



MINUTES OF AN ORDINARY MEETING OF THE SWARTLAND MUNICIPAL COUNCIL HELD IN THE COUNCIL CHAMBER, MALMESBURY ON WEDNESDAY, 27 AUGUST 2025 AT 10:00

PRESENT:

Speaker, ald M A Rangasamy
Executive Mayor, ald J H Cleophas
Executive Deputy Mayor, ald J M de Beer

COUNCILLORS:

Bess, D G (da)	Pieters, C (ANC)
Booyesen, A M (VF+)	Pypers, D C (DA)
Fortune, C (ANC)	Smit, N (DA)
Gaika, M F (EFF)	Soldaka, P E (ANC)
Jooste, R J (DA)	Van Essen, T (DA)
Ngozi, M (ANC)	Vermeulen, G (VF+)
O'Kennedy, E C (DA)	Warnick, A K (DA)
Paper, J R (GOOD)	Williams, A M (da)
Penxa, B J (ANC)	White, G E (PA)

Officers:

Municipal Manager, Mr J J Scholtz
Director: Civil Engineering Services, Mr L D Zikmann
Director: Electrical Engineering Services, Mr T Möller
Director: Protection Services, Mr H Witbooi
Director: Corporate Services, Ms M S Terblanche
Director: Development Services, Ms J S Krieger
Manager: Secretariat and Records, Ms N Brand

1. OPENING

The Speaker welcomes the Executive Mayor, councillors, councillors, councillors, officials and member of the public.

Cllr A K Warnick opened the meeting with scripture reading and prayer at the invitation of the Speaker.

The Speaker conveys his congratulations to cllr M F Gaika on her birthday in August.

2. LEAVE OF ABSENCE

Leave of absence is granted to Ald M Nel, cllr I S le Minnie and the Director: Financial Services, Mr M Bolton.

3. DELEGATIONS/DEPUTATIONS / STATEMENTS AND COMMUNICATIONS/PRESENTATIONS

3.1 SAPOA (South African Property Association): MUNICIPAL PERFORMANCE AWARD

The Municipal Manager provided background to the initiative by SAPOA, in collaboration with Ratings Africa, to recognise municipalities that excel in governance, fiscal discipline and basic service delivery.

The Municipal Manager mentioned that Swartland Municipality's rating by Ratings Afrika has increased from 71% to 74%.

This ground-breaking award at SAPOA's Annual Convention to be held on 2 October 2025 will recognise local authorities that are financially sustainable, protect public resources, invest in infrastructure and create an environment within which communities and businesses can thrive.

With the award, SAPOA aims to set an example to the rest of the municipalities in South Africa to reform and strive for excellence, as dysfunctional municipalities should not be the norm for local authorities.

For the sake of transparency, the Municipal Manager stated that their spouses are also included in the invitation, but that the travel and accommodation costs are for their personal account.

RESOLUTION

- (a) That cognizance be taken of the SAPOA Annual Convention to be held on 2 October 2025 during which recognition will be given to local authorities that excel in the areas of governance, financial sustainability and basic service delivery;
- (b) That further cognizance be taken that the Executive Mayor and Municipal Manager, accompanied by their spouses, have been invited to the SAPOA Annual Convention and will personally vouch for the travel and accommodation costs of their spouses.

4. MINUTES FOR CONFIRMATION

None.

5. FEEDBACK ON RESOLUTIONS TAKEN BY THE EXECUTIVE MAYOR IN TERMS OF DELEGATED AUTHORITY

None.

6. FEEDBACK ON RESOLUTIONS TAKEN BY THE MUNICIPAL MANAGER IN TERMS OF DELEGATED AUTHORITY

None.

7. MATTERS ARISING FROM THE MINUTES

None.

8. MATTERS FOR CONSIDERATION

8.1 APPROVAL OF THE IDP/BUDGET TIME SCHEDULE (2/1/4/4/1)

In terms of Section 21(1)(b) of the Local Government: Municipal Finance Management Act, Act 56 of 2003 (MFMA), the Executive Mayor must submit to Council at least ten months before the start of the financial year a time schedule with key deadlines regarding the revision of the Integrated Development Plan (IDP) and budget process.

The dates in the time schedule are to a large extent determined by the deadlines in terms of the MFMA and the Local Government: Municipal Systems Act, Act 32 of 2000.

The time schedule was circulated with the business list.

Resolution/...

8.1/...

RESOLUTION

(at the suggestion of cllr E C O'Kennedy, seconded by cllr A M Williams)

That the time schedule for the revision of the IDP and the compilation of the annual budget be approved in terms of section 21(1) of the Municipal Finance Management Act, Act 56 of 2003.

8.2 PROPOSED DISPOSAL OF ERVEN 1218 AND 971, ABBOTSDALE FOR CHURCH AND EARLY CHILDHOOD DEVELOPMENT PURPOSES (12/2/1-1/1)

The Municipality is the owner of Erf 1218 (situated on the c/o Sonneblom and Rosemary Streets) and Erf 971 (situated on the c/o Oak and Willow Houses), Abbotsdale.

Interest has recently been shown in acquiring the aforementioned properties for use as early childhood development facilities and places of worship, including a facility for community outreach programs.

It is proposed that Erven 1218 and 971, Abbotsdale be made available by way of a competitive tender process to institutions involved in the uses that will be able to establish the necessary facilities.

RESOLUTION

(at the suggestion of cllr A M Williams, seconded by ald J M de Beer)

- (a) That, in terms of Section 14 of the Municipal Finance Management Act (Act No. 56 of 2003) the Council confirms and resolves:
 - (i) That the subject properties have been identified from the outset for church and early childhood development purposes in terms of its zonings, and are not needed for the provision of a minimum level of basic municipal services; and
 - (ii) That the fair market value of the asset and the economic and community value to be received for the asset have been considered;
- (b) That in-principle approval be granted by Council in terms Section 14 of the Municipal Finance Management Act, 2003 and of the By-Law and Policy relating to the Transfer of Municipal Capital assets for the alienation of Erven 1218 (measuring approximately 955.8m2 in extent) and 971 (measuring approximately 597.2m2 in extent) Abbotsdale, situated on the corner of Sonneblom and Roosmaryn Streets and on the corner of Eikeboom and Wilgerboom Street respectively by means of a public tender process (which may entail a two phase bidding process), subject to the standard conditions of sale and the following further conditions:
 - (i) That the subsidised prices below be determined as reserve prices (VAT exclusive) for the properties in terms of the competency thus granted by paragraph 15.2 of the Municipal Asset Transfer Policy:
 - Erf 1218 Abbotsdale - R28 600.00 (VAT excluded) (20% X R143 000)
 - Erf 971 Abbotsdale – R18 000.00 (VAT excluded) (20% X R90 000)
 - (ii) That the purchasers shall, in addition to the selling-prices, also be responsible for all costs ancillary and incidental to these transactions, including transfer costs;
 - (iii) That the proposed transactions be advertised for public comments and/or objections, and the executive mayor (in consultation with his committee) be authorised to deal with any objections;
- (c) That authorisation be given as follows:
 - (i) to the Executive Mayoral Committee
 - to deal with any comments and/or objections received in respect of the proposed transactions; and

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- to finalise a decision regarding the transfer of the assets, after all Supply Chain and other legal prescripts have been complied with;
- (ii) to the Director: Corporate Services to finalise the evaluation criteria and conditions of sale for tender purposes with all the relevant internal role-players, with due consideration of the applicable conditions in the Municipal Asset Transfer Policy, including that a suitable reversionary clause must be registered against the property.

8.3 PROPOSED DISPOSAL OF DIE KRAALTJIE (ERF 470), KALBASKRAAL (17/2/2)

Die Kraaltjie, situated on Erf 470, Kalbaskraal, was purchased from Transnet during 2022 in the amount of R350 000.00, with the initial intention of converting the existing building into a multi-purpose community centre. However, the building and lot size do not lend itself functionally to being properly transformed as a multi-functional socio-economic center. The building has been plagued by vandals since 2022 and there are ongoing complaints about the unwanted elements hanging out there.

In the meantime, the Department of Infrastructure has allocated funding for the establishment of a socio-economic facility, including a community hall, on Erf 622 (large 1819 m²), Kalbaskraal.

In view of the aforementioned, it is proposed that Die Kraaltjie be disposed of as soon as possible by means of a public tender.

RESOLUTION

(on the proposal of ald J M de Beer, seconded by cllr A M Williams)

- (a) That, in terms of Section 14 of the Municipal Finance Management Act (Act No. 56 of 2003) the Council confirms and resolves:
 - (i) That the subject property is not needed for the provision of a minimum level of basic municipal services; and
 - (ii) That the fair market value of the asset and the economic and community value to be received for the asset has been considered;
- (b) That in-principle approval be granted by Council in terms of the applicable By-law as well as Section 14 of the Municipal Finance Management Act, 2003 for financial offers to be invited by means of public tender for the disposal of Erf 470, measuring 1 417m² in extent, situated on the corner of Skool and Kort Street, Kalbaskraal, subject to the standard conditions of sale and the following further conditions:
 - (i) That the amount of R400 000,00 (VAT excluded) be determined as reserve price, it being considered to fairly represent the market value of same;
 - (ii) That the property be made available voetstoots;
 - (iii) That it will be a condition of sale that the purchaser ensures at his own expense the acquisition of appropriate land use rights, depending on what the property will be used for;
 - (iv) That Council's intention to offer the property for sale by means of a public competitive process be published for comment and/or objections;
- (c) That authorization be given as follows:
 - (i) to the Executive Mayoral Committee to
 - deal with any comments and/or objections received in respect of the proposed transactions; and to
 - finalise a decision regarding the transfer of the asset after all applicable Supply Chain and other legal prescripts have been complied with;

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- (ii) to the Director: Corporate Services to finalise the conditions of sale for tender purposes with all the relevant internal role-players;
- (d) That approval be granted that should the property remain unsold after the competitive process, it be sold out-of-hand on a 'first come first served' basis at the reserve price or higher, provided that the reserve price corresponds with fair market value (based on the municipal valuation of the property when disposal takes place), and provided further that the Municipality shall make known its intention to sell the property out-of-hand from a given date.

8.4 2026 MEETING SCHEDULE (3/4/2/1)

The proposed 2026 meeting schedule has been circulated with the business list.

RESOLUTION

(on the proposal of cllr B J Penxa, seconded by cllr G Vermeulen)

- (a) That the proposed meeting schedule for 2026 be accepted;
- (b) That the dates be published bi-annually in the local media for public cognisance, as well as on the municipal website;
- (c) That each councillor be furnished with a copy of the final schedule;
- (d) That the meeting schedule be forwarded to the West Coast District Municipality, SALGA and the Provincial Department of Local Government to use for planning purposes.

**SIGNED:
SPEAKER**