

MAYORAL COMMITTEE MEETING MINUTES



**MINUTES OF THE MAYORAL COMMITTEE MEETING
HELD ON WEDNESDAY, 25 MARCH 2026 AT 09:50 IN
THE COUNCIL CHAMBERS, RHENIUS STREET,
SWELLENDAM.**

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Yours sincerely.

**H.F. DU RAND
EXECUTIVE MAYOR**

DATE

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MINUTES OF AN ORDINARY MEETING OF THE MAYORAL COMMITTEE OF SWELLENDAM MUNICIPALITY HELD ON THURSDAY, 25 MARCH 2026 AT 09:50 AT THE COUNCIL CHAMBERS, RHENIUS STREET, SWELLENDAM.

PRESENT:

Councillor		
	H.F. du Rand	Executive Mayor
	E.J. Lamprecht	Member
	F. Kees	Member

IN ATTENDANCE:

	E. Wassermann	(Acting: Municipal Manager)
	S.L. Mralasi	(Acting Director: Community Services)
	J. Etzebeth	(Manager: Administrative Support Services)

SECRETARIAT:

K. Opperman
A. Eksteen

RECORDING OFFICER:

K. Opperman

ALSO PRESENT

Alderman J. du T. Loubser Speaker

1. OPENING AND WELCOME

At 09:50 the Executive Mayor, Councillor H.F. du Rand welcomed everyone at the Mayoral Committee meeting and declared the meeting duly constituted with a quorum present.

Councillor F. Kees rendered an opening prayer.

2. ELECTION OF CHAIRPERSON, IF NECESSARY

None

3. APPLICATION FOR LEAVE OF ABSENCE
--

that leave of absence from the Ordinary Mayoral Committee meeting held on Wednesday, 25 March 2026 be granted to the Municipal Manager, Mrs A. Vorster and the Acting Director Infrastructure and Planning Services, Mr W. Treurnicht.

4. SPEECHES AND SUBMISSIONS

None

5. CONFIRMATION OF MINUTES

Proposer: Councillor E.J. Lamprecht

Seconded: Councillor F. Kees

RESOLVED:

- 5.1 that the minutes of an ordinary meeting of the Mayoral Committee held on Monday, 23 February 2026 copies of which were circulated prior to the meeting, be taken as read and be hereby confirmed.

6. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS MEETING

6.1 **Matters arising from the minutes of the Mayoral Committee meeting held on Monday, 23 February 2026:**

6.1.1 **Matters arising from the minutes: p5: Oefeningshuis:**

In response to a question by the Executive Mayor regarding the Oefeningshuis, the Manager, Administrative Support Services indicated that the tender to sell the building closed in November 2025. The CFO, Ms E. Wassermann shared that she would establish whether the procurement process has been concluded.

The Executive Mayor requested that the alienation / lease of the Oefeningshuis be readvertised if necessary for the matter to be resolved.

7 STATEMENTS AND COMMUNICATIONS BY THE EXECUTIVE MAYOR

None

8 DISCLOSURE OF INTERESTS BY COUNCILLORS

None

9 FINANCIAL REPORTING

9.1 **Section 71 Report for February 2026.**

DISCUSSION

The CFO, Ms E. Wassermann shared that due to a dispute received regarding a penalty on sewage effluent, the payment rate was 93.48% on average by the end of February 2026. She added that the payment rate for Buffeljagsrivier was 22%.

Ms Wassermann said that the procurement plan was reviewed and the total budget was R102 million of which R91 million has already been awarded. She said that 88% spending was projected should all projects be successfully implemented by 30 June 2026. She said that projects of about R6 million were about to be processed with R5.3 million's projects that have not started in terms of the procurement plan.

She shared that the project that was of concern and high risk was the WSIG Project in Barrydale where the service provider could not be paid to date due to them struggling to get a VAT registration to register the joint venture. She added that the matter was followed up with SARS, and it was indicated that they would receive a VAT registration number within the next two weeks.

RESOLVED

9.1.1 that cognisance be taken of the Section 71 Report for February 2026.

10 MATTERS FOR CONSIDERATION

10.1 Items submitted by officials of the Council

10.1.1

Item number A46. 25.03.2026

SUPPLY CHAIN MANAGEMENT MONTHLY REPORT – FEBRUARY 2026

Report by the Director: Financial Services:

Ms. E Wassermann

Department

Financial Services

Section

Supply Chain Management

File number

9/2/1/5

PURPOSE OF REPORT

The SCM monthly report is prepared to inform Council on key SCM monthly activities and adhere to the reporting requirements in terms of the Legislative Framework.

FACTS AND BACKGROUND

In terms of section 6 of the Supply Chain Management Regulations, Council has a responsibility to maintain oversight over the implementation of the Supply Chain Management Policy.

Section 36(2) of the Supply Chain Management Regulation requires that the accounting officer must record the reasons for any deviation from the procurement process and report it to the next council meeting.

DISCUSSION

The SCM monthly report for February 2026 is attached as **Annexure A.1 to A.2** to enable Council to fulfil its oversight role. The report informs Council of the following matters:

- Procurement Statistics for the month
- Awards made above R 100 000 which was reported to National Treasury
- SCM deviations

There are no material problems with the implementation of SCM policy.

LEGAL IMPLICATIONS

- Municipal Finance Management Act, 2003
- Municipal Supply Chain Management Regulation, 2005
- Municipal Supply Chain Management Policy, 2024

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

None

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Director: Financial Services

None

Acting Director: Infrastructure Services

None

Municipal Manager

None

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that Council takes cognisance of the Supply Chain Management Report for February 2026 attached as Annexure A.1 to A.2.

The Executive Mayor indicated that the Committee took note of the report.

RECOMMENDED TO COUNCIL

1. that Council takes cognisance of the Supply Chain Management Report for February 2026 attached as Annexure A.1 to A.2.

10.1.2

Item number A47. 25.03.2026

PROPERTY REGISTER OF SWELLEDAM MUNICIPALITY

Report of the Municipal Manager

Department Municipal Manager

Section Property Management

File number 7/2/R

PURPOSE OF REPORT

To submit an inventory of property registered in the name of Swellendam Municipality as requested by Council.

FACTS AND BACKGROUND

Council requested that the property profile of Swellendam Municipality be provided to them. The property profile is attached as **Annexure A.3 to Annexure A.4.**

DISCUSSION

The property of Council is contained in the asset register of Swellendam Municipality, which is audited by the Auditor-General on an annual basis.

LEGAL IMPLICATIONS

Constitution of RSA, 1996

Local Government: Municipal Finance Management Act, 2003

Local Government: Municipal Asset Transfer Regulations, 2008

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Director: Financial Services

None

Acting Director: Infrastructure and Planning Services

None.

Municipal Manager

As per the report

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

that Council take cognisance of the property profile of Swellendam Municipality.

DISCUSSION

The Speaker, Alderman J. du T. Loubser shared that should any property not be needed for the minimum level of basic services or any long-term projection on the property was made for future use, the municipality's policy should be to sell such property.

The CFO, Ms E. Wassermann shared that it would be ideal for Town Planning and Building Control to identify the serviced erven to be readily available for sale whereafter an Item could be tabled to Council with property values to be advertised for alienation.

The Executive Mayor, Councillor H.F. du Rand proposed the following amendment to the recommendation to Council:

1. that Council take cognizance of the property profile of Swellendam Municipality.
2. that the Mayoral Committee recommend that the Town Planning and Building Control division identify all serviced erven to be made available for alienation should it be not needed for the provision of basic municipal services.

RECOMMENDED TO COUNCIL

1. that Council take cognizance of the property profile of Swellendam Municipality.
2. that the Town Planning and Building Control division identify all serviced erven not needed for the provision of the minimum level of basic municipal services.

10.1.3

Item number A48. 25.03.2026

RESUBMISSION: APPLICATION TO BUY A PORTION OF ERF 4183 RAILTON

Property Management

A. Vorster

Department

Municipal Manager

Section

Property Management

File Number

7/2/R

PURPOSE OF REPORT

To resubmit an application to buy Erf 4183 Railton.

FACTS AND BACKGROUND

Mr M. Swartboo applied to Council to purchase Erf 4183 Railton. The erf is registered in Swellendam Municipality's name, covers 310m² and is zoned residential.

A site map attached as **Annexure A.5**.

DISCUSSION

Erf 4183 Railton has no servitudes but there are overhead electricity lines on the eastern boundary within the building line. The property is not needed for essential services but is adjacent to business erven and there may be more public interest in purchasing this property.

This item served on the Council meeting held on Friday, 27 February 2026 as Item A23 and was referred back with Council Resolution as follows:

UNANIMOUSLY RESOLVED

Item A23/27/02/2026

1. that the Item be **REFERRED BACK** to provide the administration the opportunity to circulate the land inventory list to Councillors to make an informed decision on selling Erf 4183, Railton.

The above-mentioned land inventory (property) registered is included under cover of a separate Item in this agenda.

LEGAL IMPLICATIONS

The following legislation regulates property management:

- The provisions of Section 14 of the Municipal Finance Management Act, 2003, (Act 56 of 2003);
- The By-Law relating to the Management and Administration of Immovable Property, 2018.
- The Asset Transfer Regulations, 2008.
- Land Disposal Policy, 2018

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

As per report.

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Acting Director: Infrastructure and Planning Services

Town Planning & Building Control

Property is zoned Residential.

Director: Financial Services

The property should be disposed of through a public bidding process.

According to Section 40(b) of the Supply Chain Management regulation stipulates that immovable property may be sold only at market-related prices except when the public interest or the plight of the poor demands otherwise.

It is further recommended that once the property is alienated, it be removed from the municipal asset register.

Municipal Manager

As per the report.

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that it be confirmed that Erf 4183, Railton, (310 square meters) is not needed for the minimum level of basic municipal services, and can be alienated at the average of two municipal obtained valuations as per Council policy.
2. that the intention of Council be advertised for public comments;
3. that if comments/objections are received from the public, it be tabled to Council for further consideration;
4. that if no comments/objections are received, the Municipal Manager be mandated to continue with the alienation process per competitive bid.

5. that Council's attorney draft the purchase agreement for the sale of the property.
6. that the Municipal Manager be mandated to sign the Deed of Sale and accompanying documents.
7. that should no successful tender be found, the property be put on inventory to be sold out of hand at the reserve market price as per (1) of these recommendations.
8. that it be a condition of tender that the successful bidder provide a bank guarantee to cover the purchase price as well as the transfer cost in respect of all tenders regarding immovable property.
9. that it be noted that it is standard practice that if the successful bidder cannot provide a bank guarantee he/she may pay in cash within 30 days of sale into a trust account of the transferring attorney.

DISCUSSION

The Executive Mayor, Councillor H.F. du Rand proposed that point 9 be removed and point 8 be amended as follows:

8. that it be a condition of tender that the successful bidder provide a bank guarantee or cash to cover the purchase price as well as the transfer cost in respect of all tenders regarding immovable property within 30 days after the signing of the Deed of Sale in failure of which the transaction be cancelled.

RECOMMENDED TO COUNCIL

1. that it be confirmed that Erf 4183, Railton, (310 square meters) is not needed for the minimum level of basic municipal services, and can be alienated at the average of two municipal obtained valuations as per Council policy.
2. that the intention of Council be advertised for public comments;
3. that if comments/objections are received from the public, it be tabled to Council for further consideration;
4. that if no comments/objections are received, the Municipal Manager be mandated to continue with the alienation process per competitive bid.
5. that Council's attorney draft the purchase agreement for the sale of the property.
6. that the Municipal Manager be mandated to sign the Deed of Sale and accompanying documents.
7. that should no successful tender be found, the property be put on inventory to be sold out of hand at the reserve market price as per (1) of these recommendations.
8. that it be a condition of tender that the successful bidder provide a bank guarantee or cash paid into the trust account of the transferring attorney to cover the purchase price as well as the transfer cost in respect of all tenders regarding immovable property within 30 days after the signing of the Deed of Sale in failure of which the transaction be cancelled.

10.1.4

Item number A49. 25.03.2026

REQUEST FOR LAND: KINGDOM BUILDERS MINISTERIES, SWELLENDAM

Report of	A. Vorster
Department	Municipal Manager's Office
Section	Property Administration
File Number	7/2/R

PURPOSE OF REPORT

Consider the request from Kingdom Builders Ministries for Erf 3722 Swellendam.

FACTS AND BACKGROUND

Kingdom Builders Ministries, a registered NPO and PBO, applied to be allocated Erf 3722 Swellendam, or any other area, to establish a physical presence within the Swellendam area.

DISCUSSION

The application from Kingdom Builders Ministries is attached **as Annexure A.6.**

Erf 3722 Swellendam is zoned residential and is about 3884m². The erf is close to the Railton sports grounds and may be used for future parking by visitors.

There are two erven available in Die Boord development that could be considered for sale, namely Erven 9379 and 8942, zoned as community and institutional, indicated on the locality map as per **Annexure A.7.**

LEGAL IMPLICATIONS

The following legislation regulates property management:

- The stipulations of Section 14 of the Municipal Finance Management Act, 2003, (Act 56 of 2003) (MFMA); This clause is not applicable to leases.
- The By-Law relating to the Management and Administration of Immovable Property, 2018.
- The Asset Transfer Regulations, 2008.
- Land Disposal Policy, 2018.

FINANCIAL IMPLICATIONS

Advertising cost of about R1500 at present.

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

Advertising intention to alienate.

COMMENTS FROM DEPARTMENTS

Manager: Town Planning & Building Control: R Brunings

None

Director: Financial Services

The municipality may transfer the ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset which does not provide a minimum level of basic municipal services after council:

- Has decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services; and
- Has considered the fair market value of the assets and economic and community value to be received in exchange for the asset.

The expenses associated with repairing the building, along with future maintenance costs, significantly outweigh the profitability generated by the heritage building, especially considering the minimal Lease Agreement amount received per annum.

Acting Director: Infrastructure and Planning Services

None

Municipal Manager

As per report

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that it be confirmed that Erven 9379 and 8942 Swellendam, are not needed for the minimum level of basic municipal services.
2. that Council confirm the intention to sell Erven 9379 and 8942 Swellendam at the average of two independent valuations.
3. that Council's intention to sell Erven 9379 and 8942 Swellendam be advertised for public participation.
4. that if, no objection is received against the proposed alienation of Erven 9379 and 8942 Swellendam, the Municipal Manager be mandated to proceed to offer Erven 9379 and 8942 Swellendam for sale per competitive bid, with the average of two independent valuations as the reserve price.

The Executive Mayor, Councillor H.F. Du Rand indicated that the recommendation was supported.

RECOMMENDED TO COUNCIL

1. that it be confirmed that Erven 9379 and 8942 Swellendam, are not needed for the minimum level of basic municipal services.
2. that Council confirm the intention to sell Erven 9379 and 8942 Swellendam at the average of two independent valuations.
3. that Council's intention to sell Erven 9379 and 8942 Swellendam be advertised for public participation.
4. that if, no objection is received against the proposed alienation of Erven 9379 and 8942 Swellendam, the Municipal Manager be mandated to proceed to offer Erven 9379 and 8942 Swellendam for sale per competitive bid, with the average of two independent valuations as the reserve price.

10.1.5

Item number A50. 25.03.2026

CARAVAN PARK SECTION 78 INVESTIGATION

Report of the Municipal Manager

Department	Community Services
Section	Parks & Recreation
File number	17/5/3/2

PURPOSE OF THE REPORT

The purpose of this report is to request Council's approval to do a Section 78 investigation of the Caravan Park that includes the possibility of alienation.

FACTS AND BACKGROUND

The Municipality manages the Swellendam Caravan Park. This Park was once a very sought-after resort and was well known but has in the last 10 -15 years been neglected and are running at a loss. Readily available budget and manpower to revitalize the park to its former glory are just not available and the Municipality should undertake a Section 78 investigation in terms of the Local Government: Municipal Systems Act, 32 of 2000 to determine if it is still viable for the Swellendam Municipality to run the Caravan Park itself or to privatise the institution.

DISCUSSION

In order for the Swellendam Municipality to have a successful Caravan Park we need to rethink the management of the park within the legislative parameters. A section 78 investigation in terms of the Local Government: Municipal Systems Act, 32 of 2000 will be required to determine the possible outsourcing of the function.

When a review of the delivery mechanisms of municipal services is undertaken, it must first assess the provision of that activity through an internal mechanism, after which it may decide to explore the delivery of that activity through an external mechanism. If the Municipality decides to explore service provision by an external mechanism, it must also conduct a feasibility study.

Section 78 states that:

78 (1) When a municipality has in terms of section 77 to decide on a mechanism to provide a municipal service in the municipality or a part of the municipality, or to review any existing mechanism

(a) it must first assess

(i) the direct and indirect costs and benefits associated with the project if the service is provided by the municipality through an internal mechanism, including the expected effect on the environment and on human health, well-being, and safety:

(ii) the municipality's capacity and potential future capacity to furnish the skills, expertise and resources necessary for the provision of the service through an internal mechanism mentioned in section 76(a):

(iii) the extent to which the re-organisation of its administration and the development of the human resource capacity within that administration, as provided for in sections 51 and 68, respectively, could be utilised to provide a service through an internal mechanism mentioned in section 76(a);

(iv) the likely impact on development, job creation and employment patterns in the municipality; and

(v) the views of organized labour; and

(b) it may take into account any developing trends in the sustainable provision of municipal services

Generally:

(2) After having applied subsection (1), a municipality may—

(a) decide on an appropriate internal mechanism to provide the service; or

(b) before it takes a decision on an appropriate mechanism, explore the possibility of providing the service through an external mechanism mentioned in section 76(b).

(3) If a municipality decides in terms of subsection (2)(b) to explore the possibility of providing the service through an external mechanism it must—

(a) give notice to the local community of its intention to explore the provision of the service through an external mechanism; and

(b) assess the different service delivery options in terms of section 76(b), taking into account—

(i) the direct and indirect costs and benefits associated with the project, including the expected effect of any service delivery mechanism on the environment and on human health, well-being, and safety;

(ii) the capacity and potential future capacity of prospective service providers to furnish the skills, expertise, and resources necessary for the provision of the service;

(iii) the views of the local community;

(iv) the likely impact on development and employment patterns in the municipality; and

(v) the views of organised labour.

(4) After having applied subsection (3), a municipality must decide on an appropriate internal or external mechanism, taking into account the requirements of section 73(2) in achieving the best outcome.

(5) When applying this section, a municipality must comply with

(a) any applicable legislation relating to the appointment of a service provider other than the municipality; and

(b) any additional requirements that may be prescribed by regulation.

Council resolved to undertake a Section 78 investigation into the Caravan Park in 2023, but as no funding was available within budgets, the investigation never took place. It is now proposed that the investigation be done internally, including the possibility of possible alienation of the land.

LEGAL IMPLICATIONS

The Constitution, 1996

The Local Government: Municipal Finance Management Act, No 56 of 2003

The Local Government: Municipal Systems Act, Act No 32 of 2000

FINANCIAL IMPLICATIONS

None at this stage.

PERSONNEL IMPLICATIONS

None at this stage

COMMUNICATION IMPLICATIONS

The appointed service provider will have to do a public participation process.

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

As per report

Director: Financial Services

All applicable legislation must be complied with.

Acting Director: Infrastructure Services

None

Municipal Manager

Legal compliance with the process needs to be ensured.

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that the Section 78 report on the management of Swellendam Caravan Park, including the possibility to alienate the land, be tabled to Council with the draft budget for 2026/27, for consideration.

The Executive Mayor, Councillor H.F. Du Rand indicated that the recommendation was supported.

RECOMMENDED TO COUNCIL

1. that the Section 78 report on the management of Swellendam Caravan Park, including the possibility to alienate the land, be tabled to Council with the draft budget for 2026/27, for consideration.
2. that approval be granted that the Barrydale Caravan Park be included in the Section 78 report.

10.1.6

Item number A51. 25.03.2026

SECTION 78 INVESTIGATION: BARRYDALE IRRIGATION WATER SERVICE

Report by Municipal Manager

Department	Infrastructure Services
Division	Water Services
File number	16/1/1/8/R

PURPOSE OF REPORT

The purpose of this submission is to seek in principle approval to undertake a feasibility study into the possibility of providing the municipal service of the operation of the Barrydale Irrigation Water System through an external mechanism in terms of Section 78 (3)(c) of the Municipal Systems Act, No 32 of 2000.

FACTS AND BACKGROUND

In terms of Section 76 of the Local Government: Municipal Systems Act, Act 117 of 1998, a municipality may provide a municipal service in its area or a part of its area through an internal mechanism or an external mechanism by entering into a service delivery agreement, while Section 78 provides the criteria and process to review any existing mechanism for the provision of a municipal service.

Some erven in Barrydale have an additional irrigation water right for which they pay a separate fee captured in Council's budget. For some erven the right to access to irrigation water is entrenched in their Title Deeds, whilst others apply annually to be included if their property is situated next to the reticulation network. The irrigation service in Barrydale is regulated by a By-Law attached as **Annexure A.8**.

Section 5 (1) of said by law allows for the municipality or a service provider to provide irrigation through a network. Section 5(6) of the by law allows the Municipality to enter into an agreement with a Water Association to manage and maintain this service.

In terms of Section 156(1)(a) of the Constitution, a Municipality has executive authority and the right to administer local government matters is listed in Schedule 4B and 5B of the Constitution. The provision of water services is listed in schedule 4B. Schedule 4B, however, limits the provision of water services to potable water. Irrigation (Leiwat) is not a basic municipal service as defined in the Local Government: Municipal Systems Act, No 32 of 2000. Providing irrigation water to consumers, remains a municipal service, albeit an optional one.

The Barrydale Leiwat Association is a water users association in Barrydale, consisting of irrigation water users. The Barrydale Association approached the Municipality to take over the irrigation system and to manage this service on behalf of the Municipality. See the application of the Leiwat Association as **Annexure A.9**.

DISCUSSION

It should be mentioned that large portions of the irrigation channels in Barrydale doubles as stormwater channels. As the provision of irrigation water is not a core municipal function, the Municipality do not undertake major maintenance on the reticulation network and this resulted in a significant back-log, requiring a significant repair and maintenance investment.

There is one permanent official tasked with irrigation water.

Section 78 (3) of the Municipal Systems Act reads as follows:

- (3) If a municipality decides in terms of subsection (2) (b) to explore the possibility of providing the municipal service through an external mechanism it must-
- (a) give notice to the local community of its intention to explore the provision of the municipal service through an external mechanism;
 - (b) assess the different service delivery options in terms of section 76 (b), taking into account -
 - (i) the direct and indirect costs and benefits associated with the project, including the expected effect of any service delivery mechanism on the environment and on human health, well-being and safety;
 - (ii) the capacity and potential future capacity of prospective service providers to furnish the skills, expertise and resources necessary for the provision of the service;
 - (iii) the views of the local community;
 - (iv) the likely impact on development, job creation and employment patterns in the municipality; and
 - (v) the views of organised labour; and
 - (c) conduct or commission a feasibility study which must be taken into account and which must include -
 - (i) a clear identification of the municipal service for which the municipality intends to consider an external mechanism;
 - (ii) an indication of the number of years for which the provision of the municipal service through an external mechanism might be considered;
 - (iii) the projected outputs which the provision of the municipal service through an external mechanism might be expected to produce;
 - (iv) an assessment as to the extent to which the provision of the municipal service through an external mechanism will -
 - (aa) provide value for money;
 - (bb) address the needs of the poor;
 - (cc) be affordable for the municipality and residents; and
 - (dd) transfer appropriate technical, operational and financial risk;
 - (v) the projected impact on the municipality's staff, assets and liabilities;
 - (vi) the projected impact on the municipality's integrated development plan;
 - (vii) the projected impact on the municipality's budgets for the period for which an external mechanism might be used, including impacts on revenue, expenditure, borrowing, debt and tariffs; and
 - (viii) any other matter that may be prescribed.

The feasibility study must be undertaken in-house and tabled to Council with the proposed budget for 2026/27.

LEGAL IMPLICATIONS

Section 78, Local Government: Municipal Systems Act, Act 32 of 2000.

Constitution of the Republic of South Africa, 1996.

Swellendam By-Law on Irrigation Water

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

One staff member is permanently allocated to the irrigation water function in Barrydale.

COMMUNICATION IMPLICATIONS

A thorough public participation process is part of the section 78 process and the community will thus have ample opportunity to comment and give input.

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Acting Director: Infrastructure Services

None

Director Financial Services

Municipal Manager

As per report.

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that approval be granted that the operation of the Barrydale Irrigation Water System, through the Barrydale Water Association, be explored in terms of Section 78 of the Local Government: Municipal Systems Act, Act 32 of 2000.

DISCUSSION

The Executive Mayor, Councillor H.F. Du Rand proposed that the Barrydale Caravan Park be included in the Section 78 investigation.

The Speaker, Alderman J. du T. Loubser said that it was important that Council made a decision whether the municipality was willing to invest in the property to continue operating it itself or whether it would be sold to a developer who would be willing to upgrade the facility and operate it.

RECOMMENDED TO COUNCIL

1. that approval be granted that the operation of the Barrydale Irrigation Water System, through the Barrydale Water Association, be explored in terms of Section 78 of the Local Government: Municipal Systems Act, Act 32 of 2000.

10.1.7

Item number A52. 25.03.2026

NEW MUNICIPAL HEAD OFFICE

Report of the Director: Financial Services: Ms. E Wassermann.

Department Financial Services

Section Financial Services

File Number 17/5/4/5

PURPOSE OF REPORT

The objective of this report is to provide the Council with the progress made on the new municipal head office and to commence with the public participation process.

FACTS AND BACKGROUND

The demolition of the municipal head office commenced on 17 November 2025 and was completed on 4 February 2026 at an estimated cost of R1 842 208. The final invoice is still outstanding.

Professional consulting engineers were appointed to develop a design and cost estimate for the reconstruction of the building. The consulting team comprises an architect, quantity surveyor, and various engineering disciplines. The cost estimate is based on the current concept design.

Consultations were held with management to determine operational requirements, office space needs, and functionality, enabling the architect to prepare the concept design.

The proposed building is designed to be environmentally sustainable and to provide a one-stop service facility for customers.

DISCUSSION

It is important to note that the previous municipal offices, including the prefab building known as the "Yskas" consist of the following departments:

1) Office of the Municipal Manager

- Municipal Manager
- Internal Audit
- Legal and Admin
- IDP
- Communications
- Property Administration
- Risk Management
- Records Management
- Committee Services
- Cleaners

2) Mayor and Speaker Offices

3) Financial Department

- CFO Office
- Budget Office
- Expenditure & Creditors
- Revenue, Rates, Billing & Customer Relations
- Credit Control
- ICT Services

4) Auxiliary Services

- Kitchen, Bathrooms
- Meeting room
- Storage/records

The new municipal building will comprise of the following:

1) Office of the Municipal Manager

- Municipal Manager Office & PA
- Internal Audit
- Legal Manager
- Performance, Risk and Compliance Manager
- Media & Communications
- IDP
- Property Management Administration
- Administration Support Services
- Customer Care
- Records management
- Committee Services

2) HR Offices

- HR/Labour/Manager
- Benefit/Leave
- Training & Development/
- EPWP Administration

3) Auxiliary Services

- Meeting Room & Pods
- Conference Rooms & Meeting Pods
- Cleaning
- Kitchen/Bathrooms/Smoking Area

4) Kiosk Privately Owned – Coffee & Light meals

5) Office of Chief Financial Officer

- CFO Office & PA
- Revenue Division
- Budget Office
- Payroll
- Credit Control

- Customer Relations
- Finance Interns
- ICT

6) Infrastructure Services

- Director & PA
- Senior Manager Engineering
- Managers Water, Roads, Electricity
- Reception & Administration

7) Community Services

- Director & PA
- Manager Housing
- Administration Halls & Cemeteries

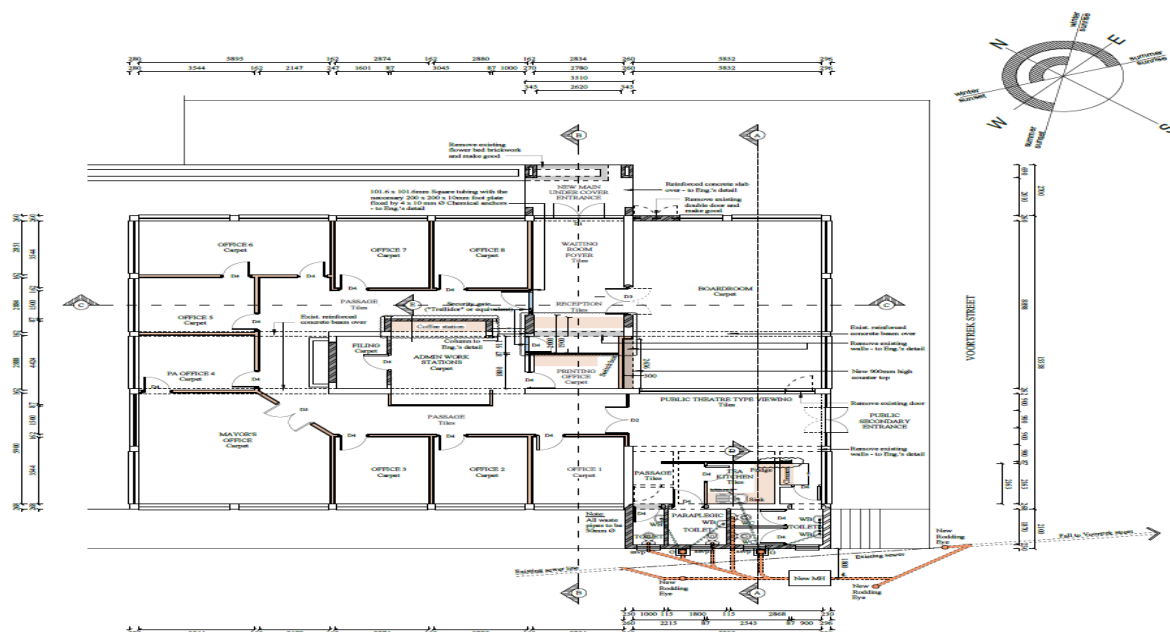
The total extent of the new building structure, including the first floor (as proposed) measures approximately 2038/m2. The space allocation of the building was based on the current organogram, including future expansion of personnel to keep up with service delivery and needs.

Including in the building cost are (optional) extras such as:

- UPS for IT
- Generator
- Solar PV & Inverter
- Fencing and Gate motors
- Pedestrian gates etc

The new building excludes the offices for the political office bearers and a council chamber, which was planned to be included in the Old Library Building. The estimated cost of the upgrading of the Old Library Building is R5 000 000.00 (incl VAT - December 2023) and is excluded from the new building cost.

The current concept design for the offices for the political office bearers and a council chamber are as follow:

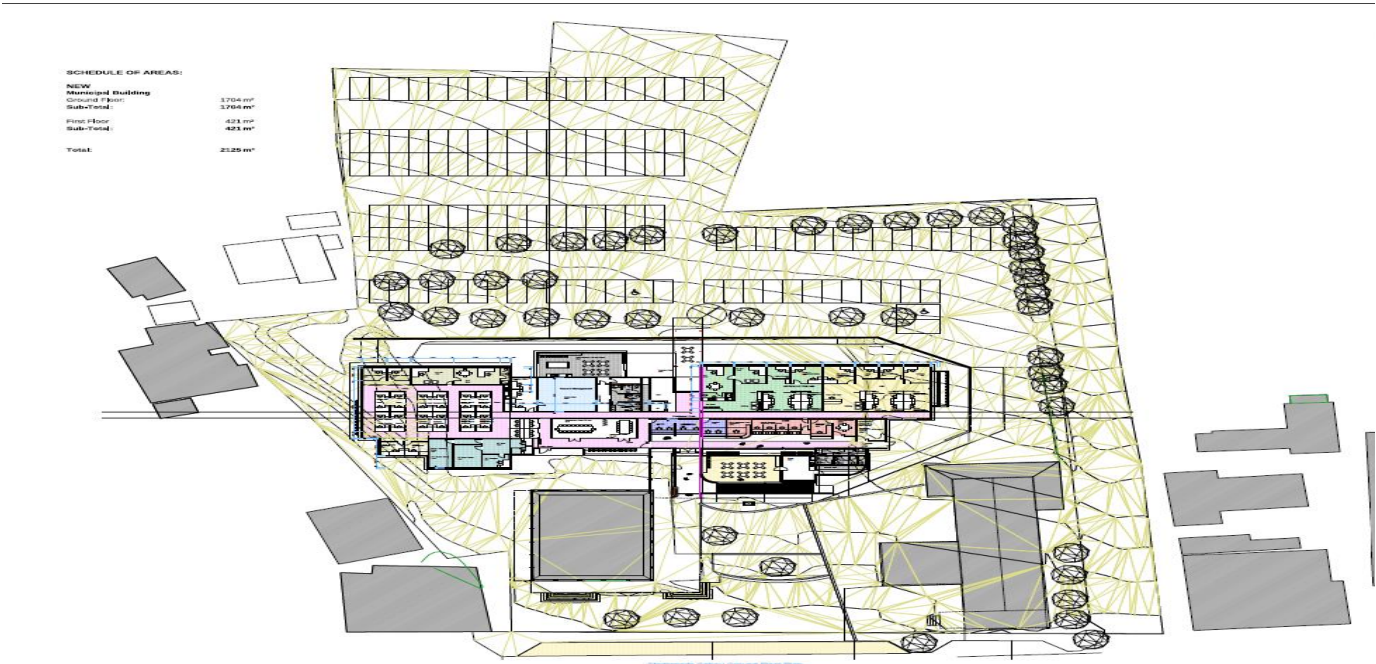


The new building cost, as per the current concept design, with a base date of November 2025 and professional fees, is R66 023 000 (vat exclusive) as indicated in the table below:

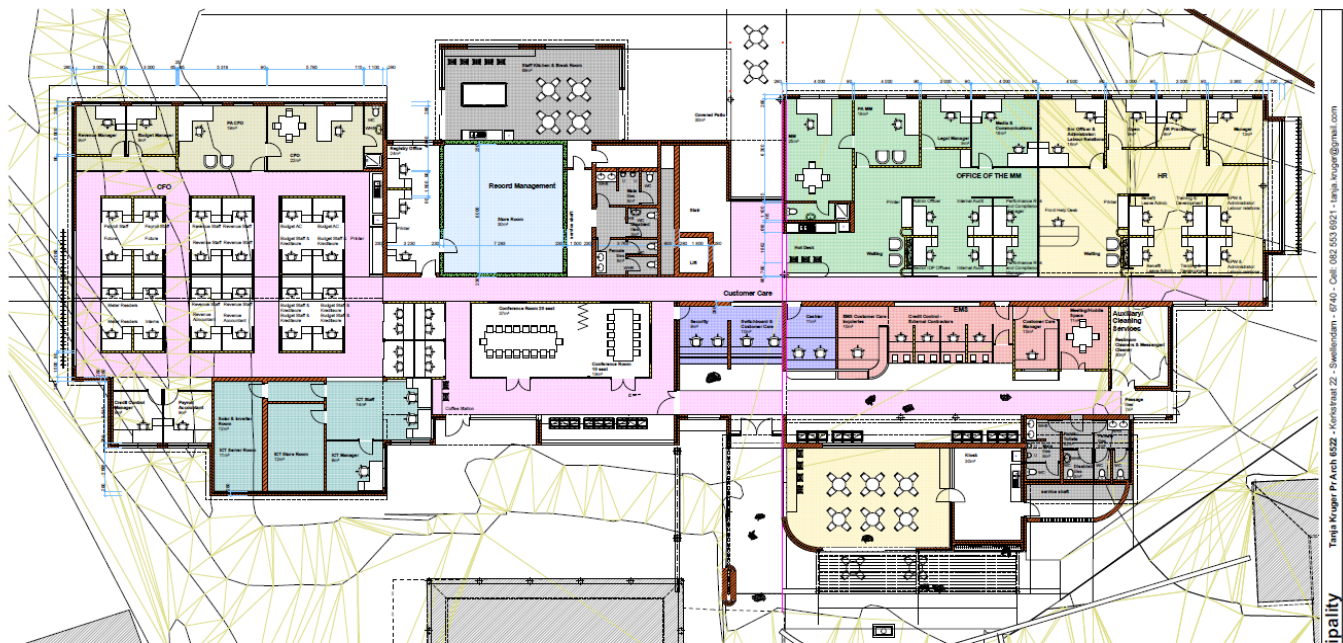
		Ground floor	1 632/m²
		Frist floor	406/m²
		Total construction area	2 038/m²

No	Description	Amount	Rate/m² (Groundfloor)
GROUND FLOOR			
1	Primary elements	R 17 998 000	R11 028/m²
2	Special installations	R 6 534 000	R4 004/m²
3	Alterations	R -	R0/m²
4	External works and services	R 8 276 000	R5 071/m²
5	Preliminaries	R 2 704 000	R1 657/m²
Sub-total		R 35 512 000	R21 760/m²
6	Contingencies	R 3 551 000	R2 176/m²
7	Escalation	R 2 612 000	R1 600/m²
Total escalated construction cost for Groundfloor		R 41 675 000	R25 536/m²
8	Professional fees	R 8 820 000	R5 404/m²
A	Total project cost for Groundfloor (excl VAT)	R 50 495 000	R30 941/m²
B	First Floor (incl escalation, professional fees, contingency excl VAT)	R 7 791 000	
C	Total escalated construction cost for Ground and First floor (A + B)	R 58 286 000	
D	Optional electrical items: generator, solar PV with inverter, adjustable lighting, gate automation and pedestrian intercoms (incl. escalation, professional fees, contingency; excl. VAT).	R 7 737 000	
E	Total escalated construction cost for Ground, First floor and electrical additional scope (C + D)	R 66 023 000	

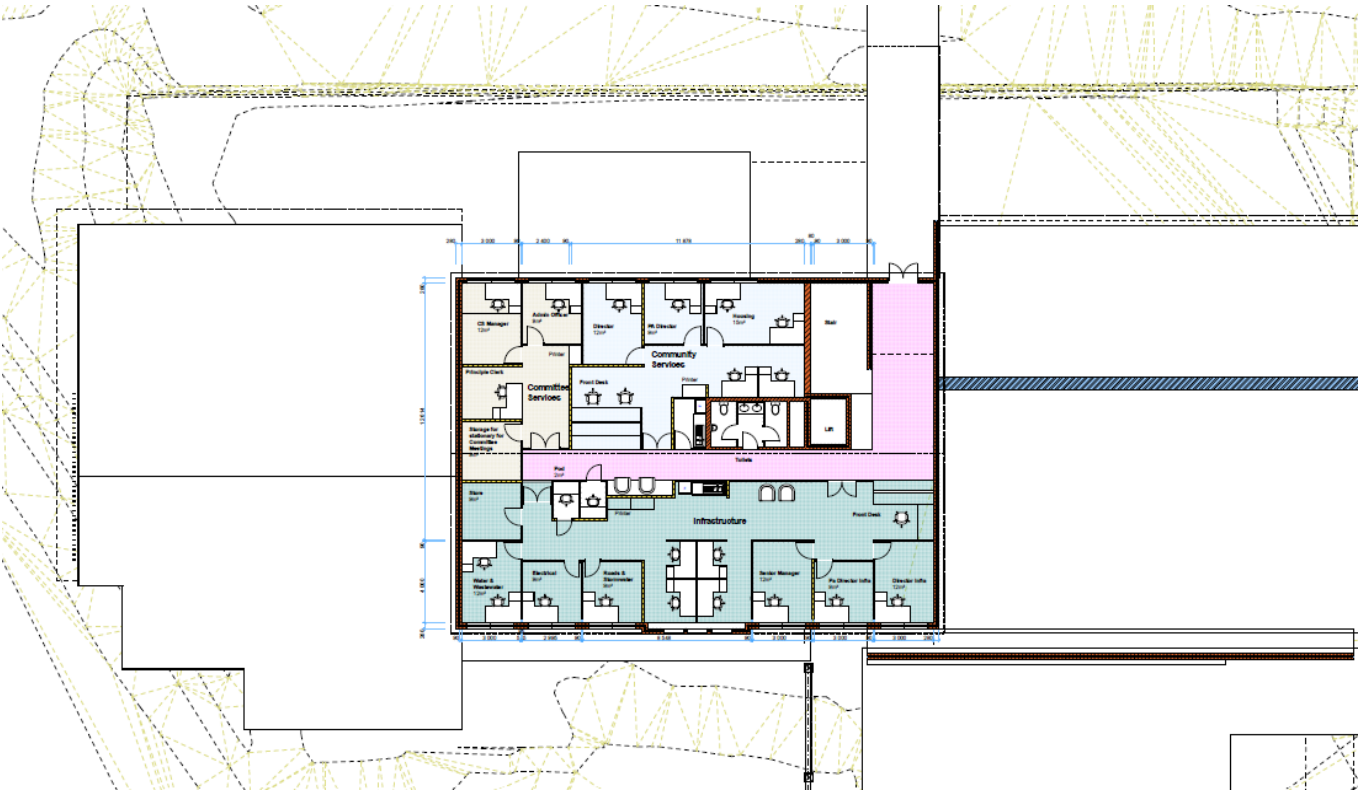
The concept layout is below:



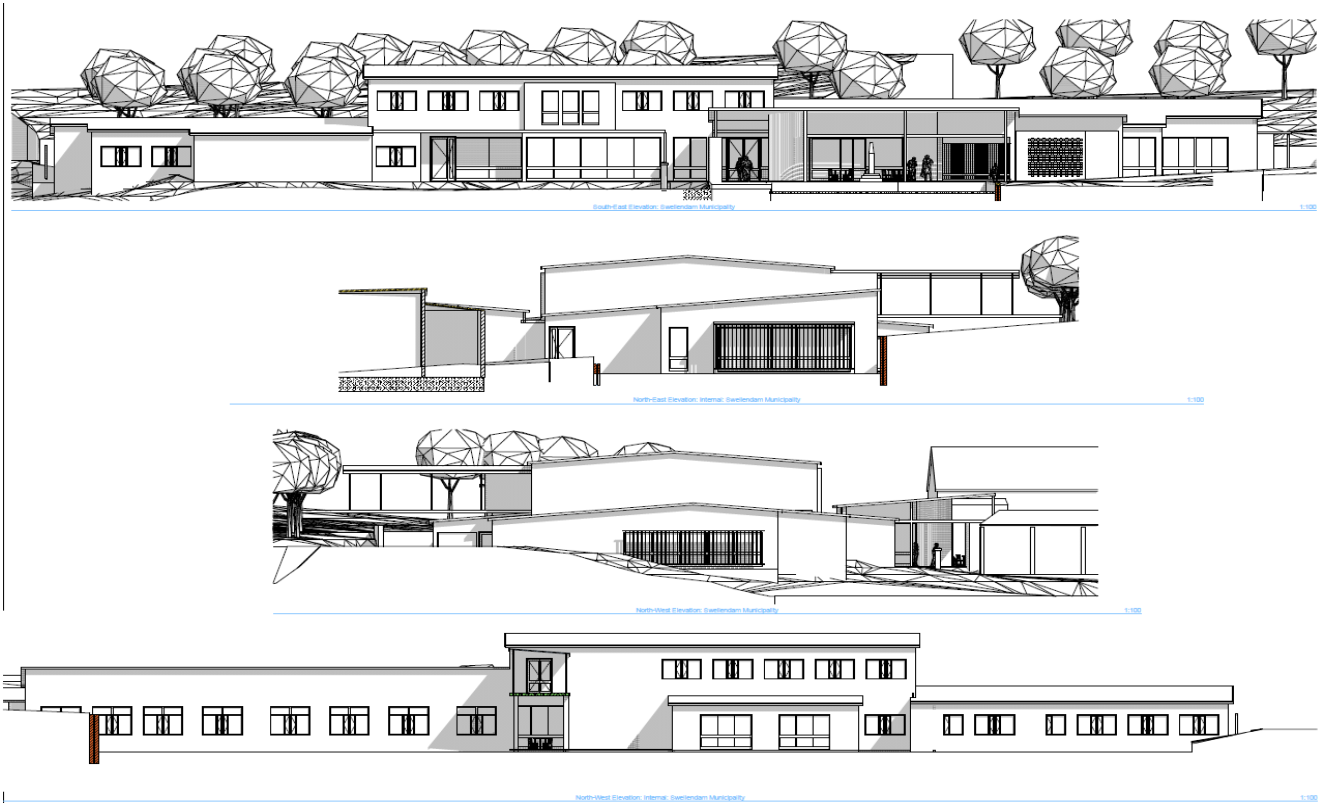
Ground Floor Layout



First Floor Layout



Face Design





LEGAL IMPLICATIONS

Municipal Systems Act;
Supply Chain Management regulation;
Municipal Finance Management Act;
Building Regulations;
Occupational Health and Safety Act;
Town Planning By-laws;

FINANCIAL IMPLICATIONS

The building cost as per the current concept design, with a base date of November 2025 and professional fees, is R66 023 000 (vat exclusive). The escalated old library conversion cost is +-R6 000 000 (Vat exclusive), totalling R72 023 000 for the complete project.

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

Public Participation on the proposed new building.

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Director: Financial Services

The insurance payout was ringfenced and invested and accumulated to +-R16 981 000 (vat exclusive) resulting in a shortfall of +-R55 042 000 to rebuild and upgrade both the new building and the old library.

The municipality cash reserves are under pressure to fund critical infrastructure projects. The cash reserves were assessed and an additional amount of +-R10 000 000 can be contributed to the building. The balance of R45 042 000 have to be funded from grants or external borrowings.

Option 1 – Borrowed Funds – R45 000 000

At an interest rate of 9% for a 15-year loan, the estimated annual cost to the municipality will be approximately R5.6 million. The effect on the current rates base required to fund the repayment is estimated at 5.15%. This calculation does not include projected annual increases in operational expenditures.

For example, should the projected property rates increase for 2026/2027 be 6%, it means that should the loan be taken up the property rates increase for the next financial year would be 11.15%.

Option 2 – Mixed Funding

The municipality is currently undertaking the sale of land. Proceeds from these sales may be allocated to offset building costs. The projected returns are outlined as follows:

- a) Hermitage erven – 8 erven at an estimate value of R16 500 000
- b) Council Chamber – at an estimated value of R3 500 000

Should these sales realized, it can be contributed to the new building cost and reduce the loan amount to R25 000 000.

At an interest rate of 9% over a 15-year loan term, the municipality is projected to incur an annual cost of approximately R3.07 million. The effect on the current rates base to support the repayment is estimated at around 2.81%. This figure does not account for yearly increases in operational expenditures.

For example, should the projected property rates increase for 2026/2027 be 6%, it means that should the loan be taken up the property rates increase for the next financial year would be 8.81%.

Option 3 – Additional Levy

The municipality may alternatively finance the construction costs through an additional levy imposed on all ratepayers, associated with the proposed loan, rather than implementing a percentage increase in property rates.

The estimate levy would be as follows for the two options:

- a) Option 1 – R45 000 000 – R5 600 000 – R60 per month
- b) Option 2 – R25 000 000 – R3 070 000 – R32 per month

The levy will be applicable throughout the loan period without any increase. This arrangement is intended to supersede the current infrastructure levy, thereby affecting subsequent maintenance obligations.

Financial Sustainability

The projected financial indicators for 2026/2027 are as follows:

	Norm	30 June 2025	Option 1	Option 2
Cash/Cost Coverage	1 – 3 Months	5.2 Months	4.1 Months	4.2 Months
Current Ratio	1.5 – 2.1	2.2	2.1	2.2
Capital Cost	6% - 8%	1%	4%	3.7%
Total Borrowings/Revenue	45%	6%	15%	12%

The projected ratios are consistent with the standards established by the National Treasury. This suggests that the municipality is eligible to undertake further borrowings. It should be noted, however, that such borrowings may result in increased rates and taxes for consumers, as previously outlined.

The above scenarios are based on assumptions and are subject to change depending on actual capital costs, revenue sources, and borrowing expenses. Borrowing costs will be phased in over the course of construction, which may result in reduced expenses for residents. The present situation in Iran is already affecting markets, leading to upward trends in both interest rates and inflation. These factors are expected to impact the final cost of construction.

The new building will benefit the municipality and the community and will be a one stop facility for the community. Should the new building not proceed, the future cost will continue to increase and it might become more unlikely to re-build.

The building cost is expected to rise further due to prevailing economic conditions. Additionally, if the municipality's financial position deteriorates—due to increased debtors, higher liabilities, or a declining payment rate—the re-build may become increasingly unaffordable in the future.

Acting Director: Infrastructure Services

None

Municipal Manager

As per report.

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that Council approves the inclusion of the offices for the political office bearers and a Council Chamber in the Old Library Building in the concept design of the new building;
2. that Council in principle approves the concept design of the new municipal head office and it be submitted for public participation.
3. that Council note the financial impact of the project and obtain input from the community.

DISCUSSION

The CFO, Ms E. Wassermann indicated that the current cost of the building exceeded the available amount and it was projected that the amount would increase significantly with the US-Israel war on Iran as the current amount was calculated based on costs in November 2025.

Ms Wassermann shared that there was a fourth option to explore should Council be willing to allow a private developer who has the cash to build the building and lease it to the municipality on a long-term basis on a lease-to-own arrangement.

The Executive Mayor proposed that the fourth option be added to the recommendation to be tabled to Council.

The Executive Mayor proposed that the recommendation be amended as follows:

RECOMMENDED TO COUNCIL

1. that Council take note of the inclusion of the offices for the political office bearers and a Council Chamber in the Old Library Building.
2. that Council take note of the concept design of the new municipal head office, and it be submitted for public participation.
3. that Council take note of the financial impact of the project and obtain input from the community.
4. that a fourth option be approved, allowing the administration to request proposals from private developers to construct and lease the required office space to the municipality on a long-term basis or, alternatively, through a lease-to-own arrangement.

The Executive Mayor called a short recess of the meeting at 11:22. The meeting was reconvened at 11:29.

10.1.8

Item number A53. 25.03.2026

WESTERN CAPE WATER RESILIENCE STRATEGY (2025-2035)

Report of the Executive Mayor

Cllr F. du Rand

Department

Office of the Executive Mayor

Section

Intergovernmental Relation/

Strategic Programmes

File number

16/1/1/R

PURPOSE OF REPORT

The purpose of this report is to brief the Infrastructure and Planning Services Portfolio Committee on the Western Cape Water Resilience Strategy (WCWRS) (2025–2035) and to obtain the Council direction to align municipal planning, infrastructure programmes, bylaws and performance targets with the strategy's focus areas and outcome targets.

FACTS AND BACKGROUND

The WCWRS is a provincial, long-term framework intended to strengthen water security amid increasing pressures, including climate change, growing demand, infrastructure constraints and governance capacity challenges.

The strategy identifies key risks if these pressures are not managed, including reduced water quantity and quality, over-abstraction, ecosystem pollution and increasing water-related conflict.

Annexure A.10: *Western Cape Water Resilience Strategy (WCWRS) (2025–2035)*

Annexure A.11: *Executive summary: Western Cape Water Resilience Strategy (2025–2035)*

DISCUSSION

The strategy's vision is: "To futureproof the Western Cape by ensuring water security and equitable access to water that meets the needs of all users."

The WCWRS sets out four focus areas (non-hierarchical):

- Water Conservation and Demand Management (WCDM) – the first line of defence through efficiency, behaviour, infrastructure and planning.
- Water Augmentation – diversification of supply sources to reduce dependence on single sources and improve climate resilience.
- Infrastructure Management, Development and Maintenance – lifecycle asset management and integration of ecological infrastructure.
- Governance – coordination and capacity as enabling conditions for delivery, growth and social justice.

The WCWRS includes measurable targets per focus area. Municipal-relevant outcome targets for 2035 include (among others):

- Reduce municipal water losses to 15%.
- Reduce average residential consumption to 160 litres per capita per day.

- Ensure 100% of municipalities have a diversified water supply source.
- Ensure 100% of municipalities have updated water master plans and updated asset management plans.
- Improve performance standards (Blue Drop, Green Drop and No Drop outcomes).
- Update and enforce water and sanitation bylaws (including tariffs and restrictions) aligned to WCWRS.

IMPLICATIONS FOR SWELLENDAM MUNICIPALITY

To remain resilient, compliant and well-positioned for support and funding opportunities, Swellendam Municipality should treat the WCWRS as a practical planning and performance framework. Key implications include:

- Prioritise non-revenue water (NRW) and losses as a core service-delivery risk, supported by targeted maintenance, renewal and enforcement.
- Formalise water supply diversification planning (e.g., groundwater, reuse and other feasible options) with a phased implementation roadmap.
- Ensure master planning and asset management are current and integrated into the IDP, budget and SDBIP.
- Review and strengthen bylaws, tariffs and restriction mechanisms to ensure alignment and enforceability.
- Strengthen disaster mitigation and early warning readiness as part of operational water resilience.

LEGAL IMPLICATIONS

The alignment actions must be implemented within the applicable legislative and regulatory framework, including (as applicable):

- Constitution of the Republic of South Africa, 1996 (municipal service delivery and developmental duties).
- Water Services Act, 1997 (Act 108 of 1997).
- National Water Act, 1998 (Act 36 of 1998).
- Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) (IDP and service delivery planning).
- Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) (budgeting and financial governance).

FINANCIAL IMPLICATIONS

Immediate costs relate primarily to planning, coordination and prioritisation. Capital and operational cost implications will be quantified in the proposed Municipal Water Resilience Alignment Plan and incorporated into the IDP, Budget and SDBIP processes.

PERSONNEL IMPLICATIONS

A cross-functional internal task team. Water and Sanitation, Planning, Finance, Risk/Disaster, Legal/Bylaws may be required to compile the alignment plan and implement reporting.

COMMUNICATION IMPLICATIONS

Where amendments to bylaws, tariffs, or restriction mechanisms are pursued, appropriate stakeholder communication and public participation processes must be followed, including clear public messaging on behavioural and operational requirements.

COMMENTS FROM DEPARTMENTS

Acting Director: Infrastructure and Planning Services:

Comment to be provided.

Director: Financial Services:

Comment to be provided.

Acting Director: Community Services:

Comment to be provided.

Municipal Manager

It should be noted that the national norms and standards in terms of the Water Services Act, is unaffordable to smaller municipalities such as Swellendam.

This item served on the Infrastructure and Planning Portfolio Committee meeting held on Thursday, 19 March 2026.

RECOMMENDED TO MAYCO

1. that Council notes the Western Cape Water Resilience Strategy (2025–2035), including its vision, focus areas and municipal outcome targets.
2. that Council instructs the Municipal Manager to prepare a Municipal Water Resilience Alignment Plan within 90 days, covering at a minimum:
 - 2.1. NRW and loss-reduction programme;
 - 2.2. water supply diversification roadmap;
 - 2.3. status of water master plan and asset management plan updates with timelines;
 - 2.4. bylaw/tariff/restriction review plan; and
 - 2.5. monitoring and reporting indicators aligned to relevant Blue Drop, Green Drop and No Drop outcomes.
3. that quarterly reporting be submitted to the relevant committees and Council on implementation progress and key performance indicators.

4. that the alignment plan be integrated into the IDP review, Budget processes and the municipal Risk Register (water security and infrastructure reliability).

DISCUSSION

The Speaker, Alderman J. du T. Loubser shared that the municipality was included in the classification of a National Disaster: Drought and the Possible Interruption of Water Provision and should make use of the benefits to apply for funds in this regard from National Government as per Government Gazette of 04 February 2026 No 54076.

The Executive Mayor, Councillor H.F. Du Rand proposed that a 5th point be added to the recommendation:

5. *that as per Government Gazette No 54076 of 04 February 2026, Council instructs the administration to apply for available funding to mitigate the disaster.*

RECOMMENDED TO COUNCIL

1. that Council notes the Western Cape Water Resilience Strategy (2025–2035), including its vision, focus areas and municipal outcome targets.
2. that Council instructs the Municipal Manager to prepare a Municipal Water Resilience Alignment Plan within 90 days, covering at a minimum:
 - 2.1. NRW and loss-reduction programme;
 - 2.2. water supply diversification roadmap;
 - 2.3. status of water master plan and asset management plan updates with timelines;
 - 2.4. bylaw/tariff/restriction review plan; and
 - 2.5. monitoring and reporting indicators aligned to relevant Blue Drop, Green Drop and No Drop outcomes.
3. that quarterly reporting be submitted to the relevant committees and Council on implementation progress and key performance indicators.
4. that the alignment plan be integrated into the IDP review, Budget processes and the municipal Risk Register (water security and infrastructure reliability).
5. that as per Government Gazette No 54076 of 04 February 2026, the administration be instructed to apply for available funding in terms of Section 24(4) to (8) of the Disaster Management Act to mitigate the disaster.

10.1.9

Item number A54. 25.03.2026

WATER DISCOLOURATION IN BUFFELJAGSRIVIER FROM 18 FEBRUARY 2026 UNTILL 3 MARCH 2026

Prepared by the Manager Water and Sanitation Mr J. Booysen

Department Infrastructure and Planning Services

File number 16/1/1/R

PURPOSE OF REPORT

This report serves to inform the Infrastructure and Planning Services Portfolio Committee of a recent incident involving the discolouration of potable water supplied to the community of Buffeljagsrivier.

FACTS AND BACKGROUND

On 18 February 2026, Infrastructure Department received complaints from community members regarding an unusual discolouration in the tap water. Upon inspection, it was confirmed that the water exhibited a colour deviation from the standard clear appearance expected.

The issue was promptly investigated and addressed by the technical teams to ensure the continued safety and quality of the municipal water are restored.

DISCUSSION

Further investigation indicated that both reservoirs had high levels of sedimentation that was disturbed due to the low drawn-down levels in the reservoir. The technical team immediately rinsed the reservoirs and flushed the water distribution network.

Comprehensive testing and analysis were further conducted to assess the safety of the water. Results indicated that, despite the change in appearance, all critical parameters remained within the permissible limits for human consumption. The water was therefore deemed safe for use by the community during the incident period AL ABBOTT February 2026 results is attached as **Annexure A.12 to Annexure A.13.**

As an alternative, two municipal water trucks were in circulation to provide potable water, free of colour, supplied at the cost of the municipality to the community. In addition to the latter, bottled water was provided to the community on the 19th of February 2026.

The technical team initiated a thorough troubleshooting process to identify the root cause of the discolouration. Operational adjustments were made, including flushing of the affected pipelines and recalibration of treatment plant process. These interventions successfully restored the water to its desired clear state on the 3rd of March 2026.

The incident was managed efficiently, ensuring no compromise to public health. Moving forward, the technical team recommends enhanced monitoring and routine maintenance to prevent recurrence of similar issues. Communication protocols with the community have also been reviewed to ensure timely updates, not only on social media platforms but also loudspeaker announcements, are provided in the event of future incidents.

LEGAL IMPLICATIONS

Constitution of the Republic of South Africa 1996.
Water Services Act, 1997
National Water Act, 1998

FINANCIAL IMPLICATIONS

As per report

PERSONNEL IMPLICATIONS

None.

COMMUNICATIONS IMPLICATIONS

As per the report

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Director: Financial Services

No comment received.

Acting Director: Infrastructure and Planning Services

None

Municipal Manager

None

This Item served on the Infrastructure and Planning Services Portfolio Committee meeting held on Thursday, 19 March 2026.

RECOMMENDED TO MAYCO

1. that the report on the management of the water discolouration incident in Buffeljagsrivier from 18 February 2026 to 3 March 2026, be noted.
2. that enhanced monitoring and routine maintenance to prevent recurrence of similar incidents be implemented with immediate effect.
3. that communication protocols to guarantee timely alerts and updates to the community in the events of similar future incidents, be reviewed and enhanced.

The Executive Mayor, Councillor H.F. Du Rand indicated that the recommendation was supported.

RECOMMENDED TO COUNCIL

1. that the report on the management of the water discolouration incident in Buffeljagsrivier from 18 February 2026 to 3 March 2026, be noted.
2. that enhanced monitoring and routine maintenance to prevent recurrence of similar incidents be implemented with immediate effect.
3. that communication protocols to guarantee timely alerts and updates to the community in the events of similar future incidents, be reviewed and enhanced.

10.1.10

Item number A55. 25.03.2026

LAND USE PLANNING: SUBDIVISION OF MUNICIPAL LAND (TRANSNET LINKS) – ERF 9546, SWELLENDAM

Report by Senior Manager Land Use Planning
Directorate Infrastructure and Planning Services
Section Land Use Planning (Town Planning and Building Control)
File number 15/2/3

PURPOSE OF REPORT

To table a proposal to subdivide a portion of municipality owned land – Erf 9546 (Transnet Links).
See Annexure A.14. to Annexure A.15.

FACTS AND BACKGROUND

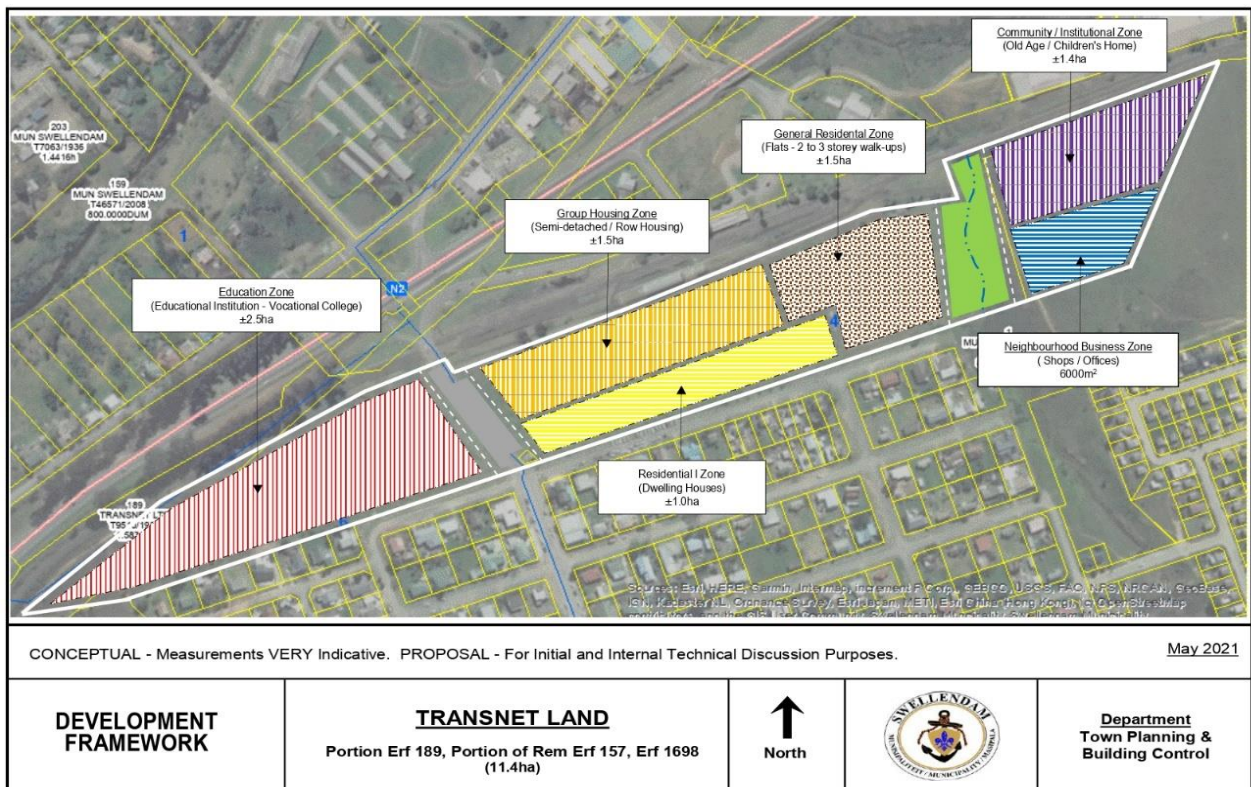
On 2 October 2024, Swellendam Municipality took transfer of Erf 9546 from Transnet SOC Limited. The purchase of the property was funded by the Provincial Government and is subject to a signed agreement with the Department of Human Settlements, dated 8 March 2018. In this regard, the property is to be utilised for integrated human settlements, and no more than 50% of the land mass may be set aside for commercial, retail, institutional and other non-residential, non-governmental development. A Project Initiation Document (PiD) was lodged by the Director Community Services (Housing) with the Department of Human Settlements on 29 August 2025.

Erf 9546, measures 11.3420ha in extent and is zoned Transport Zone. The property is as reflected on the Locality Sketch Plan below:



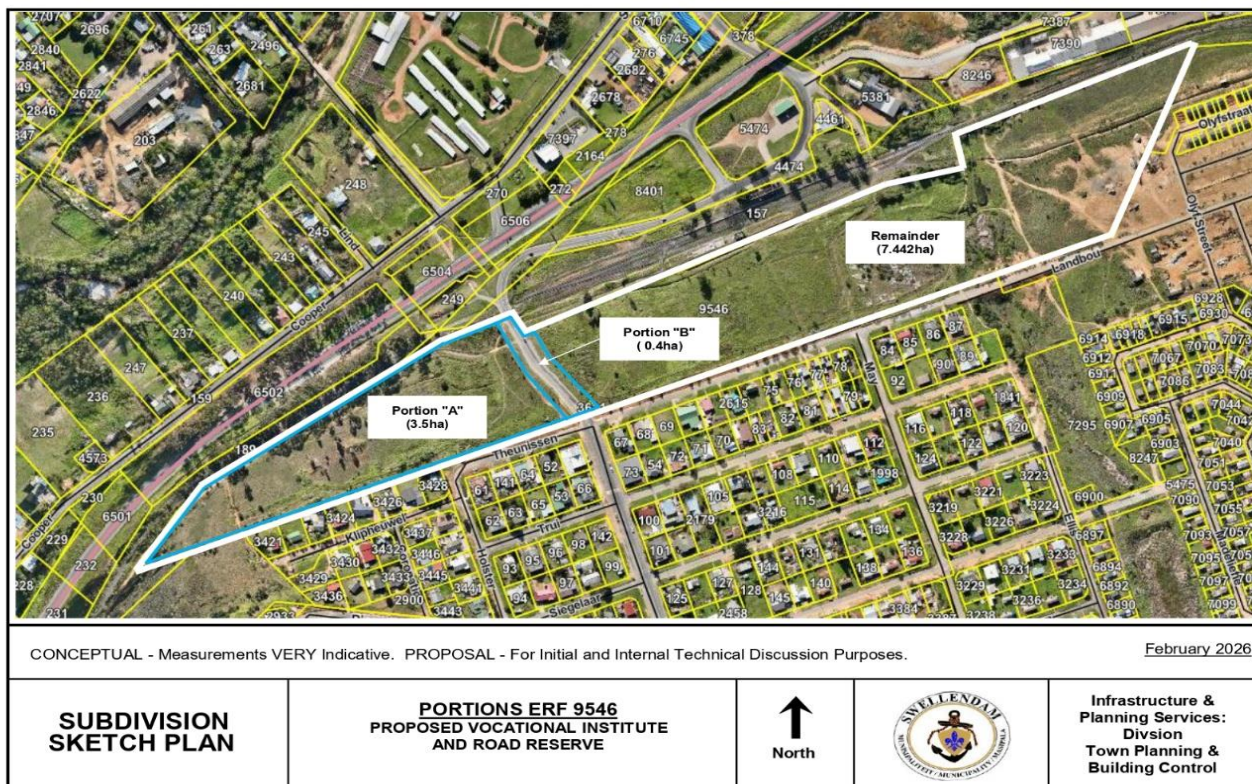
DISCUSSION

In order to begin to move the land use planning process forward, a "high level" conceptual Development Framework was generated by the Administration back in May 2021 – see Plan below. In essence it proposes that development of the property be broadly undertaken as 3 superblocks with a variety of land use categories in each. The western block is proposed to comprise a land parcel for a high order, perhaps regional, educational facility (3ha). The eastern block (adjoining "Die Boord") is proposed to comprise a mixture of social service infrastructure (perhaps a convalescent home, safe-house, an orphanage etc) as well as a parcel of land to accommodate local shops and offices (2ha). Finally, the central block is proposed to comprise a variety of housing typologies, ranging from dwelling houses, to semi-detached row-housing and 2-3 storey walk-up flats (7ha). Detailed planning for each superblock is still subject to a comprehensive community participation and technical services process, in conjunction with the Provincial Department of Human Settlement. The aforementioned Development Framework provide the basis for discussion.



Notwithstanding, given the existing alignment of Station Street relative to the overall property, and the broad based proposal that the western block be set aside for a single high order educational institution (whatever format that would take) it is considered prudent to subdivide it off from the balance of the property and to have it registered separately upfront. This would facilitate the development process considerably, and also provide clarity with regards to the future of Station Street.

The subdivision would be as illustrated in the Sketch Plan below.



Proposed Portion "A" (3,5ha) and Portion "B" (0.4ha) would remain zoned Transport Zone. Portion "A" would still be subject to a future land use application, by way of rezoning and a detailed Site Development Plan, by the then owner of the property. The anticipated development on proposed Portion "A" is in keeping with the Spatial Development Framework, and would comprise use of the entire cadastral entity – hence this submission to Council.

LEGAL IMPLICATIONS

The subdivision process to follow the provisions of the Spatial Planning and Land Use Management Act, the Western Cape Land Use Planning Act and the Municipal By-Law on Land Use Planning. The subdivision would also be tabled for the Municipal Planning Tribunal for a decision.

FINANCIAL IMPLICATIONS

The appointment of a land surveyor, to draw up an SG Diagram for approval by the Surveyor General's Office. The actual subdivision application will be prepared in-house.

PERSONNEL IMPLICATIONS

None.

COMMUNICATIONS IMPLICATIONS

The subdivision application to be advertised for public comment.

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

No comment received.

Director: Financial Services

Funding is available on the operating budget for the subdivision process.

Acting Director: Infrastructure and Planning Services

No comment received.

Municipal Manager

It is a condition of the sale agreement that an educational facility be established on the Transnet land. The subdivision of an identified educational use area is the commencement of the process, and is thus supported.

This item served on the Infrastructure and Planning Services Portfolio Committee meeting held on Thursday, 19 March 2026.

RECOMMENDED TO MAYCO

1. that the content of the report on the subdivision of Erf 9546, Swellendam (Transnet Links), be noted.
2. that it be confirmed that Erf 9546, Swellendam, is not needed for the provision of the minimum level of basic municipal services in terms of Section 14 of the Municipal Finance Management Act, 2003 (Act 56 Of 2003).
3. that Erf 9546 be subdivided into proposed Portion "A" (approx. 3.5ha), proposed Portion "B" (0.4ha) and Remainder, as per the Subdivision Sketch Plan (attached) and as per the applicable legislation.
4. that proposed Portion "A" and Portion "B" be registered in the name of the Swellendam Municipality and remain zoned Transport Zone.
5. that proposed Portion "A" be set aside for a future educational campus / vocational institute, or similar.
6. that the future sale of proposed Portion "A" be subject to the receipt and consideration of development proposals / tenders and a public participation process, via a competitive bidding process.

DISCUSSION

The Speaker, Alderman J. du T. Loubser indicated that the municipality should engage in discussions about the limited access to Railton which included pickup places and bus stops because it was becoming a major issue especially with this development being centered at the hotspot of the problem.

The Executive Mayor shared that it was previously indicated that the development would be allowed should a second entrance be included in the Railton Area, however, the challenge was that SANRAL did not want to give permission for a second entrance crossing the N2. He requested that the matter be included in the Municipal Manager's report to Council.

The Executive Mayor, Councillor H.F. Du Rand indicated that the recommendation was supported.

RECOMMENDED TO COUNCIL

1. that the content of the report on the subdivision of Erf 9546, Swellendam (Transnet Links), be noted.
2. that it be confirmed that Erf 9546, Swellendam, is not needed for the provision of the minimum level of basic municipal services in terms of Section 14 of the Municipal Finance Management Act, 2003 (Act 56 Of 2003).
3. that Erf 9546 be subdivided into proposed Portion "A" (approx. 3.5ha), proposed Portion "B" (0.4ha) and Remainder, as per the Subdivision Sketch Plan (attached) and as per the applicable legislation.
4. that proposed Portion "A" and Portion "B" be registered in the name of the Swellendam Municipality and remain zoned Transport Zone.
5. that proposed Portion "A" be set aside for a future educational campus / vocational institute, or similar.
6. that the future sale of proposed Portion "A" be subject to the receipt and consideration of development proposals / tenders and a public participation process, via a competitive bidding process.

10.1.11

Item number A56. 25.03.2026

SOUTH AFRICAN LOCAL GOVERNMENT BARGAINING COUNCIL: CIRCULAR NO 4/2026: SALARY AND WAGE INCREASE FOR THE 2026/27 FINANCIAL YEAR

Report by Municipal Manager

Department	Municipal Manager
Division	Administrative Support
File number	12/1/1/91

PURPOSE OF REPORT

To report to Council on the outcome of the salary and wage increase for the 2026/27 financial year as agreed by SALGA, IMATU and SAMWU at the SALGBC Executive Committee meeting held on 11 March 2026.

FACTS AND BACKGROUND

Circular No 04/2026 Attached as **Annexure A.16** hereto sets the following as per the salary and Wage Collective Agreement dated 6 September 2024:

- Salary and wage increase of 4.75% with effect from 1 July 2026.
- Linked benefits and conditions of service as per clause 10 of the Collective Agreement shall increase by the same rate of 4.75%.
- The Minimum Wage shall increase by the same rate from R10 616, 35 to R11 120, 63.
- The Flate Homeowners Allowance shall increase by the same rate from R1 170, 23 to R1 225. 82.
- The maximum employer contribution to an employee's accredited medical scheme shall increase by the same rate from R 5791.15 to R6 066.23

DISCUSSION

Should Council wish to apply for exemption from the provisions of the Salary and Wage Agreement dated 6 September 2024, it must to so within 30 days from the date of approval of the budget at the municipality or 30 June 2026, whichever is the soonest in respect of the 2026/27 financial year.

LEGAL IMPLICATIONS

None

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

The Circular must be published on all notice boards and all other internal communication platforms.

COMMENTS FROM DEPARTMENTS

None

Acting Director: Community Services

None

Acting Director: Infrastructure Services

None

Director Financial Services

Municipal Manager

As per report.

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that the report on the salary and wage increase for the 2026/27 financial year as per the Salary and Wage Collective Agreement dated 6 September 2024, be noted.
2. that Council may consider whether or not to apply for exemption to implement the salary and wage increase with the approval of the final budget.

The Executive Mayor, Councillor H.F. Du Rand proposed that the wage increase for the 2026/2027 financial year be approved.

RECOMMENDED TO COUNCIL

1. that the report on the salary and wage increase for the 2026/27 financial year as per the Salary and Wage Collective Agreement dated 6 September 2024, be noted.
2. that it be noted that the Mayoral Committee is in support of the approval of the salary and wage increase for the 2026/2027 financial year as per the Salary and Wage Collective Agreement dated 06 September 2026.
3. that Council may consider whether or not to apply for exemption to implement the salary and wage increase with the approval of the final budget.

10.1.12

Item number A58. 25.03.2026

MONTHLY REPORT BY THE MUNICIPAL MANAGER: MARCH 2026

DLTC AT BARRYDALE

The opening of the Driving Licence Testing Centre (DLTC) at Barrydale has been delayed for nearly two years. The main reason for this was staff capacity and the fact that the Gene Louw College could not provide the necessary training to staff. Additional delays were caused by outdated equipment and challenges linking the system to the eNatis system. A new eye testing machine was installed on 10 March 2026 and training to three staff members were provided on 10 March via a virtual platform. In collaboration with the Barrydale Youth Desk, six young people were already tested on 13 March. The tests are undertaken on the new licensing tablets. The Municipality need to install a separate pay point at the DLTC. Whilst staffing is being budgeted, the Municipality will avail staff from Swellendam to operate the DLTC once a week in Barrydale.

EXTERNAL ASSESSMENT OF INTERNAL AUDIT FUNCTION

Nexia SAB&T was appointed by the municipality to conduct an External Assessment on the Internal Audit Function of the municipality in order to determine conformance with the Global Internal Audit Standards. This assessment must be undertaken at least once every five years.

KLIPPERIVIER WWTW's CLASS A CLASSIFICATION

The Klipperiver Waste Water Treatment Works (WWTW) has been classified as a class A wastewater works. This is the highest classification. The Technical Waste Water Team is congratulated with this excellent performance. This will however mean that additional staff is needed to operate the WWTW's as legislatively prescribed.

BARRYDALE TOWN MANAGER

Mr Zandr  Jonker was appointed as the new Town Manager in Barrydale. Mr Jonker is currently in Hessequa Municipality's technical department with specific oversight over Heidelberg. He has surveyor and contract management experience and will take office on 1 April 2026.

COMPLIANCE AUDIT ON ELECTRICITY DISTRIBUTORS

Pursuant to section 4(a)(vii) of the Electricity Regulation Act, 2006 (Act No.4 of 2006), the National Energy Regulator of South Africa (NERSA) conducts compliance audits on electricity distributors on an annual basis. The Swellendam Local Municipality ('Municipality') has been selected as one of the licensees to be audited in 2026.

The purpose of the audit is to evaluate the municipality's compliance with its electricity licence conditions and to familiarise NERSA with the management of the electricity business and the electricity networks of the Swellendam Local Municipality. At the end of the audit, a report will be prepared, and Council will be apprised of the outcome.

DECLARATION OF A LOCAL STATE OF DISASTER IN TERMS OF SECTION 55(1) OF THE DISASTER MANAGEMENT ACT, 2002 (ACT NO.57 OF 2002)

The Council of the Swellendam Local Municipality, at a special meeting on 4 December 2025, after considering a report, tabled by the Executive Mayor, Councillor H.F. Du Rand, setting out the destructive and other effects of the prevailing critical low dam levels resulting in severe water shortages affecting the areas of Swellendam and Buffeljagsrivier acting in terms of,

- 1) Section 55(1) of the Disaster Management Act, 2002 (Act No. 57 of 2002) ("the Act"), declared a local state of disaster having recognized that contingency arrangements do not adequately provide for the Council to deal effectively with the disaster and special circumstances exist to warrant the declaration of a local state of disaster, and
- 2) Section 55(2) of the Act, may when required, issue regulations or directions and authorize the Executive Mayor to issue directions concerning the matters listed therein only to the extent it is necessary for the purpose of –
 - a) assisting and protecting the public;
 - b) providing relief to the public;
 - c) protecting property;
 - d) preventing or combatting disruption; or
 - e) dealing with the destructive nature and other effects of the disaster.

This declaration is effective from the date of publication (Provincial Gazette Extraordinary No. 9177, Monday 15 December 2025) and shall remain in force for a period of three months, unless terminated earlier or extended in accordance with Section 55(2) of the Act.

It should be noted that the declaration automatically lapses after three months.

LOCAL ECONOMIC DEVELOPMENT STRATEGY

The Department of Cooperative Governance (DCOG) has initiated a national programme to support selected municipalities in the preparation or review of Local Economic Development (LED) Strategies that are aligned with national policy frameworks and current socio-economic development priorities.

As part of this programme, Maswana JV (Pty) Ltd has been appointed as the service provider to support participating in the Western Cape Province in the development of credible, implementable and evidence-based LED Strategies. Swellendam Municipality was identified as one of the municipalities to be supported to develop a local economic strategy.

PROPERTY OWNERS REQUESTED TO REMOVE ALIENS AND INVASIVES

Swellendam Municipality received various complaints about numerous fire risks on private property within the municipal jurisdiction. Property owners are reminded that they are responsible to remove all alien vegetation and invasives from their properties. The removal of aliens and invasives will reduce the uncontrolled spread of said invasive species but will also help reduce the fire risk posed by overgrowth. This issue requires urgent attention, as the presence of such vegetation significantly elevates the risk of fire outbreaks, which could impact residents' property and the surrounding community.

PONT OPERATION

The Provincial Senior Mechanic has advised that they are still awaiting the parts required to complete the assembly of the thruster component. Once the assembly is finalized, South African Maritime Safety Authority (SAMSA) will first need to inspect the hull before issuing the COCs. Only after this process is completed will they be able to relaunch the pont back into the river. At this stage, the estimated timeline is that the Pont will be operational again by the last week of March 2026.

FOOT AND MOUTH DISEASE

The Overberg District is still Foot and Mouth Disease free. The risk will increase around the Easter period and thus it is important to continue with risk management. The Municipality will have to ensure strict control over movement of cloven-hoofed animals. Over 100 000 vaccines arrived and were issued to private and state veterinarians, with an additional 8000 vaccines issued to national agriculture.

LEVEL 1 WATER RESTRICTIONS

Swellendam is currently at level 1 water restrictions, with the water level of Grootkloof 3 just around 75%. It is imperative that the community provide their support in ensuring responsible water use. Since the level 3 water restrictions have been moved, water use increased by nearly 1.5 ML per day.

DIESEL NON-AVAILABILITY

With the Israel/US war on Iran, diesel availability and cost have been compromised. Since 19 March diesel supply has become unstable and unreliable in Swellendam. This unreliability is expected to continue for the next few months, impacting negatively on municipal budgets as diesel prices will increase. The Municipality awarded a tender to a new supplier from 1 July 2026, but due to unavailability from the current supplier, the tender had to be deviated on to ensure continued service delivery.

NUWE DORP WATER

The Malagas Ratepayers reported that the water infrastructure in Nuwe Dorp has been vandalised. The Municipality is undertaking a survey and working with the Ratepayers to ensure repairs.

A Vorster

MUNICIPAL MANAGER

DISCUSSION

The Executive Mayor thanked the staff working at the Klipperivier Wastewater Treatment Works on achieving the Class A classification of the waterworks even through difficult working conditions.

He added that he was pleased to see that the new appointment was made in the position of the Town Manager in Barrydale and requested that the picture of the new appointment be announced on the municipality's platforms prior to the candidate assuming office.

The Executive Mayor said that the municipality should provide notices to private property owners to request them to remove alien and invasive species from their property as it was their duty to do so as it posed a fire risk.

He further thanked the Overberg District Municipality under the leadership of Executive Mayor Councillor Franken and Law Enforcement for implementing preventative measures to reduce risks in and around the area in terms of Foot and Mouth Disease.

The Executive Mayor suggested that plastic taps be installed at the water tanks in Nuwe Dorp to help reduce vandalism and theft.

RECOMMENDED TO COUNCIL

1. that cognizance be taken of the monthly report of the Municipal Manager for March 2026.

10.1.13

Item Number A59. 25.03.2026

AD-HOC GRANTS-IN-AID TO ORGANISATIONS – 2025/2026

Report of the Municipal Manager: Mrs. Anneleen Vorster

Department Office of the Municipal Manager
Section Office of the Municipal Manager
File number 5/16/1/1

PURPOSE OF THE REPORT

The purpose of the report is to inform Council of applications received from organisations for ad-hoc grant-in-aids for the 2025/2026 financial year.

FACTS AND BACKGROUND

Section 67 of the Local Government: Municipal Finance Management Act, 2003 (Act no 56 of 2003)- [MFMA] requires a municipality to ensure that certain criteria and conditions are met before funds are transferred to an organisation outside any sphere of government, otherwise than in compliance with a commercial transaction.

DISCUSSION

The tables below provide a breakdown of the applications that were received and whether they qualified in terms of Council policy:

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified
Automation Works Training Facility	2016/323399/07	R 5,000.00	Social development annual Techno Buzz Winter School	Yes
Avondson Dienssentrum	280-637NPO	R3,360.00	Transport of elderly to Grabouw	Yes
Cat Learner Class (Pty) Ltd	2023/190157/07	R38,740.00	Learner licence training service to assist members of the community in preparing for and passing the learners licence examination.	No
Light from Africa Foundation NPC	2003/031433/08 NPC	R293,280	Sustained programmes in	Yes

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified
			art, education, youth leadership, digital inclusion, food security and community development	
Swellendam Cricket Club		R10,000	Maintain fixture obligations, running costs such as travelling fees and diverse costs.	Yes
Barrydale Flying Eagles		R50,000	Partial contribution towards the upgrade and maintenance of the sports field and clubhouse as well as purchase of sports equipment, logistical and operational cost in terms of community sports development.	Yes
Swellendam Sportforum	NPC 2023/803130/08	R5,000	Funds would be used for the transport to the Overberg Sportforum meetings / Meetings in Buffeljags, Suurbraak and Barrydale to keep sportclubs informed, to make a banner for the sportforum	Yes
Bright Haven, Barrydale	2024/363756/08	R10,000	Address menstruation and health aspects around growth.	No, already received funding in this financial year.

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified
			Addressing teenage pregnancies, connecting youth to support services, Education and Emergency contraception, promoting responsible parenthood	
Swellendam Bewarea Conservancy NPC	2021/780665/08	R50,000	Restoration of Masbiekerskloof as a safe, accessible and ecologically healthy green space. Funding would be used for the removal of invasive vegetation, high-risk tree management, maintenance of existing firebreaks.	Yes
Swellendam Tennis Club		R300 000	Repair and long-term treatment of the court surface, repair of cracks, repainting of the surface and lines on the court. Repair of fence.	Yes
Swellen Konstruksie	2014/121218/07	R50 000	Purchase of equipment to complete projects.	No
Suurbraak Primary School		R4,500	Purchase of medals for 510 learners, as well as taxes and delivery cost – Western Cape Tug of War Competition	No. Intergovernmental transfers not allowed.
Young Christians Xmas Band		R5,000	Yearly programme	Yes

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified
Swellendam Spurs Soccer	289-058 NPO	R10,000	Tournament in Gansbaai	Yes
Altar of Restoration	282-510 NPO	R3,000	Start of feeding scheme in community. Purchase of ingredients.	Yes
Snymans Caterpillar Foundation NPC	2022/360058/08	R4,240.00	Compost - Soil / Horse manure for compost heap / Seedlings for summer and winter / Seed packets for summer and winter planting season / – Extra large 8-grid raised garden bed it, grow bag x 3	Yes

The following documentation is attached as **Annexure A.17 to Annexure A.18.**

- Grant in Aid applications received.
- Grant in Aid Policy, Swellendam Municipality.

LEGAL IMPLICATIONS

Section 67 of the MFMA deals with funds transferred to organizations and bodies outside the government. The stipulations in this regard are as follows:

- “Section 67(1) - Before transferring funds of the municipality to an organization or body outside any sphere of government otherwise than in compliance with a commercial or other business transaction, the accounting officer must be satisfied that the organization or body-
 - a) has the capacity and has agreed-
 - i. to comply with any agreement with the municipality;
 - ii. for the period of the agreement to comply with all reporting, financial management, and auditing requirements as may be stipulated in the agreement;
 - iii. to report at least monthly to the accounting officer on actual expenditure against such transfer; and
 - iv. to submit its audited financial statements for its financial year to the accounting officer promptly;
 - b) implements effective, efficient, and transparent financial management and internal control systems to guard against fraud, theft, and financial mismanagement; and
 - c) has in respect of previous similar transfers complied with all the requirements of this section.

- Section 67(2) - If there has been a failure by an organization or body to comply with the requirements of subsection (1) in respect of a previous transfer, the municipality may despite subsection (1)(c) make a further transfer to that organization or body provided that-
 - a) subsection (1)(a) and (b) is complied with; and
 - b) the relevant provincial treasury has approved the transfer.
- Section 67(3) The accounting officer must through contractual and other appropriate mechanisms enforce compliance with subsection (1).
- Section 67(4) - Subsection (1)(a) does not apply to an organization or body serving the poor or used by the government as an agency to serve the poor, provided-
 - a) that the transfer does not exceed a prescribed limit; and
 - b) that the accounting officer-
 - i. takes all reasonable steps to ensure that the targeted beneficiaries receive the benefit of the transferred funds; and
 - ii. certifies to the Auditor-General that compliance by that organization or body with subsection (1)(a) is uneconomical or unreasonable"

FINANCIAL IMPLICATIONS

The initial budget was R95,000 and R25,000 was already spent with the first round of applications. Currently there is R70,000.00 available on the budget.

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

None

COMMENTS FROM DEPARTMENTS

Director: Community Services

None

Director: Financial Services

None

Director: Infrastructure and Planning Services

None

Municipal Manager

None

RECOMMENDED

1. that the Grant-in-Aid allocations for the 2025/2026 financial year be approved as follows:

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified	Amount approved
Automation Works Training Facility	2016/323399/07	R 5,000.00	Social development annual Techno Buzz Winter School	Yes	R5,000
Avondson Dienssentrum	280-637NPO	R3,360.00	Transport of elderly to Grabouw	Yes	R3,360
Light from Africa Foundation NPC	2003/031433/08 NPC	R293,280	Sustained programmes in art, education, youth leadership, digital inclusion, food security and community development	Yes	R5,000
Swellendam Cricket Club		R10,000	Maintain fixture obligations, running costs such as travelling fees and diverse costs.	Yes	R10,000
Barrydale Flying Eagles		R50,000	Partial contribution towards the upgrade and maintenance of the sports field and clubhouse as well as purchase of sports equipment, logistical and operational cost in terms of community sports development.	Yes	R10,000
Swellendam Sportforum	NPC 2023/803130/08	R5,000	Funds would be used for the transport to the Overberg Sportforum	Yes	

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified	Amount approved
			meetings / Meetings in Buffeljags, Suurbraak and Barrydale to keep sportclubs informed, to make a banner for the sportforum		R4,400
Swellendam Bewarea Conservancy NPC	2021/780665/08	R50,000	Restoration of Masbiekerskloof as a safe, accessible and ecologically healthy green space. Funding would be used for the removal of invasive vegetation, high-risk tree management, maintenance of existing firebreaks.	Yes	R5,000
Swellendam Tennis Club		R300,000	Repair and long-term treatment of the court surface, repair of cracks, repainting of the surface and lines on the court. Repair of fence.	Yes	R10,000
Young Christians Xmas Band		R5,000	Yearly programme	Yes	R5,000
Swellendam Spurs Soccer	289-058 NPO	R10,000	Tournament in Gansbaai	Yes	R5,000
Altar of Restoration	282-510 NPO	R3,000	Start of feeding scheme in community. Purchase of ingredients.	Yes	R3,000
Snymans Caterpillar Foundation NPC	2022/360058/08	R4,240.00	Compost - Soil / Horse manure for compost heap / Seedlings for summer and winter / Seed packets for	Yes	R4,240

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified	Amount approved
			summer and winter planting season / – Extra large 8-grid raised garden bed it, grow bag x 3		
Total					R70,000

2. that the donations approved be paid to organizations/applicants only on receipt of their 2024/2025 financial statements or bank statements.
3. that the donations approved be paid to organizations/applicants only on receipt of any outstanding information or documentation.
4. that all beneficiaries be informed that a comprehensive report detailing the expenditure of the donated funds must be submitted within three months and that failure to comply will result in future disqualification.

The Executive Mayor, Councillor H.F. du Rand indicated that the recommendation was supported.

RECOMMENDED TO COUNCIL

1. that the Grant-in-Aid allocations for the 2025/2026 financial year be approved as follows:

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified	Amount approved
Automation Works Training Facility	2016/323399/07	R 5,000.00	Social development annual Techno Buzz Winter School	Yes	R5,000
Avondson Dienssentrum	280-637NPO	R3,360.00	Transport of elderly to Grabouw	Yes	R3,360
Light from Africa Foundation NPC	2003/031433/08 NPC	R293,280	Sustained programmes in art, education, youth leadership, digital inclusion, food security and community development	Yes	R5,000
Swellendam Cricket Club		R10,000	Maintain fixture obligations, running costs such as travelling fees and diverse costs.	Yes	R10,000

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified	Amount approved
Barrydale Flying Eagles		R50,000	Partial contribution towards the upgrade and maintenance of the sports field and clubhouse as well as purchase of sports equipment, logistical and operational cost in terms of community sports development.	Yes	R10,000
Swellendam Sportforum	NPC 2023/803130/08	R5,000	Funds would be used for the transport to the Overberg Sportforum meetings / Meetings in Buffeljags, Suurbraak and Barrydale to keep sportclubs informed, to make a banner for the sportforum	Yes	R4,400
Swellendam Bewarea Conservancy NPC	2021/780665/08	R50,000	Restoration of Masbiekerskloof as a safe, accessible and ecologically healthy green space. Funding would be used for the removal of invasive vegetation, high-risk tree management, maintenance of existing firebreaks.	Yes	R5,000
Swellendam Tennis Club		R300,000	Repair and long-term treatment of the court		

Applicant	Registration number	Amount applied for	Purpose of funds applied for	Qualified	Amount approved
			surface, repair of cracks, repainting of the surface and lines on the court. Repair of fence.	Yes	R10,000
Young Christians Xmas Band		R5,000	Yearly programme	Yes	R5,000
Swellendam Spurs Soccer	289-058 NPO	R10,000	Tournament in Gansbaai	Yes	R5,000
Altar of Restoration	282-510 NPO	R3,000	Start of feeding scheme in community. Purchase of ingredients.	Yes	R3,000
Snymans Caterpillar Foundation NPC	2022/360058/08	R4,240.00	Compost - Soil / Horse manure for compost heap / Seedlings for summer and winter / Seed packets for summer and winter planting season / – Extra large 8-grid raised garden bed it, grow bag x 3	Yes	R4,240
Total					R70,000

2. that the donations approved be paid to organizations/applicants only on receipt of their 2024/2025 financial statements or bank statements.
3. that the donations approved be paid to organizations/applicants only on receipt of any outstanding information or documentation.
4. that all beneficiaries be informed that a comprehensive report detailing the expenditure of the donated funds must be submitted within three months and that failure to comply will result in future disqualification.

10.1.14

Item number A60. 25.03.2026

LOCAL ECONOMIC DEVELOPMENT

Report of the Municipal Manager, A. Vorster

Department: Municipal Manager
Section: Local Economic Development
File number 12/2/3/60

PURPOSE OF REPORT

FACTS AND BACKGROUND

The Department of Cooperative Governance (DCOG) has initiated a national programme to support selected municipalities in the preparation or review of Local Economic Development (LED) Strategies that are aligned with national policy frameworks and current socio-economic development priorities. Swellendam Municipality has been identified as one of these municipalities.

As part of this programme, Maswana JV (Pty) Ltd has been appointed as the service provider to support participation in the Western Cape Province in the development of credible, implementable and evidence-based LED Strategies. The initiation meeting with participating municipalities was held on 16 March 2026 and it was resolved that to support the development of these strategies and ensure effective coordination within municipalities, a Municipal LED Task Team will be established in each participating municipality. The Municipal LED Task Team therefore plays an important role in ensuring that the LED Strategy is informed by accurate municipal data, sector insights and local development priorities. A Terms of Reference for the project was provided by Department of Cooperative Governance and is attached as **Annexure A.19**.

DISCUSSION

Local Economic Development (LED) is a fundamental function of local government as outlined in the Constitution of the Republic of South Africa (1996) and the White Paper on Local Government (1998).

Section 152 of the Constitution identifies the promotion of social and economic development as a key objective of local government, while Section 153 requires municipalities to structure and manage their administration, planning and budgeting processes to promote the economic development of their communities.

The National Framework for Local Economic Development (NFLED) 2018–2028 promotes:

- Inclusive and sustainable economic growth
- Strengthened local economic governance
- Innovation-driven local economies
- Improved coordination across spheres of government

The LED Strategy Support Programme aims to strengthen municipal capacity to prepare credible, implementable and spatially informed LED Strategies that respond to local economic opportunities, sector potential and investment prospects. The project scope is illustrated in the graphics below:



Municipalities are requested to share strategic and economic data to support the situational analysis. A standardised questionnaire to support the situational analysis and skills transfer component, will be circulated and must be completed by the respective municipalities.

LEGAL IMPLICATIONS

Constitution, 1996

Local Government: Municipal Systems Act, No 32 of 2000

Local Government: Municipal Structures Act, No 117 of 1998

National Environmental Management Act, 1998 (Act 107 of 1998)

Spatial Development Framework

Spatial Planning and Land Use Management Act

Local Government: Municipal Finance Management Act, 56 of 2003

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

None

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Director: Financial Services

None

Acting Director: Infrastructure Services

None

Municipal Manager

None

RECOMMENDED

1. that the participation of Swellendam Municipality in the national initiative to develop a local economic development strategy, be noted.
2. that Swellendam Municipality notify the Service Provider of the compilation of their internal task team.

RECOMMENDED TO COUNCIL

1. that the participation of Swellendam Municipality in the national initiative to develop a local economic development strategy, be noted.
2. that Swellendam Municipality notify the Service Provider of the compilation of their internal task team.

10.1.15

Item Number A61. 25.03.2026

INVITATION TO MR. JOHAN VAN NIEKERK TO JOIN THE SOUTH AFRICAN AHP WASTE FORUM BOARD

Report of the Municipal Manager: Mrs. Anneleen Vorster

Department	Office of the Municipal Manager
Section	Office of the Municipal Manager
File number	17/5/4/9

PURPOSE OF THE REPORT

The purpose of the report is to inform Council of an invitation received by the Senior Manager Waste and Environmental, Mr. Johan van Niekerk to serve as a Director on the South African Absorbent Hygiene Product (AHP) Waste Forum Board for the 2026–2027 term, and to seek Council's consideration and support. **(See Annexure A.19)**

FACTS AND BACKGROUND

AHP Waste is a growing global environmental burden due to its sheer volume and non-biodegradable nature.

The South African AHP Waste Forum is a multi-stakeholder, non-profit initiative established to advance coordinated, evidence-based responses to the growing challenge of absorbent hygiene product waste (AHP Waste).

The Forum brings together representatives from government, industry, academia, and civil society to support the development of inclusive, practical and sustainable solutions across the value chain.

Key focus areas of the Forum include:

- Circular economy initiatives
- Extended Producer Responsibility (EPR) regulations
- Innovation in waste collection, treatment, and integration

DISCUSSION

Mr. van Niekerk has been formally invited to serve as a Director on the Forum Board in recognition of his experience in Local Government and leadership in Municipal Waste Management.

Participation at board level will:

- Provide representation of municipal perspectives in national discussions
- Enable the Municipality to contribute to shaping policies and strategies
- Offer access to best practices, innovation, and collaborative partnerships
- Strengthen the Municipality's commitment to sustainable waste management

His participation in the Forum would be particularly valuable in ensuring that the perspectives, constraints and opportunities facing municipalities in smaller and rural contexts are meaningfully represented in national discussions and initiatives.

Mr van Niekerk's invitation to serve on this Forum reflects national recognition of his visionary contributions to addressing this pressing global challenge and it merits Council's appreciation and congratulations.

LEGAL IMPLICATIONS

National Environmental Management Act, No. 107 of 1998.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with accepting the board position. Subsistence and travelling cost will be managed within existing operational budget, if applicable.

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

None

COMMENTS FROM DEPARTMENTS

Acting Director: Community Services

None

Director: Financial Services

None

Acting Director: Infrastructure and Planning Services

None

Municipal Manager

None

RECOMMENDED

1. that Council takes note of the invitation extended to the Senior Manager, Waste and Environmental, Mr. Johan van Niekerk to serve as a Director on the South African AHP Waste Forum Board for the 2026–2027 term.
2. that it be noted that Mr van Niekerk's participation in the forum will be of particular value for smaller and rural context municipalities through representation in national dialogue and initiatives.

DISCUSSION

The Executive Mayor, Councillor H.F. Du Rand thanked the Manager, Solid Waste and Environment Mr J. van Niekerk for the invitation and achievement of 88% on the Bontebok Landfill site as it was a clear indication of good management.

He proposed that point be added to the recommendation as follows:

- 3. that Council congratulate the Senior Manager, Waste and Environmental, Mr J. van Niekerk on the invitation to participate and serve as a Director on the South African AHP Waste Forum Board.*

RECOMMENDED TO COUNCIL

1. that Council takes note of the invitation extended to the Senior Manager, Waste and Environmental, Mr. Johan van Niekerk to serve as a Director on the South African AHP Waste Forum Board for the 2026–2027 term.
2. that it be noted that Mr van Niekerk's participation in the forum will be of particular value for smaller and rural context municipalities through representation in national dialogue and initiatives.
3. that Council's congratulation be conveyed to the Senior Manager, Waste and Environmental, Mr J. van Niekerk on the invitation to participate and serve as a Director on the South African AHP Waste Forum Board.

10.1.16

Item number B1. 25.03.2026

RESUBMISSION: LEASE OF MUNICIPAL LAND: PORTION OF A ROAD, ALICE STREET IN SWELLENDAM

Report of the Municipal Manager:

A. Vorster

Department

Municipal Manager

Section

Property Management

File Number

7/2/R

PURPOSE OF REPORT

Consideration of future use and lease/sale of a portion of a road, Alice Street in Swellendam.

FACTS AND BACKGROUND

On 31 August 2022 Council

UNANIMOUSLY RESOLVED

Item A154/31/08/2022

1. *that Council in-principle acknowledges that a portion of Alice Street, as attached on the accompanying map, is to be used as access to Erven 9510 and 9511, Swellendam, only, but that there is no funding to construct a formalized street at this stage.*
2. *that Council in-principle have no objection to leasing the land described in (a) above for a period of three years to Die Sneebal Trust, subject to compliance to relevant asset transfer regulations.*
3. *that Die Sneebal Trust, undertake in writing that they will construct a suitable access road according to the requirements of the Director: Infrastructure Services, at their own cost, within six months of a signed lease agreement to provide adequate access to Erven 9510 and 9511, Swellendam.*
4. *that a new market-related value be obtained by the Municipality, at the cost of Die Sneebal Trust for consideration by Council.*
5. *that Die Sneebal Trust will be responsible for all costs in respect of the fencing and maintenance of the area, as well as the procurement of a valuation of the applicable property.*
6. *that the applicant will guarantee free access to the Municipality on the portion to be leased, to allow for maintenance and establishment of services on the affected area.*
7. *that no structures may be erected in the leased area as per accompanying map.*
8. *that this decision of Council be advertised for public comment once the proposed new market value is received.*
9. *that should any objections be received in respect of this application, the matter be referred back to Council, for consideration;*
10. *that should no objections be received, the Municipal Manager be mandated to sign the lease agreement, as drawn up by Council's attorneys, in terms of the existing delegations."*

Council also resolved the following on 8 December 2022:

UNANIMOUSLY RESOLVED

Item A215/08/12/2022

1. *that the cost to develop and maintain the portion of road at Alice Street, Swellendam be determined and tabled to Council.*

2. that Council approve a 50% rebate on the valuation of the portion of Alice Street due to the municipality not having the capital expenditure in the budget to develop the road, with the condition that the applicant develop and maintain the road.
3. that the proposed alienation of the portion of Alice Street be advertised for public input.

The valuation at that time was as follows:

	Estimated size	Amount per year (excl. VAT)	Amount per square metres, per year (excl. VAT)
C. van Wyk	625m ²	R2 400.00	R3.84
M. Heyns	600m ²	R2 400.00	R4.00
Average		R2400.00	R3.92

As a result of the above, the Municipality followed a competitive bid process and entered into the attached agreement as **per Annexure A.21. to Annexure A.22.**

DISCUSSION

The Lease Agreement for the portion of Alice Street will end on 30 June 2026. Council received an application to continue with the lease, but the neighbors also indicated that they will be interested to lease the area. As an alternative the neighbours request that the portion of the road that is currently fenced, be opened up again for all members of the public.

The Municipality's land disposal policy allows for the out of hand sale or lease of non-viable closed streets, public open spaces and portions of surplus land to adjacent owners at market value and/or such price or rental as determined by Council. Council may consider an unsolicited bid, but the neighbours have already indicated that they are also interested in leasing the area.

The area under discussion is currently part of a road reserve and the road has never been subdivided or closed. The lower portion of Alice Street, Swellendam must remain in the possession of the Municipality as there is a storm water channel on the adjacent property.

Mayco should now decide if they wish to continue leasing the lower portion of Alice Street, Swellendam.

LEGAL IMPLICATIONS

The following legislation regulates property management:

- The stipulations of Section 14 of the Municipal Management Act, 2003, (Act 56 of 2003) (MFMA);
- The By-Law relating to the Management and Administration of Immovable Property, 2005.
- The Asset Transfer Regulations, 2008.
- Land Disposal Policy, 2018

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

According to the resolution.

COMMENTS FROM DEPARTMENTS

Town Planning & Building Control – Mr R. Brunings

No further comments.

Acting Director: Community Services

None

Director: Financial Services

No further comments.

Acting Director: Infrastructure Services

No further comments.

Municipal Manager

None

This Item served on the Finance and Governance Portfolio Committee meeting held on Tuesday, 17 March 2026.

RECOMMENDED TO MAYCO

1. that it be confirmed that Council still require access to the lower portion of Alice Street, Swellendam.
2. that Mayco confirms that the lower area of Alice Street, Swellendam of approximately 558m² in extent may be leased for a three-year period via a competitive bid process at the reserve price of an average of two official municipal valuations.
3. that the intention in (2) above, be advertised for public comment, before a final decision to proceed with the leasing or not, is made.
4. that if no objections are received as per (3) above, the Municipal Manager be mandated to proceed with the competitive bid process.

DISCUSSION

The Executive Mayor, Councillor H.F. du Rand proposed that Council consider the option of alienating the piece of land as well.

RECOMMENDED TO COUNCIL

1. that it be confirmed that Council still require access to the lower portion of Alice Street, Swellendam.
2. that Mayco confirms that the lower area of Alice Street, for which purpose the necessary servitude be registered, Swellendam of approximately 558m² in extent may be leased/sold for a three-year period via a competitive bid process at the reserve price of an average of two official municipal valuations.
3. that the intention in (2) above, be advertised for public comment, before a final decision to proceed with the leasing/alienation or not, is made.
4. that the process be followed in terms of the Land Disposal Policy, 2018 should be portion of land be sold.
5. that if no objections are received as per (3) above, the Municipal Manager be mandated to proceed with the competitive bid process.

10.2 Consideration of matters which require non-disclosure

None

10.3 Consideration of urgent matters

None

11 MINUTES OF THE PORTFOLIO COMMITTEES

RESOLVED:

that cognisance be taken of the following minutes:

- 11.1** Minutes of a Community Services and Housing Portfolio Committee meeting held on Thursday, 12 February 2026.
- 11.2** Minutes of a Finance and Governance Portfolio Committee meeting held on Thursday, 12 February 2026.
- 11.3** Minutes of an Infrastructure and Planning Services Portfolio Committee meeting held on Thursday, 12 February 2026.

12 GENERAL

13 CLOSURE

The Executive Mayor thanked everybody for their time and commitment to attend the meeting.

The meeting adjourned at 12:30.