



MINUTES OF A SPECIAL MEETING OF THE SWARTLAND MUNICIPAL COUNCIL VIRTUALLY HELD ON FRIDAY, 27 FEBRUARIE 2026 AT 10:00

PRESENT:

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

COUNCILLORS:

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

Officials:

Municipal Manager, Mr J J Scholtz
Director: Financial Services, Mr M A C Bolton
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 welcomed the Executive Mayor, aldermen, councillors and officials.

The Executive Mayor, Ald J H Cleophas, opened the meeting with prayer at the invitation of the Speaker.

2. LEAVE OF ABSENCE

Absence of leave is granted to Cllr C Fortuin and Cllr G Vermeulen (due to connectivity problems).

3. MATTERS FOR DISCUSSION

3.1 COUNCILLOR'S REMUNERATION: 2025/26 FINANCIAL YEAR (5/10/1)

The increased allowances and fringe benefits for councillors for the 2025/26 financial year were promulgated in the Government Gazette 54179 dated 20 February 2026, as announced per Government Notice 7159.

The report to/...

3.1/...

The report to the agenda and annexures contains the financial implications for Swartland Municipality as a Grade 4 local authority. Sufficient funds have been budgeted for in the 2025/26 financial year to implement the increase with retrospective effect from 1 July 2025.

The Speaker mentioned that a letter was submitted to COGTA and Salga on the manner in which the remuneration of councillors are handled.

The Speaker put the matter to a vote and it is decided (in the absence of two councillors) with an –

UNANIMOUS RESOLUTION

(proposed by cllr A K Warnick, seconded by cllr N Smit)

- (a) That the contents of Government Notice 7159 as published in Government Gazette 54179 dated 20 February 2026 be noted, as well as the implications of same in respect of the increased allowances and benefits payable in respect of the 2025/26 financial year by the Municipality as a Grade 4 local authority, as explained in Annexure B to this report;
- (b) That cognisance be taken that adequate provision has been made in the 2025/26 operating budget in order to cover the increased allowances and benefits, and that the implementation of same thereof be approved, with retrospective effect from 1 July 2025;
- (c) That the consultation prescripts of the MEC for local government be complied with in order to obtain the latter's concurrence with the implementation of the amended allowances and benefits;
- (d) That the Municipal Manager ensures that the information required in terms of Item 18 of the Government Notice be submitted to the MEC for local government, by no later than 21 April 2026;
- (e) That, after the Minister of Local Government signed the concurrence letter, the upper limits must be implemented as soon as possible by the administration.

3.2 PROPOSED EXTENSION OF THE APPROVED LONG-TERM LEASE PERIOD IN RESPECT OF PORTION OF ERF 327 (NOW UNREGISTERED ERF 15701), MALMESBURY (12/2/B)

Council is aware of the Solar Power Plant planned on approximately ±30 ha of Erf 327, Malmesbury, and a public participation process has already been undertaken regarding the intention to lease the portion of land to the designated IPP developer (Independent Power Producer).

During the preparation of the relevant documentation, including the PPA (Power Purchase Agreement), it was determined that the start and end dates of the lease term and the PPA cannot be the same period, as the construction, operational, and decommissioning phases of the plant must be taken into account.

RESOLUTION

(proposed by ald J M de Beer, seconded by cllr A K Warnick)

- (a) That the previously approved lease term of 20 years (Council resolution of 25 May 2023) be extended to a minimum of 22 years and a maximum of 25 years, to provide for construction, operational and decommissioning phases of the IPP facility;
- (b) That a new public participation process be undertaken in respect of the extended lease period;
- (c)/...

3.2/...

- (c) That the lease agreement between Swartland Municipality and the appointed IPP developer be concluded prior to the commencement of the PPA;
- (d) That the final lease term and rental (no less than R405 000.00 per annum, subject to adjustment for inflation) be determined based on:
 - Information received through the RFP process;
 - Submissions by the appointed IPP developer; and
 - Direct negotiations with the appointed IPP developer in terms of the MFMA and the Asset Transfer Regulations.
- (e) That the mandate previously granted to the Municipal Manager be reaffirmed and extended to give effect to the revised lease period;
- (f) That the newly surveyed erf, i.e. Erf 15701 Malmesbury be registered in the deeds office in preparation for the drafting and registration of the notarial lease agreement.

**3.3 KLIPFONTEIN BIODIVERSITY OFFSET (ERF 12353 MALMESBURY):
AUTHORISATION FOR THE MUNICIPAL MANAGER TO SIGN MEMORANDUM OF
AGREEMENT (15/3/1)**

Klipfontein Country Estate is a residential development in Malmesbury that requires an Environmental Authorisation which, among other things, includes a biodiversity offset. Specialist studies indicated that Erf 12353, Malmesbury, is suitable as a biodiversity offset area.

The Memorandum of Agreement between the respective parties was circulated with the agenda.

RESOLUTION

(proposed by cllr A K Warnick, seconded by ald T van Essen)

- (a) That the Memorandum of Agreement between Swartland Municipality, Malmesbury Property Developments (RF) (Pty) Ltd and Nature Connect regarding the biodiversity offset for Erf 12353, Malmesbury be approved; and
- (b) That the Municipal Manager be authorise to effect further (and not significant) changes if needed, and to sign the Memorandum of Agreement on behalf of Swartland Municipality.

**SIGNED:
SPEAKER**