION HEAD: STRATEGIC PLANNING AND ADMINISTRATION

##### PURPOSE OF REPORT

To present the quarterly performance report of the Municipality for the first quarter of the financial year (1 July 2018 - 30 September 2018), as attached on **page 2 to 13**.

##### BACKGROUND

This Performance Report is submitted in compliance with MFMA Circular 13, which requires the Municipality to report quarterly on its Service Delivery Budget Implementation Plan (SDBIP).

This report must be read in conjunction with the Quarterly Budget Report, attached on **page 14 to 35** which is submitted to Council in terms of Section 52(d) of the Municipal Finance Management Act, which requires the Mayor to within 30 days of the end of each quarter; submit a report to Council on the implementation of the budget and the financial state of affairs of the Municipality.

##### DISCUSSION

The Performance Management System is an internet-based system that uses the approved Service Delivery Budget Implementation Plan (SDBIP) as its basis.

The Executive Mayor approved the Top Layer SDBIP for 2018/19 on 25 June 2018. The SDBIP is a layered plan comprising a Top Layer SDBIP and Departmental SDBIPs.

Performance reporting on the top layer SDBIP is done to the Mayoral Committee and Council on a quarterly, half yearly (Mid-year Budget and Performance Assessment Report) and annual basis (Annual Report).

Any amendments to the Top Layer SDBIP must be approved by Council following the submission of the Mid-year Budget and Performance Assessment Report and the approval of the adjustment budget.

##### LINKAGE TO THE IDP

The Council approved the new five year IDP on 30 May 2017. The SDBIP derives from the IDP, which contains the Municipalities vision, mission and strategic goals and objectives, which in turn aligned to the National KPA's for Local Government.

**The following table sets out this alignment:**

VISION	MISSION	STRATEGIC GOAL	STRATEGIC OBJECTIVE
Together for excellence Saam vir uitnemendheid Sisonke siyagqwesa	To render excellent services through good governance, public ownership and partnership in order to create a safer environment that will promote socio-economic growth and ensure future financial sustainability in a prosperous southernmost community	SG1: To ensure good governance	SO1: To create a culture of good governance
			SO2: To create a culture of public participation and empower communities to participate in the affairs of the Municipality
		SG2: To ensure institutional sustainability	SO3: To create an administration capable of delivering on service excellence.
		SG3: To promote local economic development in the Cape Agulhas Municipal Area	SO4: To create an enabling environment for economic growth and development
			SO5: To promote tourism in the Municipal Area
		SG4: To improve the financial viability of the Municipality and ensure its long term financial sustainability	SO6: To provide effective financial, asset and procurement management
		SG5: To ensure access to equitable affordable and sustainable municipal services for all citizens	SO7: Provision of equitable quality basic services to all households
			SO8: To maintain infrastructure and undertake development of bulk infrastructure to ensure sustainable service delivery.
			SO9: To provide community facilities and services
		SG6: To create a safe and healthy environment for all citizens and visitors to the Cape Agulhas Municipality	SO10: Development of sustainable vibrant human settlements
			SO11: To promote social and youth development
			SO12: To create and maintain a safe and healthy environment

### **MANAGEMENT RECOMMENDATION**

- (i) That the quarterly performance report for the quarter (1 July 2018 to 30 September 2018) be noted.
- (ii) That this report be read in conjunction with the Quarterly Budget Report which is submitted to Council in terms of Section 52(d) of the Municipal Finance Management Act, Act 56 of 2003.

### **RESOLUTION 149/2018**

That the management recommendation be accepted as a resolution of Council.

## 11.1.2 **INTERNAL HEALTH AND SAFETY RISK AUDIT REPORT TO COUNCIL**

### **PURPOSE OF REPORT**

Council sought a legal compliance opinion from the Health and Safety officer on the reasonably practicable adherence to and compliance with the requirements of the Occupational Health and Safety Act 85 of 1993 (as amended and hereinafter referred to as "the Act"). This service was delivered on 30 September 2018.

### **BACKGROUND**

The OHS Officer conducted an internal risk audit report for Cape Agulhas Municipality for 30 September 2018 as attached on **page 36 to 41**.

The Internal health and safety risk audit was conducted by the OHS Officer on the following areas: Agulhas, Arniston, Bredasdorp, Napier and Struisbaai in September 2018.

**LEGAL IMPLICATIONS**

1. Health and Safety Act of 85 of 1993
2. Health and Safety Policy of Council.

**PERSONNEL IMPLICATIONS**

None.

**FINANCIAL IMPLICATIONS**

None .

**MANAGEMENT RECOMMENDATION**

That Council take note of the internal health and safety audit report for September 2018.

**RESOLUTION 150/2018**

That the management recommendation be accepted as a resolution of Council.

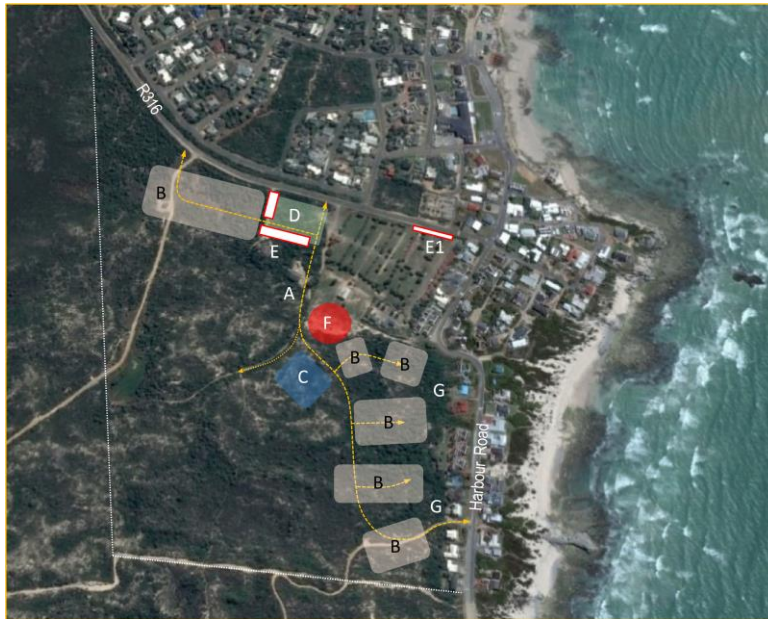
11.1.3 **ARNISTON DOWNS: FARM 260, ERVEN 515 AND 34, ARNISTON / WAENHUISKRANS (15/5/R-MTRP)(WARD 6)**

**PURPOSE OF REPORT**

That Council consider the proposed Site Development Plan on Farm 260, Erven 515 and 34 Waenhuiskrans / Arniston.

**LOCALITY PLAN**

## SITE DEVELOPMENT PLAN



ARNISTON DOWNS: FARM 260,  
ERF 515 and 34  
Concept Urban Design Framework

- A. Access roads
- B. Residential cluster
- C. Eco-lodge
- D. Public space which also accommodates overspill parking from camp-site/ caravan park
- E. Possible commercial, security, youth facilities focused on public space (E1. Possible "pop-up" market facilities across Erf 599)
- F. Parking for buses
- G. Green space between residential clusters



400m

## BACKGROUND

The Cape Agulhas Municipality (CAM) appointed Built Environment Partnership (Pty) Ltd. (BEP) and Infinity Environmental (Pty) Ltd. (Infinity) to undertake an assessment and prepare a concept Site Development Plan for the Arniston Downs site, comprising that portion of the Remainder of Farm Arniston Downs 260 which lies south of the R316, as well as Erf 515 and Erf 34 Waenhuiskrans / Arniston.

## CAPE AGULHAS SPATIAL DEVELOPMENT FRAMEWORK

The guiding vision for the CAM SDF, approved by Council in May 2017 is:

***“An environment, space economy, and settlements in CAM which ensure justice, sustainability, efficiency, livelihood opportunity, and a rich life experience for all residents, citizens, and visitors.”***

The spatial concept for CAM - aimed at achieving the desired spatial form for CAM while ensuring alignment with the SPLUMA spatial development principles – comprises eight key strategies:

**Key strategy 1:** Protect, maintain and enhance the natural resource base of the municipality – including areas of high biodiversity, high-potential agricultural land, inland and coastal waters, and scenic landscapes – which is the basis of life and the local economy.

**Key strategy 2:** Make allowance for extended opportunity in key sectors reliant on the natural resource base of CAM, including agriculture, agri-processing, and tourism.

**Key strategy 3:** Maintain and improve CAM's major inter- and intra-regional infrastructure and movement routes.

**Key strategy 4:** Work to increase the potential benefits associated with key public infrastructure elements in CAM (including the airport, harbours, and rail).

**Key strategy 5:** Maintain a settlement hierarchy which minimises resource impacts, maximises livelihood opportunity, enable the efficient and cost effective provision of infrastructure and services, minimises vehicular movement, and maintains the positive settlement and life style characteristics of places.



**Key strategy 6:** Within all settlements prioritise infill development, the efficient use of land, and adaptive re-use of existing assets.

**Key strategy 7:** Within all settlements, actively seek to upgrade and integrate marginalised and informal settlements, cluster public facilities, provide opportunity for entrepreneurs, and increase housing choice and asset value.

**Key strategy 8:** Actively seek partnerships to develop and manage CAM to achieve the SDF principles and proposals.

**Critical about these strategies in relation to Arniston/ Waenhuiskrans is:**

- No significant growth is envisaged. Rather, the aim is to improve the settlement for existing residents and visitors, including those poorly housed.
- At the same time, access to what the settlement offers – in relation to amenity, recreation and living – could possibly be extended in a limited manner. This would include extended visitor facilities and new residential opportunity.
- In terms of settlement structure and form, the aim is to contain new development to the existing footprint of the settlement as far as is possible, focusing on infill opportunity and land already disturbed.

The issue of extended residential opportunity is important from a municipal financial sustainability perspective.

CAM is not regarded as an area of high growth or development potential by the WCG. The capital budget of the municipality is limited, significant additional government support unlikely, the proportion of indigent citizens in the municipal area growing steadily, and the need – and associated cost - to upgrade and maintain infrastructure significant. For some time now, some believe that there is demand for further development in Arniston/Waenhuiskrans of a kind that can be accommodated without harm to the settlement's character, while boosting municipal capital significantly – perhaps to the tune of three or four times the annual capital budget of the municipality (not considering ongoing rates and taxes, support to local enterprises, and so on).

The CAM SDF recognizes the character and history of Arniston / Waenhuiskrans as a historic fishing and coastal settlement, sought-after retirement / second home area, and holiday destination. The focus of the SDF for the settlement is to maintain its distinctive character while improving opportunity for residents and visitors.

New housing development proposed is broadly of two kinds. The first is affordable housing. The second is housing aimed at higher income brackets for those who choose to build in Arniston / Waenhuiskrans. Both kinds of housing are publicly assisted in that municipally owned land and infrastructure could be utilised.

The CAM municipal housing waiting list suggests that there is a backlog of some 140 units in Arniston / Waenhuiskrans. New five-year demand is estimated at just over 20 units. While the SDF favours providing opportunity for new growth in CAM in areas where the best livelihood opportunity exists and inter-settlement movement could be minimized – for example in Bredasdorp – past backlogs need to be addressed where citizens reside. This is done as resources become available (specifically from the WCG).

In relation to affordable housing, the SDF proposes infill development to improve the environment of the residential area north of Kamp Street, and on Site C (Site C is also on the approved housing project pipeline). Housing development on Site C should be preceded by a detailed precinct plan, aimed at clustering housing at points most appropriate in relation to infrastructure provision and maintaining green space, as opposed to a It is believed possible to provide limited higher income opportunity on Erf 325, and Erf 216 – specifically utilising existing road infrastructure – while maintain significant green space.

The SDF recognize the opportunity associated with Erf 260 for limited higher income housing opportunity, tourism development, and rationalisation of the caravan park / camp site (e.g. parking for the holiday makers / users).

Again, the SDF specifies that any development of these sites, should be preceded by detailed precinct planning.

### **RESOURCE CONSTRAINTS**

CAM is challenged by financial and staff resource constraints. The CAM Capital Budget for the MTEF period 2017/18-2019/20 ranges from some R24m to R21m. Almost 80% of the budget is allocated to infrastructure maintenance and development, while a significant portion of the budget – within the limited means of CAM – is also allocated to maintain and upgrade amenity and facilities associated with beaches, and to extend, maintain and safeguard sports and public facilities.

Giving the cost of infrastructure and amenities, available funding is under stress with many needed projects not funded over the short term. This situation is exacerbated by:

- A steady growth in the number of households registered for indigent support (from 3 431 in 2014/15 to 3 485 in 2016/17, almost 31% of all households in CAM) and experience that the indigent grant (financed from the equitable share in terms of the Division of Revenue Act) is no longer adequate to cover actual service costs.
- The WCG Provincial Spatial Development Framework's (PSDF) position – in line with national policy – that government and policy-makers focus their resources in those areas that have both high or very high growth potential, as well as high to very high social need. In this regard, settlements in CAM do not fall within the upper tier of growth potential and social need. Thus, CAM could not expect absolute or extraordinary prioritisation for additional resources for services beyond what is already provided by government.

#### **The implications of budget constraints are:**

- Locating and designing publicly assisted housing in a manner where the opportunity provided becomes an asset as opposed to a burden which further impoverishes beneficiaries.
- Increasing access for ordinary citizens to entrepreneurship and livelihood opportunity associated with agriculture, nature (and tourism), trading locations along major routes, and so on.
- Thoughtful use of public land to enable private sector opportunity and investment, also in meeting community infrastructure and facility needs.

The IDP reports on the staffing constraints raised as a challenge by various services in CAM.

From a spatial perspective, the municipality has limited staff resources to undertake spatial planning, land use and building development management, and day-to-day management of private sector development opportunities identified by CAM. While private sector partnerships are very important, the nature of processes cannot “usurp” all available staff resources.

It is therefore important that resource intensive processes associated with land development be undertaken by the private sector as far as possible. This, in turn, demand that CAM very clearly specifies the municipality's expectations and the outcomes associated with development initiatives.

### **DEVELOPMENT PRINCIPLES**

To ensure that submissions to the proposal call meet CAM strategic objectives, and that different submissions are relatively comparable, clear development principles and parameters are required.

At the same time, these principles and parameters should be minimalist; it should not try to be comprehensive but should seek to identify the minimum public actions and requirements necessary to give strong public direction while enabling the private sector to formulate an affordable and sustainable development.

**Development principles to be included in the call document are:**

1. Acknowledgement of, and a conscious attempt to enhance the unique settlement attributes of Arniston/Waenhuiskrans, including:
  - The special relationship between human settlement, natural vegetation, and the ocean.
  - A relatively compact settlement pattern, with largely modestly scaled, low dwellings interspersed with vegetation.
  - A movement network which enables relatively safe mixing of vehicular and pedestrian traffic.
  - Relatively free and unimpeded interaction of residents and visitors of different groupings and reasons for residing in and/ or visiting the settlement.
2. Thoughtful consideration of the balance between a development which promises maximum potential financial return to CAM, and a development which also addresses current settlement needs (e.g. the need for improved infrastructure, community facilities, beach access, and so on).
3. Thoughtful consideration of the balance between:
  - Development aimed at private beneficiaries (e.g. privately owned dwellings) as opposed to having public, intermittent access (e.g. a lodge or public facility).
  - Development aimed at higher as opposed to medium or lower income groups.
4. The incorporation and use of alternative servicing arrangements as far as is possible (including wind and solar energy, rain-water harvesting, and onsite treatment of waste-water).

**Development parameters to be included in the call document are:**

1. Restriction of development as far as possible to the R316 and eastern edges of the site.
2. A vehicular movement route through the site, connecting the R316 with Harbour Road.
3. Overspill parking for the caravan park / camp site to the west of the caravan park/ camp site, possibly configured as a public space (albeit surfacing could recognize its intermittent full use).
4. A possible small commercial facility facing onto the parking/ public space. Additional building accommodation, possibly a community facility and security office can be combined with the commercial facility, or all combined in a reconfigured reception building at the entrance to the caravan park/ camp site.
5. Unimpeded public access along routes through the development.
6. Relatively low rise development, not exceeding a height of two storeys (securing unimpeded views to the sea through higher building should not be a primary objective).
7. Modest land coverage by development, with coverage decreasing towards the southern and western edges of the site (away from areas already developed).
8. Possible clusters of dwelling units, interspersed with natural vegetation.
9. A small lodge, abutting or incorporated with residential development.
10. Parking for buses, either as part of the overspill parking/ public space or somewhere along the southern edge of the site.

**CONCEPT**

A concept Site Development Plan for the Remainder of Farm Arniston Downs 260, as well as Erf 515 and Erf 34 Waenhuiskrans / Arniston.

**Main characteristics of the concept are:**

1. More compact, tighter development adjacent to already developed areas towards the north-west and south-east, becoming more dispersed towards the south, south-east, and west.
2. Notwithstanding the above, development set back from existing residences towards the east (fronting on Harbour Road), respecting the existing amenity of owners/ occupants.
3. Provision for overspill parking to the west of the campsite. The parking is structured as a recognisable space, commonage or "erf", albeit all of it not used to the full all the time.

4. A possible convenience store and petrol station on the edge of the werf. This building or buildings can also accommodate a space for a satellite police station/ security centre for Arniston / Waenhuiskrans.
5. A route connecting through the site to Harbour Road, also accommodating bus storage for intermittent beach goers (specifically over the peak holiday season).
6. A location for an eco-lodge.
7. A remade R316 edge to the camp site/ caravan park.
8. Facilities for intermittent traders, either as part of the werf or the remade edge to the camp site/ caravan park (fronting onto the R316).
9. A hall for youth and other community activities as part of the werf.

### **DEVELOPMENT PROCESS**

There are two broad options for the development process. The major difference between the two options is the extent to which the development concept is finalized – and supported by specialist studies – prior to the search for a development partner, and responsibility for undertaking specialist studies and the required environmental/ land use management applications.

In option 1, Council undertakes specialist environmental/ heritage studies, refines the development concept (in response to the specialist studies), and then prepares the required environmental and land use management applications. At the same time, the proposal call document is prepared and institutional arrangements for adjudication established. Development partners therefore responds to a framework of rights already in place.

In option 2, the development partner is responsible for specialist environmental / heritage studies, refining the development concept (in response to the specialist studies and in consultation with Council), and then prepares the required environmental and land use management applications.

From an institutional perspective, given the resource constraints of CAM, option 2 is possibly the most viable.

Should Council elect to do so, the process could follow two stages, where the first stage simply focuses on the financial strength, track record, and competency of a funder / developer and its professional team.

Submissions who qualify in terms of the initial process are then invited to prepare more detailed site development and business plans.

### **INSTITUTIONAL ARRANGEMENTS**

The process for alienating (whether through sale or lease) of municipal land is prescribed in legislation and is well known to CAM. Given resource constraints within CAM, the effort required to manage a proposal call process, the need for specialist urban design input, and the history of similar proposals in Arniston / Waenhuiskrans, it is suggested that CAM forms a dedicated committee dealing with the call, reporting to the municipal manager and Council, which also includes nominees of local interest groups, specifically the Vissersunie and Waenhuiskrans Arniston Ratepayers' Association.

Clearly, the nominees from external organisations should be committed to assist CAM in guarding the public interest and excluded from participating in the call process in any way as part of a respondent grouping.

### **SITE DEVELOPMENT CONCEPT**

The site development concept aims to illustrate important considerations related to the site while offering relative flexibility to interpret how the site could be developed , depending on market conditions.

For the proposed housing clusters, erven of approximately 600 square meters in extent are proposed. The proposed housing along the R316 could target a different market from that proposed along the eastern edge of the site.

**Main features of the concept are:**

1. More compact, tighter development adjacent to already developed areas towards the north-west and south-east, becoming more dispersed towards the south, southeast, and west.
2. Notwithstanding the above, development set back from existing residences towards the east (fronting on Harbour Road), respecting the existing amenity of owners/ occupants.
3. Clusters of residential development (say eight to ten units) interspersed with natural vegetation.
4. Provision for overspill parking to the west of the campsite. The parking is structured as a recognisable space, commonage or "werf", albeit all of it not used to full extent all the time.
5. A possible convenience store and petrol station on the edge of the werf. This building or buildings can also accommodate a space for a satellite police station/ security centre for Arniston/ Waenhuiskrans.
6. Provision for parking for buses to the rear of the camp site.

**DEPARTMENTAL COMMENTS**

**PROPERTY ADMINISTRATION**

Geen kommentaar.

**MANAGER PROTECTION SERVICES**

I have no objection against the plan. Concerns about the water has been cleared by you.

**BUILDING CONTROL OFFICER**

Ek het geen kommentaar nie dink dis goeie voorstel.

**MANAGER: WATER AND SEWER**

Addisionele waterbronne sal ontwikkel moet word. Die moontlikheid bestaan om die bestaande grondwaterontsoutings-aanleg uit te brei. Volgens ons monitering van die grondwatervlakke die afgelope 3 jaar, lyk dit asof die aquifer nog onttrekking sal kan hanteer.

Die rioolsuiweringswerke het genoegsame kapasiteit en kan maklik opgradeer word as dit nodig is.

**MANAGER: ELECTRO AND TECHNICAL SERVICES**

This is already in the Electricity master plan as follows.



**DISCUSSION**

Do Council put the site out for tender as is (perhaps as a two-stage where the 1st stage test financial credentials and track record) and the developer pays for applications or do you want to do the applications first?

**MUNICIPAL MANAGER**

Ons sal hierdie een net moet verder bespreek. Ek neem aan daar is nie enige huidige sonering in plek vir residensiele gebruik nie. In die SDF as ek reg kan onthou word dit ook aangedui as toekomstige residensiele gebruik. As ek Boshoff se vraag reg verstaan wil hy weet of ons die hersonering gaan doen voor die vervreemding van die erwe en of die ontwikkelaar dit moet doen. As ons dit doen beperk ons seker ontwikkelaars tot 'n spesifieke tipe ontwikkeling (enkel residuesieel/groep behuising) wat ek glo nie voordelig gaan wees nie aangesien 'n ontwikkelaar seker meer ruimte wil he om dit te laat werk vir hulle. My aanbeveling sal dus wees dat die ontwikkelaar die sonering moet doen maar dat dit tot residensiele gebruik beperk word.

In hierdie geval dink ek wel dat 'n veiling die beter opsie sal wees sodat die ontwikkelaar self die dienste kan installeer.

**STRATEGIC MANAGER**

Whatever we do – I am sure it won't be an easy road.

I agree that the developer should do it within parameters that we set.

Knowing the Arniston Community they will probably want to see what the development will look like from a visual perspective – and a developer would be in a better position to provide this.

Only downside is the enhanced burden of risk we are placing on the developer if the development were not to proceed due to objections. We would have to make provision for this in the agreement.

**MANAGER: TOWN PLANNING**

From a Town Planning point of view the following is recommended:

1. That Council sells a portion of the property and that the developer submits the town planning, environmental and all other relevant studies.
2. That the first part of the development should be "lower density" (because we must always keep in mind whether our infrastructure can handle another 100 dwelling units.
3. That the developer should be responsible for all services.
4. That there should be clear architectural guidelines.

**VALUATIONS**

The following table is a summary of the three valuations received for the sale of portion of Farm 260, Erven 515 and 34 Waenhuiskrans / Arniston:

	DDP	SIYAKHULA PROPERTY VALUERS	JJ NEETHLING
Market Related Value	R5 000 000,00	R5 836 000,00	R2 150 000.00

**FINANCIAL IMPLICATIONS**

This asset of Council is not required for the delivery of the minimum level of basic services. However, the following legal requirements and community participation processes must be followed:

Council policy	Alienation of land
MFMA	<ol style="list-style-type: none"> <li>1. <b>Sect 14(2)(a)</b>: asset not required for minimum level of basic services.</li> <li>2. <b>Sect 14(2)(b)</b>: consider fair market value and economic and community value to be received in exchange for the asset.</li> <li>3. Items in 1 and 2 only to be complied with if the asset to be transferred is a high value asset (see definition of MATR below).</li> <li>4. <b>Sect 33</b>: Contracts having long term financial implications.</li> </ol>
MATR	<ol style="list-style-type: none"> <li>1. <b>Definition of "high value asset"</b>: <i>"fair market value of the capital asset exceeds any of the following amounts:</i> <ol style="list-style-type: none"> <li>a) R50 million;</li> <li>b) One percent of the total value of the capital assets of the municipality....</li> <li>c) An amount determined by resolution of the council of the municipality ..... which is less than (a) or (b).</li> </ol> </li> <li>2. <b>Definition of "realisable value"</b>: fair market value <u>less</u> estimated costs of completion.</li> <li>3. <b>Definition of "right to use, control or manage"</b>: when granting such rights do not amount to permanent transfer or disposal.</li> <li>4. <b>Regulation 5</b> (decision-making).</li> <li>5. <b>Regulation 6</b> (public participation)</li> </ol>
SCM Regulations SCM Policy	<b>Regulation 40: (Disposal Management)</b> Project for job creation, skills development, poverty alleviation and economic growth
Systems Act (public participation)	<p><b>Section 21A:</b> (1) All documents that must be made public by a municipality in terms of a requirement of this Act, the Municipal finance Management Act or other applicable legislation, must be conveyed to the local community:</p> <ol style="list-style-type: none"> <li>(a) by displaying the documents at the municipality's head and satellite offices and libraries;</li> <li>(b) by displaying the documents on the municipality's official website, if the municipality has a website as envisaged by section 21 B; and</li> <li>(c) by notifying the local community, in accordance with section 21, of the place, including website address, where detailed particulars concerning the documents can be obtained.</li> </ol>

Town Planning	:	R100 000
Environmental Basic Assessment	:	R250 000
Survey	:	R150 000

Dit is baie moeilik om 'n kosteberaming te doen sonder 'n detail uitleg en ontwerp. Daar is nie 'n rioolnetwerk in die area nie en sal elke erf van 'n riooltenk voorsien moet word.

Die waternetwerk en aansluitings kan tussen R20 000 en R40 000 per erf beloop, afhangende van die ontwerp en uitleg.

#### **MANAGEMENT RECOMMENDATION**

- (i) That Council, in principle, approves the development of Farm 260, Erven 515 and 34 Arniston / Waenhuiskrans.
- (ii) That the Town Planning Department proceed with the appointment of Urban Designers and Town Planners for a formal Town Planning application to be submitted to Council for consideration and public notice.
- (iii) That an environmental assessment be for the Municipality's account.
- (iv) That Farm 260, Erven 515 and 34 Arniston / Waenhuiskrans in terms of section 14(2)(a) of the Local Government: Municipal Finance Management Act is not required for the provision of the minimum level of basic services.

#### **RESOLUTION 151/2018**

That the management recommendation be accepted as a resolution of Council.

11.1.4 **AANSOEK OM VERVREEMDING (HUUR): ERF 538, NAPIER (COLLAB: 266703 ) (WYK 1)****DOEL VAN VERSLAG**

Om oorweging te skenk aan die versoeke van me J C Janse van Rensburg, Napier Amateur Drama Society asook Solution Base ten einde erf 538, Napier te huur (liggingsplan aangeheg op **bladsy 42**).

**ALGEMENE INLIGTING**

Eienaar : KAM  
 Eiendom : Erf 538, Kragstraat, Napier  
 Huidige Sonering : Publiek en Sosiaal

**AGTERGROND**

Skriftelike versoeke, soos aangeheg op **bladsy 43 tot 60** is van me Janse Van Rensburg, Napier Amateur Drama Society asook Solution Base ontvang om erf 538, Napier by die Raad te huur.

Ou Kabouter Speelskool het die gebou gehuur, maar die huurtermyn het verstryk op 30 April 2016. Die huurbedrag het R500,00 per maand beloop.

**FINANSIËLE IMPLIKASIES**

Vervreemdingsinkomste vir KAM.

**WETLIKE IMPLIKASIES**

Council policy	Alienation of land
MFMA	1. <b>Sect 14(2)(a)</b> : asset not required for minimum level of basic services. 2. <b>Sect 14(2)(b)</b> : consider fair market value and economic and community value to be received in exchange for the asset. 3. Items in 1 and 2 only to be complied with if the asset to be transferred is a high value asset (see definition of MATR below). 4. <b>Sect 33</b> : Contracts having long term financial implications.
MATR	1. <b>Definition of "high value asset"</b> : <i>"fair market value of the capital asset exceeds any of the following amounts:</i> a) R50 million; b) One percent of the total value of the capital assets of the municipality.... c) An amount determined by resolution of the council of the municipality ..... which is less than (a) or (b). 2. <b>Definition of "realisable value"</b> : fair market value <u>less</u> estimated costs of completion. 3. <b>Definition of "right to use, control or manage"</b> : when granting such rights do not amount to permanent transfer or disposal. 4. <b>Regulation 5</b> (decision-making). 5. <b>Regulation 6</b> (public participation)
SCM Regulations SCM Policy	<b>Regulation 40: (Disposal Management)</b> Project for job creation, skills development, poverty alleviation and economic growth
Systems Act (public participation)	<b>Section 21A:</b> (1) All documents that must be made public by a municipality in terms of a requirement of this Act, the Municipal finance Management Act or other applicable legislation, must be conveyed to the local community: (a) by displaying the documents at the municipality's head and satellite offices and libraries; (b) by displaying the documents on the municipality's official website, if the municipality has a website as envisaged by section 21 B; and (c) by notifying the local community, in accordance with section 21, of the place, including website address, where detailed particulars concerning the documents can be obtained.
Town Planning legislation	No application is required.



**DEPARTEMENTELE KOMMENTAAR****MUNISIPALE BESTUURDER**

Please follow due process.

**DIREKTEUR: GEMEENSKAPSDIENSTE**

Noted.

**BESTUURDER: ELEKTRIESE MEGANIESE DIENSTE**

All electrical infrastructure costs for tenant.

**AFDELINGSHOOF: STRATEGIESE, BEPLANNING EN ADMINISTRATIEWE DIENSTE**

No objection, but if property was previously utilised, it needs to be ascertained if there was a lease and said lease needs to be terminated in accordance with its provisions or ceded to new applicant.

**SENIOR SPESIALIS STADSBEPLANNER**

Geen beswaar. Grondgebruik is in ooreenstemming met sonering.

**BESTUURDER: ADMINISTRATIEWE DIENSTE**

Vervreemding kan ondersteun word. Erf moet verkieslik per tender vervreemd word.

**BESTUURDER: STRATE EN STORMWATER**

Voorsien geen wesentliche probleem.

**BESTUURDER: WATER EN RIOOL**

Dienste bestaan reeds.

**SENIOR BOUBEHEERBEAMPTTE**

Aansoek word ondersteun.

**BESTUURSAANBEVELING**

- (i) Aangesien die eiendom, ingevolge Art 14(2)(a) van die Plaaslike Regering: Munisipale Finansiële Bestuurswet nie vir die lewering van die minimum vlak van basiese dienste benodig word nie, in-beginsel-goedkeuring verleen word vir die verkoop van erf 538, Napier.
- (ii) Dat die genoemde erf op publieke veiling verkoop word.

**BESLUIT 152/2018**

- (i) Dat die Bestuursaanbeveling nie as 'n besluit van die Raad aanvaar word nie.
- (ii) Dat die aangeleentheid terugverwys word na die betrokke portfolio komitee vir verdere ondersoek en aanbeveling aan die Raad.

11.1.5 **KWYTSKELDING VAN AANSLUITINGSFOOIE: ELIM TEHUIS (BREDASDORP OUTREACH) (B6275 - BSSB) (WYK 2)**

**DOEL VAN VERSLAG**

Om oorweging te skenk aan die versoek van Bredasdorp Outreach ten einde kwytegeskeld te word van aansluitingsfooie.

**AGTERGROND**

Op 31 Maart 2017 neem die Raad die volgende besluit (41/2017):

- (i) *Dat 'n gedeelte van erf 1148, Bredasdorp ongeveer ± 0.26ha ingevolge Art 14(2)(a) van die Plaaslike Regering: Munisipale Finansiële Bestuurswet nie benodig word vir die lewering van die minimum vlak van basiese dienste nie.*
- (ii) *Dat die Raad in-beginsel die gedeelte grond, genoem erf 1148, Bredasdorp gratis aan Elim Tehuis beskikbaar stel vir die oprigting van 'n dagsorgsentrum tot voordeel en gebruik deur die armstes van die armes.*
- (iii) *Dat die onderverdeling, aansluiting van munisipale dienste en die oprigting van die gebou, vir die aansoeker se rekening sal wees.*
- (iv) *Dat daar aan alle goedkeurings soos vereis deur die relevante wetgewing voldoen moet word, voordat enige voorgestelde gebruik en aktiwiteite in aanvang neem.*

### **BESPREKING**

Bredasdorp Outreach (Elim Tehuis) stuur die volgende skrywe op 5 Oktober 2018 aan die Raad:

Geagte Mnr O'Niel

IS: KWYTSKELDING VAN AANSLUITINGS FOOIE

Hiermee wens ek, Lesinda Cunningham, aansoek te doen om kwytskelding van aansluitings fooie vir elektrisiteit, water en riool op ons erf te Langstraat, "Elim Tehuis erf nommer 6275".

Ons maak staat op u samewerking tot die bediening van ons mcs weerlose persone te Bredasdorp.

By voorbaat dank.

Die uwe

  
 LESINDA CUNNINGHAM  
 DIREKTRISE

### **FOOIE BETAAL**

Die volgende bouplanfooie is betaal deur die Elim Tehuis:

R5 810,00

### **FOOIE VRYGESKELD**

Die volgende fooie is alreeds vrygeskeld tot dusver:

Stadsbeplanning en Landmetersfooie : R33 925,00

### **DIENSTE AANSLUITINGSFOOIE**

Die volgende aansluitingsfooie waarvoor vryskelding gevra word is as volg:

Elektrisiteit : R5 927,74

**Die fooie is as volg per aansluiting (volgens huidige begroting):**

Watersaansluiting (BTW ing):	22mm aansluiting	: R7 703,00 + Deposito van R385,00
Rioolaansluiting (BTW ing):	110mm aansluiting	: R6 890,00 òf
	160mm aansluiting	: R7 640,00

**BESTUURSAANBEVELING**

Vir die Raad se oorweging.

**BESLUIT 153/2018**

- (i) Dat die eenmalige vergunning toegestaan word vir die kwytskelding van aansluitingsfooie vir die Elim Tehuis, Bredasdorp Outreach.
- (ii) Dat die Raad kennis neem dat die beplande fasiliteit op privaat grond gebou sal word.
- (iii) Die vergunning word toegeken, aangesien die diens van die Elim Tehuis vir gestremde persone in die hele regsgebied van Kaap Agulhas gelewer word.

**11.1.6 VALUATION: ERF 1257, STRUISBAAI (S1257 - STRP) (WARD 5)****PURPOSE OF REPORT**

For Council to consider the valuations for a proposed development on Erf 1257, Struisbaai.

This report consists of the following:

**1. Location of the property**

2. Proposed development plan



3. Three valuations

**BACKGROUND**

The following proposal was received from Messrs Kusasa Commodities:

PROPOSAL FOR SUSTAINABLE DEVELOPMENT ON ERF (ERVEN) 1257 STRUISBAAI BY KUSASA COMMODITIES (Pty) Ltd

A BBBEE Property Investment and Development Company Initiative  
 BBBEE Company with majority 60 % HDI equity, ownership and management  
 Director - Shawn Brinkhuis (HDI) 10 Years of dedicated property development and investment  
 Western Cape based company

**Profile of the Team of Consultants:**

- Luke van der Westhuizen 20 yrs + experience Local Agulhas region Company: Luke Architect & Co. Their Experience includes Projects Management.
- Jan Hanekom Partnership 20 yrs experience Architect Town and Regional Planners.
- QS Bureau 22 yrs experience Quantity Surveyors.
- Rowan & Pullen More than 30 yrs experience Conveyancers with extensive experience in residential developments.
- D J Environmental Consultants BEE 9 yrs experience Extensive experience in Environmental Management & Social-Economic Development

**ADDRESSING SOME OF CAPE AGULHAS'S STRATEGIC IDP OBJECTIVES**

*"To render continuous, sustainable effective services to all inhabitants and visitors in the area in order to create a healthy and safer environment for happy communities."*

*"We as the CAM will strive to render the best affordable municipal services in a sympathetic manner to the whole area and its inhabitants in order to create a happy economic active and informed community."*

**ADDRESSING SOME OF CAPE AGULHAS'S STRATEGIC IDP OBJECTIVES**

This will be achieved through -

- Enhanced service levels
- Enhanced human development and health
- Effective financial management of municipal resources
- Sustainable development

**CONSTRUCTING A "SUSTAINABLE HOME FOR ALL"**

Taking cognisance of Cape Agulhas Municipality's IDP 2009 - 2010

Developer is committed to assisting the municipality in helping to address the many socio-economic challenges, such as the those caused by the imbalances of Apartheid's social and spatial legacies.

**CAPE AGULHAS'S CHALLENGES**

- Sustainable economic development
- Social development and upliftment
- High unemployment especially within the PDI community and the youth
- Effective utilisation of scarce resources
- Strategic business infrastructure development etc.

**CAPE AGULHAS'S SOCIO-ECONOMIC DEVELOPMENT CHALLENGES CAN BE ADDRESSED By Targeting:**

- Construction Industry - Due to its growth over last decade; low- skilled job opportunities and its BBBEE potential.
- Retirement Industry - Due to the need for more investment to help drive the local construction industry.

**CAPE AGULHAS'S SOCIO-ECONOMIC DEVELOPMENT CHALLENGES CAN BE ADDRESSED By Targeting:**

- Retirement Industry - Due to the pensions and capital savings of these people which will increase the pool of disposable income and expenditure within the local community.
- Retirement Industry - Due to the subsequent increased demand for domestic workers from the local community.

**CAPE AGULHAS'S SOCIO-ECONOMIC DEVELOPMENT CHALLENGES CAN BE ADDRESSED By Targeting:**

Tourism - Because of its growing economic importance; expansion potential and its BEE potential.  
(Acknowledged link between the tourism and the construction industries)

**KUSASA COMMODITIES CAN ASSIST CAM ADDRESS THESE CHALLENGES BY DEVELOPING:****Comprising of:**

1. Private Hospital Facility - 1, 323.736 m<sup>2</sup> (Phase 4)
2. Medical Consultancy Centre - 913.400 m<sup>2</sup> (Phase 4)
3. Frail Care Centre - 794.423 m<sup>2</sup> (Phase 1)
4. Club House - 600.735 m<sup>2</sup> (Phase 1)
5. Spa & Wellness Centre - 702.651 m<sup>2</sup> (Phase 3)
6. Crèche (child minding facility) - 303.75 m<sup>2</sup> (Phase 4)

**STRUISBAAI WELLNESS LIFESTYLE VILLAGE****To follow:**

- Fitness & Gym centre - 4,444.454 m<sup>2</sup> (Phase 2) - Comprising of Modern Gym Facility with swimming pool & Heath Consulting Rooms
- Shopping Centre - 4,444.454 m<sup>2</sup> (Phase 2) (Including Tourism info office) Entertainment area - 4,125.30 m<sup>2</sup> (Phase 2)

- Tourist comfort Hotel - 2,356.070 m<sup>2</sup> (Phase 3)
- Driving Range - 427.643 m<sup>2</sup> (Phase 2)

#### **REAL BENEFITS FOR CAPE AGULHAS MUNICIPALITY**

- Financial gain from the sale of the land.
- Rates & Tax from the Lifestyle retirement Village together with all of the facility components.
- Rates & Tax from all the businesses in the Spa, Health & Wellness and Shopping centre.
- Rates & Tax from the Private Hospital & Medical Consulting centre.
- Rates & Tax from many of the skilled professionals, business owners and employees who are or will be home owners, lessees, renters, etc.

#### **BENEFITS OF THE STRUISBAAI WELLNESS LIFESTYLE VILLAGE DEVELOPMENT FOR CAPE AGULHAS'S COMMUNITY**

- Enhancing the quality of life of all people in the area due to the hospital and the health and wellness centre.
- Assist in general socio-economic upliftment and eradication of poverty.

#### **BENEFITS OF THE DEVELOPMENT FOR CAPE AGULHAS'S COMMUNITY**

- Job creation in the construction industry as well as in the retail, wellness and the retirement industry services sectors.
- Opportunity for local residents esp. PDIs, youth and women to further their education targeting the corresponding skills required by these facilities, services and products.

#### **BENEFITS OF THE DEVELOPMENT FOR CAPE AGULHAS'S COMMUNITY**

The development of essential high quality infrastructure and services, such as the private hospital and consulting facility; the spa, health & wellness centre; the crèche; the shopping & entertainment centre, will not only enhance Struisbaai as a popular tourist destination and a desirable area to settle down, but also place to invest and do business in.

#### **SPECIFIC ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

A typical low-or-semi skilled team of construction workers is made up of :

- 4 brick layers;
- 6 labourers,
- a carpenter,
- an entrylevel plumber,
- a painter,
- a tiler,
- a skimmer,
- a paving hand and 1/4 foreman

These workers would earn between R9.50 / hr R24 / hr

#### **SPECIFIC ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

Such a typical low-or-semi skilled team of construction workers would earn an estimated R59 000 for 4 months work. One of the retirement / lifestyle units would take on average about 4 months to build.

#### **ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

It's estimated that about 322 such teams, would be required to complete the lifestyle village in roughly 3 years or less, producing an estimated earning of more than R15 Million for these workers.

This figure excludes the income generated by other building industry professionals and service providers, over and above these crews. This figure also excludes the additional income earned by construction industry service providers, in the provision of general engineering services, laying of civil services and roads, etc.

#### **ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

It is estimated that it would take the equivalent of 6 such construction teams to complete the hospital in roughly 9 months earning these workers almost R1 Million

While the Spa & Wellness and Gym facility together with the shopping centre, would take the equivalent of 15 such construction teams to complete this centre in roughly 12 months earning these workers almost R2.7 Million

#### **ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

It is estimated that this development would be an investment of roughly R1,9 Billion  
Of this amount roughly a 3rd is designated to labour costs estimated to be +/- R633 Million

#### **ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

The rest of the costs will be for Materials = +/- R1,266 Million A sizeable % of this amount will be spent on local (Construction industry and related sectors) product and service providers, thereby making a substantial contribution to the local economy of Struisbaai and the Cape Agulhas municipal region.

#### **ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

Apart from this, there will be a huge multiplying effect of this money, within the local and regional economy, with earnings to be spent on local products and services, including food & beverages, household goods and services, clothing, general retail products, etc.

#### **ECONOMIC BENEFITS TO THE LOCAL COMMUNITY**

This will help fight poverty and unemployment with statistics showing within poorer communities;  
One formal sector income earner, providing for an additional 3 - 5 family members.  
Also supporting an additional 3 informal sector or 2nd economy jobs through consumerism.

#### **POST CONSTRUCTION JOB (CREATION) OPPORTUNITIES FOR THE COMMUNITY LIFESTYLE RETIREMENT VILLAGE**

##### **FRAIL CARE AND CRECHE CENTRE JOBS**

Management, Social workers, Psychologists, Event & Sport management, Food & Beverage management, Clubhouse management, Unit cleaning staff, Administrators, Nurses / Sisters, Drivers, Bookkeepers, Child care professionals, Educators, Child physical education and Sports instructors & organisers, etc.

#### **POST CONSTRUCTION JOB (CREATION) OPPORTUNITIES**

##### **PRIVATE HOSPITAL JOBS**

- Doctors, Specialists, Radiologists, Nurses, Drivers, Paramedics
- Cleaners, Caterers, Administration Managers, Administrators
- IT Staff, Medical Aids broker, Medical supplies rep, Social Welfare / Bereavement Councillor, Laundry staff, etc

#### **POST CONSTRUCTION JOB (CREATION) OPPORTUNITIES FOR THE COMMUNITY SPA & WELLNESS, & FITNESS CENTRE - JOBS**

- Gym Management, Personal Trainers & Biokineticists, Cleaners, Gym & Aerobics Instructors.
- Administrators, Membership Sales Agents, Physiotherapists, Beauticians, Hairdressers.
- Spa & Wellness therapists, Juice bar, coffee shop waiters and caterer, etc.

**POST CONSTRUCTION JOB (CREATION) OPPORTUNITIES FOR THE COMMUNITY COMMERCIAL & RETAIL / SHOPPING CENTRE JOBS**

- Cleaners, Store Managers, Shop Assistants, security and parking attendants, etc
- Coffee Shop Management, Coffee Shop Waiters, Coffee Shop Baristas, Coffee Shop chef / caterer, Pastry maker, etc.
- Centre marketing and promotion specialists, tourism info offices and much more.

**POST CONSTRUCTION JOB (CREATION) OPPORTUNITIES****ENTERTAINMENT CENTRE JOBS**

- Cleaners, Child minders, Security officials
- Administration Manager/s, Administrator/s
- Caterers, Kiosk attendants, Entertainers
- Organisers
- Maintenance and related service providers

**POST CONSTRUCTION PERIOD BBBEE OPPORTUNITIES LIFESTYLE RETIREMENT VILLAGE; FRAIL CARE AND CRECHE - BUSINESS SERVICES & PRODUCTS OPPORTUNITIES**

- Security / Access control, Laundry, Gardening /Landscaping.
- Retirement village Maintenance, Catering, transportation, events organiser, etc.
- Crèche and children's educational services and equipment, etc.

**POST CONSTRUCTION PERIOD BBBEE OPPORTUNITIES****PRIVATE HOSPITAL - BUSINESS SERVICES & PRODUCTS OPPORTUNITIES**

- Hospital facility, Private Emergency Ambulance services, Security, Cleaning, Catering, Laundry, Maintenance, Medical Equipment and;
- Consumables supplier, Hazardous waste removal, Medical Aids brokerage;
- Undertaker Services, etc.

**POST CONSTRUCTION PERIOD BBBEE OPPORTUNITIES****SPA & WELLNESS CENTRE & FITNESS CENTRE - BUSINESS SERVICES & PRODUCTS OPPORTUNITIES**

- Gym facility, Cleaning, Security
- Physiotherapy, Beauty & Hairdressing Salon
- Spa & Wellness centre
- Juice Bar, Pharmacy
- Homeopath, Optometrist, etc

**POST CONSTRUCTION PERIOD BBBEE OPPORTUNITIES****SHOPPING CENTRE – BUSINESS SERVICES & PRODUCTS OPPORTUNITIES**

- Cleaning; Security; Coffee Shop; Computer, IT and Internet services Shop; Video/DVD Rental shop; Arts & Crafts gift shop; Toyshop; Music Retail store; Bookshop; Cell phone Accessories store.
- Small Super Market (Woolworth's); Fast-food & Take - aways (e.g. Wimpy, Steers, Debonairs), etc.

**POST CONSTRUCTION PERIOD BBBEE OPPORTUNITIES****ENTERTAINMENT CENTRE - BUSINESS SERVICES & PRODUCTS OPPORTUNITIES**

- Mini golf / putt-putt
- Children's entertainment and party / event organising Co. and Childcare centre
- Family entertainment
- Video gaming centre; etc

**A GREEN DEVELOPMENT**

- This magnificently designed development will be a shining local e.g. of an eco-friendly, sustainable lifestyle development.



- There will be a commitment to share this green technology info with Cape Agulhas municipality.
- A commitment will be made to apply as much renewable energy & resources friendly technology as possible to the entire Wellness Lifestyle Village.

**The developer aims to save on (Eskom) energy consumption by 45% - 50% and provide renewable energy by way of:**

- Solar powered geysers
- Solar panels providing additional energy capacity
- Gas fired stoves where possible
- Energy efficient designed buildings
- Low energy lighting

**The developer aims to save on (Eskom) energy consumption by 45% - 50% and provide renewable energy by way of solar technology:**

**The developer plans to make considerable savings on other scarce resources e.g. Water consumption by way of:**

- Underground tanks collecting rainwater from the lifestyle village buildings, together with waste water from washing machines and showers & baths to be recycled through a grey water system, then to be used for irrigation (landscaped gardens) and non-drinking purpose.
- Soft (green) effective landscaping.

The developer plans to make considerable savings on other scarce resources e.g. Water consumption by 45% - 50% by way of:

## **A SOCIO-ECONOMICALLY RESPONSIBLE DEVELOPMENT**

Kusasa will make a substantial contribution to the Cape Agulhas municipality by paying a market related value for the identified portion of land erf 1257 to the Municipality.

Kusasa is also committed to community upliftment through its Corporate Social Responsibility initiative by contributing 2% of all property sales and re-sales in the form of a donation and assistance to the formation of a Struisbaai Community Development Association / Trust or similar Social Development Agency, which will be distributed in the following sectors:

1. Local Social Welfare Organisations.
2. The Cape Agulhas Local Tourism Organisation for Tourism Marketing & Development.
3. Skills development, education, training and bursaries (The exact allocation of funds can be determined by the Executive Mayoral Committee).

### **Comprising of:**

- Private Hospital Facility
- Medical Consultancy Centre; Crèche (child minding facility)
- Retirement Lifestyle Village with a Frail Care Centre & Club House
- Spa & Wellness Centre
- Tourist comfort Hotel – Accommodation; Fitness & Gym centre
- Shopping Centre (Including Tourism info office)
- Entertainment area
- Driving Range

## **THE STRUISBAAI WELLNESS LIFESTYLE VILLAGE PRIVATE HOSPITAL FACILITY**

### **Comprising of:**

- A modern, well equipped and highly skilled staffed Hospital facility
- Doctors & Specialists with treatment and consulting rooms

- Operating theatres and recovery rooms
- Emergency stabilization facilities

**MEDICAL CONSULTING FACILITY Comprising of:**

- A modern, well equipped and well trained & staffed medical & Health Clinic facility.
- Doctors, Dentists and Physiotherapists.
- Consultancy & treatment rooms.
- An Environmentally friendly ("Green"), beautifully Landscaped and aesthetically pleasing, Retirement Lifestyle Village.
- Including beautiful lifestyle retirement units.
- A centrally located and well serviced Frail care Centre set in a tranquil and beautifully landscaped environment.

**LIFESTYLE RETIREMENT VILLAGE - FRAIL CARE CENTRE**

**Additional facilities include:**

- Bowling green
- Post boxes
- Battery operated transport (golf cart buggies)
- Laundry & Meal services, Gardening & Home care, (Broadband) wireless Internet, Satellite/Cable TV and more.

**FITNESS & GYM CENTER**

**A modern double storey Gym Facility with:**

- Large heated indoor Swimming Pool
- Aerobics room
- Weights section
- Cardiovascular machines
- Spinning class zone
- Sauna facilities
- Personal Trainer & biokineticist consultancy rooms as well as a Juice Bar & Coffee Shop

**RETAIL & COMMERCIAL SHOPPING CENTRE Comprising of:**

Compact, but dynamic retail shopping centre, which would have:

A small Pick n Pay and a Woolworth's; an Internet café; a Coffee shop; a DVD / Video rental store; Fast food shops e.g. Debonairs and Steers; Cellphone & accessories shop; Computer, IT & Internet services centre; Laundromat; Stationary; Local Gifts (Arts & Crafts) shop to mention a few.

**On 17 April 2018 the following decision (BK54/2018) was taken by the Mayoral Committee:**

**"KUSASA COMMODITIES (PTY) LTD**

*Mnre Brinkhuis, Cupido en October spreek die UBK toe oor 'n moontlike ontwikkeling op erf 1257, Struisbaai (geleë aangrensend aan die industriële pad).*

*Die beplande ontwikkeling maak voorsiening vir: mediese fasiliteite, 'n hospitaal, crèche, 'n klubhuis, winkelsentrum asook 'n gesondheidsentrum. Die program sal oor drie jaar strek. KUSASA versoek ontwikkelingsregte op die genoemde perseel.*

**UBK BESLUIT BK54/2018: 17 APRIL 2018**

*Dat 'n volledige versoek en verslag aan die Raad voorgelê word vir oorweging."*

**SPATIAL DYNAMICS**

**In relation to spatial priorities, CAM is required to focus on three broad types of actions as outlined in the Spatial Development Framework of May 2017:**

- Protective actions – things to be protected and maintained to achieve the vision and spatial concept.
- Change actions – things that need to be changed, transformed, or enhanced to achieve the vision and spatial concept.
- New development actions – new development or initiatives to be undertaken to achieve the vision and spatial concept.

**The actions – protective, change, or new development – could focus on elements of each of the SDF themes:**

- Bio-physical environment.
- Socio-economic environment.
- Built environment.

**In turn, each of these actions – related to each focus area – could require inputs, effort, and work of two types:**

- Operational inputs - work involving municipal staff resources in the form of time, undertaking studies, managing processes, preparing plans, and so on.
- Capital expenditure inputs - financing specific projects (with municipal or other governmental funds and grants).

**In terms of the Cape Agulhas Spatial Development Framework Plan, May 2017 the following area New Development Actions:**

- Explore expanded day visitor recreational facilities on the coast west of Struisbaai North (subject to detailed precinct planning).
- Focus new tourism related facilities (including day visitor, accommodation, and commercial uses) in the general area of the caravan park, Residential district and harbour (subject to detailed precinct planning for the area bounded by Protea Road, Church Street, Cinneraria Street, and Harbour Road with a view to maximise tourism related facilities, rationalise vehicular movement and parking (including boat trailers), improve pedestrian and NMT movement ensure efficient harbour use, and manage visitor impact on private residences).
- Explore a continuous NMT route linking Struisbaai North - and focal public places in between - to the Lighthouse precinct in L'Agulhas. (page 77 of CAM SDF, 2017).

**DEPARTMENTAL COMMENTS**

**Bestuurder: Administratiewe Ondersteuning**

Ek ondersteun die ontwikkeling ten volle. Sover Admin Ondersteuning aangaan, is daar geen direkte insette nie. Ek sien net op die ontwikkelaar (KUSASA) se aanbieding, is daar nie 'n punt 7 nie, so dit sal interessant wees wat uitgelaat is.

**FINANCIAL IMPLICATIONS**

Land disposal of the site will have an income for Council.

**LEGAL IMPLICATIONS**

This asset of the Council is not required for the provision of the minimum level of basic services. However, the following legal requirements and community participation processes will have to be followed:

Council policy	Alienation of land
<b>MFMA</b>	1. Sect 14(2)(a): asset not required for minimum level of basic services. 2. Sect 14(2)(b): consider fair market value and economic and community value to be received in exchange for the asset. 3. Items in 1 and 2 only to be complied with if the asset to be transferred is a high value asset (see definition of MATR below). 4. Sect 33: Contracts having long term financial implications.
<b>MATR</b>	1. Definition of "high value asset": "fair market value of the capital asset exceeds any of the following amounts: a) R50 million; b) One percent of the total value of the capital assets of the municipality.... c) An amount determined by resolution of the council of the municipality ..... which is less than (a) or (b). 2. Definition of "realisable value": fair market value less estimated costs of completion. 3. Definition of "right to use, control or manage": when granting such rights do not amount to permanent transfer or disposal. 4. Regulation 5 (decision-making). 5. Regulation 6 (public participation)
<b>SCM Regulations SCM Policy</b>	Regulation 40: (Disposal Management) Project for job creation, skills development, poverty alleviation and economic growth
<b>Systems Act (public participation)</b>	Section 21A: (1) All documents that must be made public by a municipality in terms of a requirement of this Act, the Municipal finance Management Act or other applicable legislation, must be conveyed to the local community: (a) by displaying the documents at the municipality's head and satellite offices and libraries; (b) by displaying the documents on the municipality's official website, if the municipality has a website as envisaged by section 21 B; and (c) by notifying the local community, in accordance with section 21, of the place, including website address, where detailed particulars concerning the documents can be obtained.

## VALUATIONS

The following table is a summary of the three valuations received for the sale of Erf 1257, Struisbaai:

	<b>BOLAND VALUERS</b>	<b>PENDO</b>	<b>PHILIP ELOFF</b>
Market Related Value	R25 400 000,00	R10 780 000,00	R25 700 000,00

## BOLAND VALUERS: VALUATION CERTIFICATE

*"I, CASPARUS HENDRIK BADENHORST in my capacity as a Professional Valuer, registered with the South African Council for Property Valuers Profession (Reg. No.2708) hereby certify that I have valued ERF 1257 STRUISBAAI registered under Bredasdorp RD and within the municipal boundary of Cape Agulhas Municipality to be used for development purposes, for the amount of TWENTY FIVE MILLION FOUR HUNDRED THOUSAND RAND (R 25 400 000.00) Excluding VAT."*

## PENDO

Based on our research and experience, we are of the opinion that the MARKET VALUE of the properties described hereunder, as at 1 September 2018, amounts to:

**Description Market Value In words:** Erf 1257, Struisbaai R10 780 000 Ten Million Seven Hundred and Eighty Thousand Rand

**DISCREPANCY IN VALUATIONS**

The following e-mail was sent to Messrs Pendo and Boland Valuers:

*"Can you look at these valuations? My Council question the fact that there is such a vast difference in values. Kindly assist me in order to inform my Council accordingly."*

**BOLAND VALUERS' RESPONSE**

*"Ek het nog navorsing gedoen en ,n verkoping van ontwikkelingsgrond in Sandbaai gekry. Erf 2834 Sandbaai is op 6/11/2017 verkoop en op 14/2/2018 geregistreer vir die bedrag van R64 777 000 vir 39,4905 hektaar wat 'n verkoopprys van R1 640 000/hektaar realiseer.*

*Residensiele erwe in Sandbaai verkoop ook soos in Struisbaai tussen R300 000 en R500 000/erf. Al verskil is dat Sandbaai in 'n groter sentra geleë is. Die ontwikkeling sal dus gouer uitverkoop. My waardasie maak voorsiening daarvoor as in aggeneem word dat my waardasie die waarde op R989 000/hektaar stel wat 60% is van die verkoopwaarde van die Sandbaai erf 2834 @ R1 640 000/Ha is. Daarom moet ek met my waardasie volstaan."*

**PENDO VALUERS**

*"Ek het die twee waardasies vergelyk en het die volgende kommentaar:*

1. *Daar word nie in Mnr Badenhorst se verslag melding gemaak dat 'n gedeelte van die onderwerpeïendom buite die urban edge val nie. In my opinie het dit 'n beduidende invloed op die waarde.*
2. *Die mees geskikte waardasie metode is die vergelykbare verkope metode. Daar was genoegsame marktransaksies om 'n waardebeëpaling van die onderwerpeïendom op grond van vergelykbare verkope te doen.*
3. *Die metode wat Mnr Badenhorst gebruik het (Residual Method) word is vatbaar vir kritiek aangesien dit op heelwat veronderstellings/aannames berus in terme van hoogste en beste gebruik, verkoopprijs, ontwikkelingskoste, verkoopstempo, discount rates, ensovoorts. Selfs 'n klein variasie in byvoorbeeld die discount rate kan 'n enorme verkil maak aan die eïndsom. Hierdie metode kan tot opgeblaasde waardes lei wat nie noodwendig die markwaarde reflekteer nie.*
4. *Die een transaksie wat Mnr Badenhorst gelys het (Erf 5455 Onrus) dateer uit 2006! Behalwe dat die transaksie baie oud is, en die oppervlakte drasties verskil, voel ek nie die eiendomsmark van Onrus kan direk met Struisbaai vergelyk word nie.*

*Ek is gemaklik met my waardasie op grond van die beskikbare markinligting."*

**PHILIP ELOFF VALUERS**

A third valuation has been obtained from Philip Eloff Valuers on 12 October 2018:

Property description : Erf 1257 Struisbaai

*"I, Philip Eloff, hereby certify that I have inspected the subject property herein described, that I have no pecuniary interests in the property and that I have verified particulars contained herein, that I have valued the subject property to the best of my ability and knowledge and have found the market value of the subject property AS IS as at 12 October 2018 to be: **R25 700 000 plus VAT (TWENTY FIVE MILLION SEVEN HUNDRED THOUSAND RAND) plus VAT**"*

**MANAGEMENT RECOMMENDATION**

- (i) That Council, in principle approves the development.
- (i) That the applicant be informed that a formal Town Planning application be submitted to Council for consideration and public notice.

- (ii) That an environmental assessment be for the applicant's account.
- (iii) That erf 1257, Struisbaai in terms of section 14(2)(a) of the Local Government: Municipal Finance Management Act is not required for the provision of the minimum level of basic services.
- (iv) That Council grants in-principle approval for the transfer of erf 1257, Struisbaai by development proposal to Kusasa (OUT OF HAND SALE - for specific purpose) in terms of Section 11 (a) and (d) of Asset Transfer Regulations of the Local Government: Municipal Finance Management Act:

### **Conditional approval of transfer or disposal of non-exempted capital assets**

**11.** An approval in principle in terms of regulation 5(1)(b)(ii) or 8(1)(b)(ii) that a non-exempted capital asset may be transferred or disposed of, may be given subject to any conditions, including conditions specifying<sup>12</sup> –

- (a) the way in which the capital asset is to be sold or disposed of;
  - (b) a floor price or minimum compensation for the capital asset;
  - (c) whether the capital asset may be transferred or disposed of for less than its fair market value, in which case the municipal council must first consider the criteria set out in regulation 13(2); and
  - (d) a framework within which direct negotiations for the transfer or disposal of the capital asset must be conducted with another person, if transfer or disposal is subject to direct negotiations.
- (v) That Council determine a reserve price of R25 700 000,00 (excluding VAT) for the 25.7ha in extent.
  - (vi) That all legal requirements are met for disposal of land.

### **RESOLUTION 154/2018**

- (i) That the management recommendation be accepted as a resolution of Council.
- (ii) That the installation of municipal services on the mentioned erf be for the cost of the developer.
- (iii) That a progress report be submitted to Council every six months.

## **11.2 FINANSIES- EN IT DIENSTE / FINANCE- AND IT SERVICES**

### **11.2.1 BREDASDORP MUURBALKLUB: KWYTSKELDING VAN BESKIKBAARHEIDSFUOI VIR WATER**

#### **DOEL VAN VERSLAG**

Om oorweging te skenk daaraan om die heffing van die beskikbaarheidsfooi op water tydelik tersyde te stel.

#### **AGTERGROND**

'n Skrywe, soos aangeheg op **bladsy 61** is van Bredasdorp Muurbalkklub ontvang waarin hulle meedeel dat hulle ledetal van so aard is dat hulle nie meer oor genoegsame fondse beskik ten einde hulle verpligtinge te kan nakom nie.

Hulle versoek dat die Raad dit moet oorweeg om hulle, vir ten minste een jaar, kwyt te skeld van die basiese heffing op water (Rek: 200 009 2885).

**FINANSIËLE IMPLIKASIE**

'n Verlies van R2 070,00 per jaar aan inkomste.

**BESTUURSAANBEVELING**

Vir oorweging deur die Raad.

**BESLUIT 155/2018**

Dat die kwytstelling van die beskikbaarheidsfooi vir water eenmalig vir 'n tydperk van een jaar aan die Bredasdorp Muurbalklub toegestaan word.

12. **ADDISIONELE ITEMS DEUR DIE RAAD HANTEER**

12.1 **REVIEW AND CONSIDERATION: GROUPLIFE INSURANCE PROPOSALS FOR APPROVAL IN RESPECT OF CAPA AGULHAS PERMANENT EMPLOYEES**

**PURPOSE OF REPORT**

For Council to assess the current status of the Grouplife Insurance for all its permanent employees in comparison with other proposals received for consideration and approval.

**BACKGROUND**

The current Grouplife Insurance of the municipality for all its permanent employees is administered by Alexander Forbes Financial Services (Pty) Ltd since 1<sup>st</sup> June 1995 and the underwriter of the benefits pertaining to the Policy is insured with Sanlam Life Insurance Limited. Hence the benefits of the Policy pertaining to the Employer's employees be insured with Sanlam on the terms and conditions agreed to between the Employer and Sanlam.

**The main benefits provided in terms of the Policy reflects as follows:****Death Benefits:**

On Insured's Life before retirement:

Core Benefit (compulsory):	2.5 times the Insured's annual Remuneration Amount
Flex Benefit (optional):	1 or 2 or 2.5 times (as the case may be) the Insured's annual

**Death benefit on Spouse's Life:**

Once the Insured's annual Remuneration Amount

**Disability Benefits:**

Disability benefit on Insured's life before retirement

Compulsory Benefit:	2.5 times the Insured's annual remuneration amount
Optional Benefit:	1 or 2 or 2.5 times (as the case may be) the Insured's annual remuneration amount

As a caring institutions who looks after the wellbeing of its employees and their direct related family, the municipality pay the full contribution in respect of the compulsory death / disability benefit whilst the employees be responsible for the spouse death benefit as well as the optional death / disability benefits.

After numerous complaints received from various employees relating to unsuccessful claims mainly as a result of ineffective communication and other benefit limitations by not in a position to continue with the grouplife insurance in terms of the same benefit conditions either after resignation and / or retirement.

Annual review and possible changes in the tariff was also not communicated timeously resulting in the over payment of monthly premiums without any notice and / or feedback from the Alexander Forbes administration. Based on the challenges experienced it was suggested by the Manager Human Resources in consultation with the Municipal Manager to obtain two other proposals directly from Sanlam who is the underwriter of the current policy as well as Momentum which also administering the Cape Joint Retirement Fund.

For the purpose of this presentation the focus is mainly on the compulsory death / disability benefits as a whole for which the municipality as the employer be responsible for payment whilst the optional benefits still be for the account of the employee. However Momentum's proposal included other additional benefits as part of their consolidated benefit structure submission and estimated monthly premium.

**Following a summary of the estimated net cost per month (inclusive of the spouse's life cover) based on the September 2018 salary bill information:**

Description	Alexander Forbes	Sanlam	Momentum
Estimated Monthly Premium	R114 683,25	R137 258,70	R127 205,10
Unit Rate	1.905%	2.279%	2.175%

Based on the above mentioned information, Alexander Forbes remains the most favorable option in respect of the compulsory death / disability benefits payable by the municipality as the employer compared to the other proposals received. However Momentum's proposal included other benefits not covered by Alexander Forbes nor Sanlam as the underwriter of the policy agreement: Following some of the additional benefits cover by Momentum as part of their proposal submitted:

**Funeral benefit for main member, spouse and children:**

R50 000 (Main member & spouse's benefit)

R30 000 (Children over the age of 14 years)

R10 000 (Children between 6 and 14 years)

**Conversion option:**

Give members the opportunity to take out individual risk benefits that are similar to the group insurance benefits when they leave the employer without any medical underwriting except for a cotinine (smoker's) test subject to conditions specified.

**Health Solutions - Hello Doctor:**

Hello doctor gives expert advice from a qualified doctor via the member's mobile phone whenever needed.

**Employee returns - Multiply:**

Multiply is a wellness and rewards programme that helps members to make rights choices so that they can live a healthier live and also gives money to help them to afford it. Therefore members can be rewarded financially for their physical wellness and the multiply starter is included with no additional cost.

Taking into account the challenges experienced with the current provider as well as complaints raised by employees in terms of the conversion benefit limitations on the same condition whilst in employment of the municipality, it is for council to consider either to remains with Alexander Forbes and / or to move to Momentum with a slightly higher monthly premium but inclusive with a number of additional benefits not currently covered but to the future benefit of the municipality's employees and direct family relatives in terms of financial security.

For some reason Sanlam's individual proposal is based on the same benefits / conditions as the underwriter of the current policy but more expensive of what the municipality is currently paying to Alexander Forbes. Following a comparison between the various service providers in terms of its benefits and conditions:



Description	Alexander Forbes	Sanlam	Momentum
<b>Compulsory: Life insurance &amp; disability cover - 2.5 x salary</b>	Yes	Yes	Yes
<b>Additional: Life insurance &amp; disability cover</b>	Yes	Yes	Yes
<b>Additional: Life insurance</b>	Yes	Yes	Yes
<b>Spouse's Life insurance – 1.0 x salary</b>	Yes	Yes	Yes
<b>Normal Retirement Age</b>	65 Years	65 Years	65 Years
<b>Benefit cessation age</b>	65 Years	Actual retirement or 70 years, whichever occurs first, while the employee is still in the active service of the employer	70 Years
<b>Benefit Age</b>	65 Years	65 Years	70 Years
<b>Conversion Option:</b>	No	Yes, at withdrawal or retirement, whichever event may occur first; available up to the age of 65 years	Yes, extended to age 70 for benefits paid on death of member. Can convert after this date without medical underwriting
<b>Life insurance after Normal Retirement Age:</b>	None	40% of cover before retirement Premium = 2,50 x the rate	Full cover in terms of the initial benefit / conditions (Conversion option for lump sum disability restricted / excluded for employees above 55 years)
<b>Other Benefits included:</b>			
<b>Funeral cover</b>	No	No	Yes
<b>Employee returns - Multiply</b>	No	No	Yes
<b>Health Solutions – Hello Doctor</b>	No	No	Yes

### FINANCIAL IMPLICATION

Based on the current scenario inclusive the spouse's life cover versus the proposal of Momentum, the estimated financial implication per month will be approximately R12 521-85 more submitted.

The Municipal Manager, in consultation with the Director: Finance, recommends as follows:

**MANAGEMENT RECOMMENDATION**

That Council considers approval to either continue with Alexander Forbes as the current service provider and / or to appoint Momentum with additional benefits inclusive the spouse's life cover, funeral benefit, conversion option subject specified conditions, employee returns and health solution to the estimated additional cost of R12 521,85 per month.

*(The CFO excused himself from the meeting when this item was discussed.)*

**RESOLUTION 156/2018**

That the management recommendation be accepted as a resolution of Council.

12.2 **RAISING OF LONG TERM DEBT FOR IDENTIFIED NEW / UPGRADE RELATED INFRASTRUCTURE AND "WHEELY BIN" PROJECTS OVER THE MEDIUM REVENUE & EXPENDITURE FRAMEWORK**

**PURPOSE OF REPORT**

For Council to consider the raising of long term debt for asset financing and infrastructure services aligned with its medium term capital budget framework requirement and the approved Long Term Financial Plan strategy objective.

**BACKGROUND**

The main purpose of the proposed application to incur long-term debt is to provide the municipality with an additional funding model to finance its capital programme and by not only relying on capital investment primarily funded from the municipality's cash & reserves as stipulated in the municipality's approved Long Term Financial Plan (LTFP) strategy. Based on the LTFP strategy external borrowing forms an important part of the funding model of the municipality by not only provide the municipality with relatively inexpensive capital to fast-track service delivery and infrastructure backlogs, but it also ensures that the user of the infrastructure pay for the use over the lifetime of the asset.

Currently the municipality performing well below the National Treasury debt ceiling ratio of between 40% to 45%. Although this is an area that the municipality should definitely explore as a funding option suggested in terms of the municipality's LTFP strategy, it should be carefully prioritize with the focus on revenue generating services in order to recover the financial charges through the tariff model and also not exceeding the maximum level of external borrowing on 20% taking into account the municipality's current cash position based on the 2016/17 financial year outcome.

The main reason for the for the proposed long-term debt to the estimated value of not more than R17m over the approved 2018/19 medium term capital budget framework to be utilized for asset financing and infrastructure services investment. (To address the amended external borrowing requirement in terms of the approved medium term budget)

Following the detail of the long-term debt to be considered by council and the source of funding which will be used to repay the loan at an anticipated interest rate of 11%:

<b>Purpose of Borrowing</b>	<b>Type of Instrument</b>	<b>Source of loan fund</b>	<b>Repayment period</b>	<b>Total amount</b>	<b>Estimated Borrowing Cost</b>	<b>Estimated Borrowing Cost P/A</b>
Motor Vehicle Fleet	External Loan: Annuity Method	Term Loan: Asset Financing	5 Years	R2,880,000	R 940,831	R 764,166
New and Upgrade Infrastructure Services	External Loan: Annuity Method	Term Loan: Infrastructure	5 Years	R4,120,000	R1,345,912	R1,093,182

New and Upgrade Infrastructure Services	External Loan: Annuity Method	Term Loan: Infrastructure	10 Years	R10,000,000	R6,735,866	R1,673,587
<b>Total Long-term Application:</b>				<b>R17,000,000</b>	<b>R9,022,609</b>	<b>R3,530,935</b>

### **LEGAL IMPLICATION**

In terms of section 46 of the MFMA a municipality may incur long-term debt only in accordance with and subject to any applicable provisions in the mentioned Act and only for the purpose of capital expenditure on property, plant or equipment to be used for the purpose of achieving the objects of local government stipulated in the Constitution.

Furthermore the municipality's long-term debt must be consist with its capital budget and may only spend money on a capital project if the sources of funding have been considered, are available and have not been committed for other purposes.

Therefore it is imperative before final approval of the long-term debt that council first considers the amount of debt to be raised through borrowing or other means, purposes for which the borrowing(Debt) is to be incurred, total estimated cost of borrowing over the repayment period, type of instrument and source of loan funds.

Non-compliance to prescribed legislation in terms of the above key considerations.

### **FINANCIAL IMPLICATION**

The total estimated borrowing cost over the borrowing repayment period amounts to R9,02m whilst the total borrowing cost per annum amounts R3,53m.

The Municipal Manager, in consultation with the Director: Finance, recommends as follows:

### **MANAGEMENT RECOMMENDATION**

- (i) Council takes note of the procedure for incurring long-term debt as prescribed in terms of section 46 of the MFMA.
- (ii) In terms of the type and method of external loans, it is recommended that the long-term debt will be in the form of direct borrowing from a banking institution calculated on the annuity method.
- (iii) Council approves the roll-out to obtain the long-term debt to the estimated amount of R17 million for final consideration / approval on condition that the external loan period will not exceed the useful life of the asset.

### **RESOLUTION 157/2018**

- (i) That the management recommendation not be accepted as a resolution of Council.
- (ii) That the matter be referred back to the Finance- and IT Services Committee for further discussion and recommendation to Council.

## 12.3 **UPDATED LONG-TERM FINANCIAL PLAN ASSESSMENT BASED ON THE 2017/18 PRE-AUDITED FINANCIAL RESULTS**

### **PURPOSE OF REPORT**

For Council to take note of the updated long term financial plan assessment done by INCA Portfolio Managers in respect of the 2017/18 pre-audited financial statement results.

## **BACKGROUND**

The long-term financial plan (LTFP) has been completed by INCA Portfolio Managers during May 2015 and in terms of the arrangement been updated on an annual basis to reflect any progress made with the implementation of the approved long term financial plan strategies.

The long term financial plan assessment completed only reflects on the period 1 July 2017 till 30 June 2018 whilst most of the targets reflected in the LTFP strategy focuses on the current and outer financial years to be achieved.

Despite the municipality's improved performance in comparison to the previous financial year in respect of the financial position, financial performance and cash flow, most of the initial recommendations made since 2015 still remains relevant and valid.

It is suggested to review and updated the long term financial plan strategy aligned with the key findings in the report for strategic decision making / policy formulation during the 2019/20 budget preparation process. A copy of the updated long term financial plan is attached as **Annexure** for council's consideration.

## **LEGAL IMPLICATION**

Non-compliance to prescribed legislation and external loan conditions.

## **FINANCIAL IMPLICATION**

Proposals to be review for updating the LTFP strategy and incorporation as part of the 2019/20 MTREF budget consideration aligned with the updated targets for implementation subject to availability of funding.

The Municipal Manager, in consultation with the Director: Finance, recommends as follows:

## **MANAGEMENT RECOMMENDATION**

- (i) Council takes note of the updated long term financial plan submitted by INCA Portfolio Managers as ***Annexure***.
- (ii) Council resolves that the Chief Financial Officer reviews and update the LTFP strategy accordingly if so required.

## **RESOLUTION 158/2018**

- (i) That the management recommendation not be accepted as a resolution of Council.
- (ii) That the matter be referred back to the Finance- and IT Services Committee for further discussion and recommendation to Council.

## 12.4 **KONDONERING: HEF VAN RENTE OP UITSTAANDE DEBITEURE VIR DIE PERIODE AUGUSTUS EN SEPTEMBER 2018**

### **DOEL VAN VERSLAG**

Om die Raad se goedkeuring te verkry om die nie heffing van rente op uitstaande debiteure vir die periode Augustus en September 2018 te kondoneer.

### **AGTERGROND**

Die Vesta finansiële stelsel is geïmplementeer effektief vanaf 1 Julie 2017 met die eerste jaareinde wat plaasgevind het op 30 Junie 2018 in terme van die mSCOA weergawe 6.1 se vereiste.

Die jaareinde proses asook die oplaai van begroting, opstel van die nuwe jaar se tariewe, allokasie kodes en vereiste van Nasionale Tesourie se nuwe mSCOA weergawe 6.2 het 'n vertraging in die maandeinde van Julie 2018 teweeg gebring met beperkte tyd wat toegelaat is vir die betaling van Julie 2018 se diensterekening. Verder het die jaarlikse erfbelasting wat gehef is in Julie 2018 maar eers betaalbaar is einde Oktober 2018 ook 'n impak gehad deurdat die stelsel outomaties rente hef indien die diensterekening uitstaande is vir 'n periode langer as dertig dae.

Ten einde die gebruikers nie te benadeel deur die onbillike kort tydperk vir betaling toe te laat asook die moontlike foutiewe hef van rente op erfbelasting wat eers betaalbaar is in Oktober 2018 is besluit om geen rente te hef vir enige uitstaande skulde in terme van die Raad se goedgekeurde tarief beleid te hef vir die twee maande van Augustus en September 2018. Reeds in gesprek met die diensverskaffer om die prosesse beter te kan hanteer in die toekoms met spesifieke verwysing na die jaarlikse erfbelasting.

September 2018 se maand rekening is weer betyds gelewer vroeg in Oktober 2018 en die erfbelasting is betaalbaar met die nuwe rekening wat tot gevolg het dat die uitdagings weer genormaliseer het.

### **WETLIKE IMPLIKASIE**

Geen.

### **FINANSIËLE IMPLIKASIE**

Die moontlike verlies aan rente inkomste vir die twee maande word geraam op plus/minus R320,000.

The Munisipale Bestuurder, in konsultasie met die Direkteur Finansies, beveel as volg aan:

### **BESTUURSAANBEVELING**

Dat die Raad goedkeuring verleen dat die nie hef van rente op agterstallige debiteure vir die periode Augustus en September 2018 gekondoneer word as gevolg van die redes aangevoer vir nie-nakoming.

### **BESLUIT 159/2018**

Dat die bestuursaanbeveling as 'n besluit van die Raad aanvaar word.

## 12.5 **SUBMISSION OF REVIEWED AND UPDATED REVENUE ENHANCEMENT STRATEGY: ACTION PLAN (2018/19) (DFS)**

### **PURPOSE OF REPORT**

For Council to take note of the reviewed and updated Revenue Enhancement Strategy - Action Plan for roll-out and implementation according to set time frames.

### **BACKGROUND**

The municipality approved a Revenue Enhancement Strategy Action Plan during December 2017 for implementation according set target dates and feedback reporting on the progress on a quarterly basis.

A number key performance areas were highlighted for improvement to the revenue value chain at the Municipality with emphasis on the following key areas:

- Legislative framework
- Customer data quality and management
- Customer management
- Billing and revenue collection
- Debt management
- Information Technology
- Other areas

However during June 2018 the municipality was approached by the Provincial Department of Local Government to participate in the roll out of the Revenue Enhancement Project - "Simplified Revenue Plan" funded from the National Treasury grant allocation Municipal Systems Improvement Grant (MSIG) with "Dataworld" as the project manager / implementation agency appointed directly by National Treasury to execute the programme. One of the conditions from the all the participating municipalities is that project must add value and assist the municipalities with the roll-out / implementation of the Revenue Enhancement Strategy - Action Plan.

Attached as **Annexure** the reviewed and updated Revenue Enhancement Strategy - Action Plan as well as the Dataworld's progress report / project implementation plan aligned with the municipality's Revenue Enhancement Strategy - Action Plan.

### **LEGAL IMPLICATION**

None.

### **FINANCIAL IMPLICATION**

None - In kind grant allocation funded from the National Treasury MSIG to the estimated amount of R1.543 million.

The Municipal Manager, in consultation with the Director: Finance, recommends as follows:

### **MANAGEMENT RECOMMENDATION**

Council takes note of the reviewed and updated Revenue Enhancement Strategy - Action Plan as well as Dataworld's progress report / implementation plan for the period September 2018.

### **RESOLUTION 160/2018**

That the management recommendation be accepted as a resolution of Council.

## 12.6 **SOCIO- ECONOMIC: MICRO STRUCTURE 2018/2019 CHANGE**

### **PURPOSE OF REPORT**

- (i) For Council to note the changes to the approved micro-structure effected by the 2018/19 budget.
- (ii) That the post of Manager: Socio-Economic be abolished from the Structure to give effect to the absorption of the Tourism into the Cape Agulhas Municipality including LED as one Department as reflected on the below table.

### **BACKGROUND**

The current micro-structure was approved by council on the 22 June 2018. The structure design was influenced by budgetary constraints as well as the financial sustainability measures contemplated by council, with regards to reducing the salary budget and to give more capacity to the service delivery units. The Strategy is to utilize experienced & qualified internal capacity.

In deliberations, Council proposed that the current unfunded posts on the structure be removed, as part of the same exercise and that the organizational structure only reflects budgeted positions. Also, to allow amalgamation of units to give capacity and encourage collaboration within departments, for effectiveness and efficiency.

The table below reflects the movements within the organization after consultation with the relevant departments and was also tabled and supported by the Local Labour Forum held on 9 October 2018:

<b>RE-ARRANGEMENTS FOR ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY</b>				
<b>Department/Section</b>	<b>Post title</b>	<b>Org. Ref. No</b>	<b>Name</b>	<b>Comments</b>
<b>Management Services</b>	Manager: Human Development & Thusong Centre	SED301	Incumbent part of the workforce	Review & report directly to Director: Management Services
<b>Human Resource and Organisation Development</b>	Snr Development Officer: Internal and External	SED202	Incumbent part of the workforce	Review & report to HR Business Partner Unit
	Coordinator: EPWP	HR 225	Incumbent part of the workforce	Change reporting lines remain in HR report to HR Business Partner Unit
	Coordinator Special Projects: Youth Development	HR202	Incumbent part of the workforce	Re-arrange and report to the Skills Development Unit
<b>Office of the Municipal Manager</b>	Manager: Tourism / LED (vacant position)	SED104	Vacant position	Position report directly to the Municipal Manager
<b>Strategic Services</b>	Public Participation & Client Services	SR421	Incumbent part of the workforce	Addition to functions Client Services with Public Participation

### **FINANCIAL IMPLICATIONS**

No, financial implications, all vacant posts are funded within the approved 2018/19 salary budget.

### **LEGISLATIVE REQUIREMENTS**

- Municipal Systems Act, No 32. of 2000
- Task Policy-SALGA
- Cape Agulhas Municipality Remuneration Policy
- Municipal Finance Management Act, Act No 56 of 2003
- Main Collective Agreement, SALGBC

### **MANAGEMENT RECOMMENDATION**

That Council approve the changes to the structure as reflected in the above report, with effect from 1 November 2018.

### **RESOLUTION 161/2018**

That the management recommendation be accepted as a resolution of Council.

12.7 **HEROORWEGING: WAARDASIE VAN ERWE 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337 EN 1338, NAPIER (15/5/R - BSSB) (WYK 1)**

**DOEL VAN VERSLAG**

Om die waardasiepryse wat as insetpryse van erwe 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337 en 1338 Napier deur die Raad oorweeg is op 22 Oktober 2018 te heroorweeg.

**ALGEMENE INLIGTING**

Eienaar : KAM  
 Eiendom : Erwe 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337 en 1338, Napier  
 Erf Groottes :

<b>Erf Nr</b>	<b>Grootte in m<sup>2</sup></b>
1111	18 351
1112	16 458
1113	16 431
1114	16 365
1115	16 257
1330	17 011
1331	18 377
1332	16 205
1333	16 604
1334	17 275
1335	18 403
1336	23 506
1337	21 773
1338	14 420

Huidige Sonering : Kleinhoewes

**AGTERGROND**

Op 22 Oktober 2018 neem die Raad die volgende besluit (145/2018):

- (i) *Aangesien die eiendomme, ingevolge Art 14(2)(a) van die Plaaslike Regering: Munisipale Finansiële Bestuurswet nie vir die lewering van die minimum vlak van basiese dienste benodig word nie, in-beginsel-goedkeuring verleen word vir die verkoop van erwe 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337 en 1338 Napier.*
- (ii) *Dat die genoemde erwe op publieke veiling verkoop word.*
- (iii) *Dat die genoemde erwe vir kleinhoewe doeleindes aangewend word.*
- (iv) *Dat waardasiepryse as insetpryse tydens die veiling van toepassing sal wees.*
- (v) *Dat die veiling op die Raad se facebook blad en webtuiste geadverteer word.*

**MARKWAARDASIE: PHILIP ELOFF**

Mnre Philip Eloff se waardasie wat deur die Raad oorweeg was op 22 Oktober 2018 was as volg:

**Property description:** Erven 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337, 1338 Napier

I, Philip Eloff, hereby certify that I have inspected the subject properties herein described, that I have no pecuniary interests in the properties and that I have verified particulars contained herein, that I have valued the subject properties to the best of my ability and knowledge and have found the market value of the subject properties AS IS as at 27 September 2018 to be as given in the Table below.



The following values are therefore suggested:

Erf number	Size in m <sup>2</sup>	Value at R60/m <sup>2</sup>	Rounded value	Remarks
1111	18 351	R1 101 060	R1 100 000	Servitude and low lying
		Value at R70/m <sup>2</sup>		
1112	16 458	R1 152 060	R1 150 000	Servitude
1113	16 431	R1 150 170	R1 150 000	Servitude
1114	16 365	R1 145 550	R1 146 000	Servitude
1115	16 257	R1 137 990	R1 138 000	Servitude
		Value at R80/m <sup>2</sup>		
1330	17 011	R1 360 880	R1 360 000	
1331	18 377	R1 470 460	R1 470 000	
1332	16 205	R1 296 400	R1 300 000	
1333	16 604	R1 328 320	R1 330 000	
1334	17 275	R1 382 000	R1 380 000	
1335	18 403	R1 472 240	R1 470 000	
1336	23 506	R1 880 480	R1 880 000	
1337	21 773	1 741 840	R1 740 000	
1338	14 420	R1 153 600	R1 150 000	Servitude fringes property

### **BESPREKING**

Die veiling op 24 Oktober 2018 het die volgende aanbiedinge gekry:

LOT	ERF	SIZE IN m <sup>2</sup>	RESERVE PRICES FOR AUCTION	6 METER SERVITUDE POWERLINE	BIDDERS	BID PRICE
1	1111	18 351	R1 020 000	X	2	R275 000
2	1112	16 458	R1 065 000	X	10	R100 000
3	1113	16 431	R1 065 000	X	7	R100 000
4	1114	16 365	R1 060 000	X	7	R150 000
5	1115	16 257	R1 055 000	X	10	R100 000
6	1330	17 011	R1 260 000		11	R175 000
7	1331	18 377	R1 360 000		18	R200 000
8	1332	16 205	R1 205 000		18	R225 000
9	1333	16 604	R1 230 000		5	R175 000
10	1334	17 275	R1 280 000		4	R175 000
11	1335	18 403	R1 360 000		4	R190 000
12	1336	23 506	R1 740 000		18	R200 000
13	1337	21 773	R1 610 000		18	R210 000
14	1338	14 420	R1 065 000	X	14	R220 000

In die lig van bogenoemde aanbiedinge is Mnr Eloff versoek om die markwaarde van Erwe 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337 en 1338 Napier te hersien en om die volgende faktore in ag te neem:

- (i) Huidige ekonomiese tendense het 'n impak op die waarde van eiendomme, volgens die begrotingstoespraak van die Minister van Finansies op 24 Oktober 2018.
- (ii) Erwe oorweeg vir die waardasie is slegs 500m<sup>2</sup> groot en kan nie beskou word as goeie vergelykende verkope nie. Hulle is ook gesoneer vir Enkel Woonsone doeleindes; terwyl die erwe op veiling gesoneer is vir Kleinhoewe doeleindes.
- (iii) Die erwe is huidiglik nie ontwikkel nie, maar kan gediens word.
- (iv) Toegang word verkry van die bestaande Monsanto pad en is geleë op 'n skuins helling.
- (v) Die eiendomme is nie omhein nie en grens aan Landbougrond.

Die totaal van die aanbiedinge was R2 495 000,00 en die hersiende waardasie in totaal is R2 372 000,00.

**HERSIENDE WAARDASIE**

**Property description:** Erven 1111, 1112, 1113, 1114, 1115, 1330, 1331, 1332, 1334, 1335, 1336, 1337, 1338 Napier

I, Philip Eloff, hereby certify that I have inspected the subject properties herein described, that I have no pecuniary interests in the properties and that I have verified particulars contained herein, that I have valued the subject properties to the best of my ability and knowledge and have found the market value of the subject properties AS IS as at 28 October 2018 to be as given in the Table below, with a total suggested floor value of R2 370 000,00.

ERF	RESERVE PRICES FOR AUCTION	BID PRICE	HERSIENDE WAARDASIE
1111	R1 020 000	R275 000	R147 000
1112	R1 065 000	R100 000	R148 000
1113	R1 065 000	R100 000	R148 000
1114	R1 060 000	R150 000	R147 000
1115	R1 055 000	R100 000	R146 000
1330	R1 260 000	R175 000	R170 000
1331	R1 360 000	R200 000	R184 000
1332	R1 205 000	R225 000	R162 000
1333	R1 230 000	R175 000	R166 000
1334	R1 280 000	R175 000	R173 000
1335	R1 360 000	R190 000	R184 000
1336	R1 740 000	R200 000	R235 000
1337	R1 610 000	R210 000	R218 000
1338	R1 065 000	R220 000	R144 000

**BESTUURSAANBEVELING**

Dat Besluit 145/2018 Voorwaarde (iv): *“Dat waardasiepryse as insetpryse tydens die veiling van toepassing sal wees.”* geneem op 22 Oktober 2018 as volg gewysig word:

*“Dat die hersiende waardasie van 28 Oktober 2018 ge-ag sal wees as die markwaarde vir vervreemding en dat die erwe dan dienooreenkomstig vervreem word, aangesien die totale inkomste R2 495 000,00 is.”*

**BESLUIT 162/2018**

- (i) Dat die bestuursaanbeveling nie as 'n besluit van die Raad aanvaar word nie.
- (ii) Dat die genoemde eiendomme nie nou vervreemd word nie.

12.8 **AMENDMENTS: APPROVED CAPITAL BUDGET IN RESPECT OF L'AGULHAS SIDEWALKS PROJECTS (5/1/1-2018/19 - DIS) (WARD 5)**

**PURPOSE OF REPORT**

For Council to approve the amendment to the 2018/19 capital budget for the L'Agulhas sidewalks project.

**BACKGROUND**

The CAM 2018/19 Capital Project Budget is to be amended as per the following:

The changes are as a result of a multi-year budget allocation for L'Agulhas Sidewalks Project. This project was meant for the 2017/18 financial year as well as the 2018/19 financial year, as was budgeted for. We procured tenders for this project bearing in mind that the funds for the 2017/18 financial year can be rolled over as per Section 16 of the MFMA.

For this reason no new contractor had to be appointed as the case is with single year budgets and projects.

The funds not spent in the 2017/18 financial year are R436 852.10 which needs to be rolled over to the 2018/19 financial year for the same project.

We therefore recommend that the amendment be done to prevent any delays in the continuity of the project.

#### **LEGAL IMPLICATION**

None.

#### **FINANCIAL IMPLICATION**

None.

#### **MANAGEMENT RECOMMEDATION**

That Council approve the amendment to the 2018/2019 capital budget with R436 852,10 to the amount of R1 236 852,10.

#### **RESOLUTION 163/2018**

That the management recommendation be accepted as a resolution of Council.

17. **ONAFGEHANDELDE RAADSBESLUIE**

Besluit Nr	Onderwerp	Verkorte Besluit	Vordering	Verantwoordelike persoon
90/2016	Ouditeur-Generaal navraag insake erwe 563 en 937, Napier	(i) Dat Erf 563, Napier so spoedig as moontlik deur die raad se oordragprokureurs aan KAM oorgedra word. (ii) Dat, sodra Erf 563, Napier in KAM se naam registreer is, dit per openbare tender vervreemd word. (iii) Dat alle uitstaande skuld ten bedrae van R35 256,83 op rekening 200 000 011 073 in die naam van N en S M Noor afgeskryf word. (iv) Dat Erf 937, Napier se uitstaande gelde so spoedig as moontlik deur die raad se Masakane proses gevorder word (binne 90 dae). (v) Indien alle uitstaande fooie nie binne 90 dae gevorder is nie, erf 937 per openbare tender vervreemd sal word om deel van die koste te delg. (vi) Dat die verskil in uitstaande fooie (balans min verkoopprijs) afgeskryf word.	<i>In proses van afhandeling.</i>	DFD
237/2016	Parkering: Erf 264, Struisbaai	Dat die randstene wel verwyder word, op voorwaarde dat - (i) Die eienaar in kennis gestel word dat sou hulle die parkeerarea wil vergroot tot by die voetpaadjie (in Hoofweg), die nodige grondgebruiksaansoek ingedien moet word vir oorweging. (ii) 'n Vergunningsooreenkoms vir die vergroting van die parkeerarea met die eienaar gesluit word.	<i>Eienaar reageer nie op skrywe van prokureur nie.</i>	BSSB
238/2016	Council's further directions: Rezoning, Subdivision, Consolidation and letting of property in respect of the Vishuis Heritage Centre in Kassiesbaai, Arniston	That Council approves the following: Amendment of Clause 12.2.4 of the attached Lease Agreement to read as follows: "The serving of refreshments including hot and cold beverages and snack foods (i.e. a portion of food, smaller than a regular meal, generally eaten between meals) shall be permitted, excluding regular meals."	<i>In proses.</i>	BSSB

**BESTUURSAANBEVELING**

Dat die Raad kennis neem van die onafgehandelde Raadsbesluite.

**BESLUIT 164/2018**

- (i) Dat die bestuursaanbeveling as 'n besluit van die Raad aanvaar word.
- (ii) Besluit 237/2016: Die Munisipale Bestuurder word versoek om 'n finansiële berekening te doen ten opsigte van die verhuring van die parkeerterrein aan die eienaar en 'n rekening aan hom verskaf.

Hierna gaan die Raad In Komitee om sake van vertroulike aard te bespreek.

BEKRAGTIG op hierdie

dag van

**2018**

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**SPEAKER**

**DATUM:**