

MAYORAL COMMITTEE MEETING MINUTES



**MINUTES OF THE MAYORAL COMMITTEE MEETING
HELD ON WEDNESDAY, 20 MAY 2026 AT 09:00 IN THE
COUNCIL CHAMBERS, RHENIUS STREET, SWELLENDAM.**

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Yours sincerely.

**H.F DU RAND
EXECUTIVE MAYOR**

DATE

	Item	INDEX	Page
1.		OPENING AND WELCOME	4
2.		ELECTION OF CHAIRPERSON, IF NECESSARY	4
3.		APPLICATION FOR LEAVE OF ABSENCE	5
4.		SPEECHES AND SUBMISSIONS	5
5.		CONFIRMATION OF MINUTES	5
6.		MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS MEETING	5
7.		STATEMENTS AND COMMUNICATIONS BY THE EXECUTIVE MAYOR	5
8.		DISCLOSURE OF INTERESTS BY COUNCILLORS	6
9.		FINANCIAL REPORTING	6
9.1		The Section 71 Report for April 2026 (Separate Addendum)	6
10.		MATTERS FOR CONSIDERATION	7
10.1		Items submitted by officials of Council	7
10.1.1	Item A93.	Community Services: Housing Development: Swellendam, Railton CDB Project	7
10.1.2	Item A94.	Proposed Alienation of Remainder of the Farm Tradouwshoek Nr 65 Barrydale	13
10.1.3	Item A95.	Status Report: Registration of Estates of Deceased Beneficiaries in the Railton 950 Housing Project	16
10.1.4	Item A96.	Application to Buy a Portion of Erf 1, Swellendam Next to Erf 8556	20
10.1.5	Item A97	Swellendam Aesthetics and Conservation Committee: Extension of the Existing term of Office and the Nomination of Public Representatives	23
10.1.6	Item A98.	Land Use Planning: Fines and Contravention Penalty Policy 2026	25
10.1.7	Item A99.	Supply Chain Management Monthly Report – April 2026	27
10.1.8	Item A101.	Availing of Municipal Land: Commission on Restitution of Land Rights	29

10.1.9	Item A102.	Rebate on Swellendam Caravan Park Tariff	32
10.1.10	Item A103.	Monthly Report by the Municipal Manager: May 2026	34
10.1.11	Item A104.	SALGA Circular WC 02 of 2026/2027: Request for Input on Reviewed Draft White Paper on Local Government	37
10.1.12	Item B2.	Lease Extension Addenda: Elderly Clubs: Barrydale and Suurbraak	39
10.2		Consideration Of Matters Which Require Non-Disclosure	41
10.3		Consideration of urgent matters	41
11.		MINUTES OF PORTFOLIO COMMITTEES	42
12.		GENERAL	42
13.		CLOSURE	42

MINUTES OF AN ORDINARY MEETING OF THE MAYORAL COMMITTEE OF SWELLENDAM MUNICIPALITY HELD ON WEDNESDAY, 20 MAY 2026 AT 09:00 AT THE COUNCIL CHAMBERS, RHENIUS STREET, SWELLENDAM.

PRESENT:	Councillor	H.F. du Rand	Executive Mayor
		F. Kees	Member (from 09:18)
		E.J. Lamprecht	Member

IN ATTENDANCE:	A. Vorster	Municipal Manager
	E. Wassermann	(Director: Financial Services)
	J. Bester	(Acting: Director Infrastructure and Planning 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 09:00 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 E. J. Lamprecht rendered an opening prayer.

2. ELECTION OF CHAIRPERSON, IF NECESSARY

None

3. APPLICATION FOR LEAVE OF ABSENCE

The Executive Mayor, Councillor H.F. du Rand noted that Councillor F. Kees would join the meeting later.

4. SPEECHES AND SUBMISSIONS

The Speaker, Alderman J. du T. Loubser shared that the recent extreme weather conditions that hit the Western Cape did not spare Swellendam Municipality at large and excessive loss and damage was experienced by many residents.

He urged that a collective effort to render assistance, albeit with limited resources, be considered and launched as a matter of urgency.

5. CONFIRMATION OF MINUTES

Proposer: Councillor E.J. Lamprecht

Seconder: Councillor F. Kees

RESOLVED:

- 5.1 that the minutes of an ordinary meeting of the Mayoral Committee held on Wednesday, 22 April 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 Wednesday, 22 April 2026:

6.1.1 Item A86: Upper Limits. 10.1.10 p.35:

The Executive Mayor, Councillor H.F. du Rand shared that he distributed a circular that was recently issued on the Upper Limits for Senior Managers and the moving from a category 2 to a category 3 municipality. The CFO, Ms E. Wassermann shared that between herself and the Municipal Manager, it was decided to remain on category 2 for the time being due to the municipality not being in the position to afford the expenditure.

The Executive Mayor requested that an Item be tabled to Council to confirm the decision not to move Senior Managers' salary category to that of a level 3 municipality. He added that the Item should reflect that when funding became available in future, the matter would be reconsidered.

7 STATEMENTS AND COMMUNICATIONS BY THE ACTING EXECUTIVE MAYOR

None

8 DISCLOSURE OF INTERESTS BY COUNCILLORS

None

9 FINANCIAL REPORTING

9.1 Section 71 Report for April 2026.

DISCUSSION

The CFO, Ms E. Wassermann gave an overview of capital expenditure and said that one of the big capital projects was the upgrading of the Informal Settlement, Matjoks, to the amount of R4+ million. She confirmed that the fence of the Informal Settlement was included in the R4+ million.

The Municipal Manager, Ms A. Vorster shared that the municipality might be receiving the interdict by Friday, 22 May 2026 which could allow time for the municipality to spend about 80% of the project funds by the end of June 2026 on the fencing and installation of services.

Ms Wassermann shared that other project funding was for the electrification of the 950 housing development which was a total of R16.2 million of which only R4.1 million has been spent. She said that she believed that some of the funding would be unspent after the electrification as it seemed like the municipality over budgeted for this with funding received from Province as well as from INEP.

Ms Wassermann shared that those two projects were the two critical projects with a combined total of R20.5 million that was not yet spent and constituted about 21% of the capital budget, was the main concern.

She said that she projected that the R3.5 million for the rebuilding of the Thusong Centre would also not be spent by 30 June but they might be able to spend about R5 to R700 000 on the project. She added that she was also of the opinion that the R800 000 budget for the boreholes would also not be spent.

She added that the R500 000 budgeted for the Barrydale sewer manholes was in process to be finalised.

Ms Wassermann reported that R3.7 million remained for projects where no procurement processes have been started which was the scum baffles, bulk water reticulation and midblock sewers.

She said that a meeting would be held after the Budget Steering Committee meeting to determine which capital projects would not be implemented, so that the relevant amounts could be budgeted for in the next financial year.

Ms Wassermann indicated that the budget would be finalised by Friday, 22 May 2026. She added that if there were smaller projects or items for which the allocated funding had not been spent, those funds would be reallocated to the next financial year.

RESOLVED

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

10 MATTERS FOR CONSIDERATION

10.1 Items submitted by officials of the Council

10.1.1

Item number A93. 20.05.2026

COMMUNITY SERVICES: HOUSING DEVELOPMENT: SWELLENDAM, RAILTON CDB PROJECT

Report of the Human Settlement Manager: L. Cupido

Department	Community Services
Section	Housing
File number	17/4/2/3/25/1

PURPOSE OF THE REPORT

The purpose of the report is to update Council on the Housing initiative.

FACTS AND BACKGROUND

The Railton Business Hub (as it is broadly known) is centrally located within Railton and favourably positioned for development purposes. The Hub takes access directly off Bontebok Road and Oak Street and comprises a collection of smaller cadastral entities which have been zoned for business purposes, with the balance being zoned for parking. Most of the erven are registered in the name of the Municipality, although several are privately owned.

Discussions were also held with the Department of Infrastructure (DOI) in relation to the housing component of the project, and the funding thereof. The DOI has since determined that the Hub would be considered as a housing project separate from Rondonkrik and would be supported as it forms part of an integrated land use initiative that includes a variety of community and commercial uses. The Swellendam Housing Unit will continue to spearhead communication with the DHS towards implementation of the housing component as set out.

Cadastrally the design of the Railton Hub area will yield the following:

- A dedicated and easily accessible public parking area for the Railton Clinic and the Railton Community Hall.
- Vastly improved pedestrian and vehicle access to the Railton Clinic.
- A dedicated erf (369m² in extent) adjacent to the Railton Clinic, to provide room for 40% expansion of its existing facility.
- A wide and visible public walkway that can also be used for less-formal trade.
- 22 new housing opportunities, immediately adjacent to the commercial hub, Bontebok Primary School, and the Railton Foundation Youth Centre.

- A dedicated erf (1843m² in extent) located adjacent to Oak Street, which is zoned Private Open Space, to be shared by the 2 adjoining early childhood development centers.
- Rezoning of an existing erf (1368m²) for the establishment of an additional early childhood development center.
- Denotation of 2 zoned General Business erven, 1 erf (5352m²) centrally located on the Hub property for the establishment a higher order shopping facility and 1 erf (595m²) located on the corner of Bontebok and Oak Street for the establishment of a formal convenience store or a fast-food restaurant / take-away.
- Formalization of Oak Street as a street.

At its meeting on 29 October 2020, Council resolved as follows:

RESOLVED

Item: A105/29/10/2020

1. That the content of the report on the status quo of the Railton Hub redesign / development and a suggested process for the alienation of 2 zoned General Business erven within the property be noted.
2. That valuation reports be procured for the 2 zoned business erven on the Hub property, for consideration.
3. That the 2 zoned business erven be alienated, at a price to be determined by Council based on the valuation reports received.
4. That engagement be initiated with the Provincial Department of Health regarding the transfer of the newly created erf for the extension of the existing Railton Clinic.

DISCUSSION

The Railton CBD (Hub) Housing Development consists of 22 housing opportunities. The project is approved on the Municipal Housing Pipeline and is in line with the approved IDP. A Project Feasibility Report (PFR) was submitted to the Department of Infrastructure (DOI), and funding for planning purposes was approved and gazette for the 2025/2026 financial year. In the resolution 25/60 dated 09 September 2025 an amount of R2,896 963,00 was made available over two financial years (2025/2026 and 2026/2027) by DOI for the installation of engineering services. In addition to the resolution amount (**Annexure A.1**), we submitted an additional application letter to service the 7 business erven and still wait for approval. The allocation in the resolution 25/60 was duly gazetted for both financial years. Upon completion of the installation of services, the next phase of the project, being the erection of the top structures, will commence.

According to the agreement with the Implementing Agent (ASLA) appointed by the municipality, they must do the installation of engineering services for the 22 residential sites. The engineering services planned for the development consist of the following services:

- 1) Roads;
- 2) Stormwater;

- 3) Water distribution network;
- 4) Sewer network; and
- 5) Electrical link connection

Attached is the approved layout of the 22 residential and the 7 business sites (**Annexure A.2**). Taking into consideration the strategic location of the project within the Railton Business Hub (CBD), it is recommended that the 22 residential sites be made available to middle-income beneficiaries earning between R3,501.00 - R22 000.00 per month, and who do not qualify for an IRDP housing subsidy, but who are financially capable of purchasing a serviced erf and constructing their own dwelling. These applicants can make use of the FLISP subsidy programme to purchase a serviced residential site.

In the case where we do not have sufficient applications the salary bracket of R22 001.00 and more must be considered. The sale of the 22 serviced sites must be administered by the Property Administration Section and placed out on tender.

According to the Western Cape Housing Demand Database (WCHDDb), there are approximately 150 applicants within the Swellendam catchment area who earn above R3,501.00 per month and therefore do not qualify for an IRDP subsidy.

The sale of these plots holds the following benefits for the Municipality:

1. Full recovery of the R2 896 963.00 million investment (Annexure A)
2. Promotion of structured and sustainable CBD residential development
3. Prevention of informal settlement formation
4. Increased property rates-base
5. Encouragement of private housing construction
6. Economic stimulation within the CBD.

LEGAL IMPLICATIONS

The Constitution (Section 26)
 Housing Act (No 107 of 1997)
 National Housing Code, 2009
 Public Finance Management Act (No 1 of 1999)
 Municipal Finance Management Act (No 56 of 2003)

FINANCIAL IMPLICATIONS

Grant funding for the development comes from the Department of Infrastructure (DOI) via the Human Settlements Development Grant (HSDG).

Senior Manager: Town Planning, Building Control & Environment

The 22 sites were never planned and / or designed to be sold to 22 individuals, and then for them to each built a house thereon. The overall property (comprising the 22 sites and the road) was set aside for a single semi-detached duplex development – the sites are too small for anything else. In other words, the overall property is only to be made available to developers, by way of a tender. The developer would then sell each of the developed erven (with a duplex unit) to the open market. It was also understood that the internal services would be for the account of a developer, including the road, which would be private. WCG monies were primarily to be used to ensure that there is sufficient bulk and bulk-link capacity to provide services to the Railton Hub (CBD), which includes the duplex development, and the 2 new commercial erven etc. I am sure it will still work out, as a

developer would now merely pay us back for our on-site investment, provided we have latent capacity in the network to still carry the 2 commercial properties.

COMMUNICATION IMPLICATIONS

None

COMMENTS FROM DEPARTMENTS

Director: Community & Corporate Services

None

Director: Financial Services

None

Director: Infrastructure Services

None

Municipal Manager

There is no prescription that the CBD development should be given to a single developer. A survey was undertaken by the Housing Division and there are sufficient potential beneficiaries to qualify for FLISP subsidies. The need for this type of development has been emphasised during the IDP process on numerous occasions. It should, however, be noted that these type of developments (FLISP) do tend to take longer than when a single developer is allocated via a tender. It should be noted that as these erven have been serviced with funding from the Department of Infrastructure the reserve selling price per erf is set at the input cost.

RECOMMENDED

1. that taking into consideration that the Municipality received grant funding of R2,896 963.00 from the Department of Infrastructure (DOI) for the installation of engineering services for the housing development situated within the Railton Business Hub (CBD), it is recommended that the 22 residential serviced erven be sold in order to recover the input cost of the installation of services.
2. that the sale of the 22 serviced plots of land target those who earn R3501 - R22 000.00 per month, who do not qualify for RDP housing and who are willing and able to build their own houses on the plots within two years of purchase;
3. that in the event that there are insufficient qualifying applications within the salary bracket of R3501 – R22 000 per month, the erven may be allocated and sold to applicants earning more than R22 001 per month.
4. that the reserve selling price per erf be determined based on the input cost (**Annexure A.1**) such as:
 - 4.1. Installation of Civil Engineering Services - R74 561.00
 - 4.2. Link Services - R36 575.28
 - 4.3. NHBRC Project Enrolment Fees - R2613.64
 - 4.4. Total input cost per erf - **R113 749.92**
5. that the sale will be secured once the purchaser:
 - 5.1. can show a bank approved guarantee;

- 5.2. proof that the purchase amount has been paid in the trust account of the transferring attorney; and
- 5.3. FLISP subsidy approval within three months period.
6. that once the plot is transferred to the buyer, they must start building and complete the formal structure within two (2) years;
7. that no informal structures (e.g. shacks or temporary dwellings) may be erected on the erf;
8. that the vacant plots may not be sold within five (5) years from the date of purchase from the Swellendam Municipality;
9. that the criteria for persons who wish to be eligible for the FLISP subsidy program be in line with the National Housing Code, which are as follows:
 - a) Must be South African citizens;
 - b) Must possess a 13-digit barcoded identity document;
 - c) Must not currently own, not have previously owned, residential property;
 - d) Must not have previously benefited from a housing subsidy;
 - e) Must be married or cohabiting;
 - f) Single applicants must have proven financial dependents;
 - g) Combined income of R3501 – R22 000 (gross income)
 - h) Must qualify for a mortgage bond with a recognized financial institution or have access to a personal loan and /or pension-backed loan.
 - i) that the following conditions also be applied:
 - j) Applicants must be first-time homeowners;
 - k) Employers intending to purchase erven on behalf of their employees must ensure that such erven are registered in the names of the respective employees; and
 - l) Erven must only be used for residential purposes.
10. that in the instance where there are insufficient qualifying applications within the salary bracket of R3501 – R22 000, applicants earning R22 001.00 and above may be considered, subject to compliance with the following criteria:
 - a) Must be South African citizens;
 - b) Must possess a 13-digit barcoded identity document;
 - c) Must not currently own, not have previously owned, residential property;
 - d) Must not have previously benefited from a housing subsidy;
 - e) Must be married or cohabiting;
 - f) Single applicants must have proven financial dependents;
 - g) Must qualify for a mortgage bond with a recognized financial institution or have access to a personal loan and /or pension-backed loan.
 - h) that the following conditions also be applied:
 - i) Applicants must be first-time homeowners;
 - j) Employers intending to purchase erven on behalf of their employees must ensure that such erven are registered in the names of the respective employees; and
 - k) Erven must only be used for residential purposes.
11. that, to protect the Municipality's investment and ensure proper development, the following conditions must be included in Sale Agreement and registered against the Title Deed:

- a) Should the purchaser fail to construct a dwelling within two (2) years, or erect an informal structure, the sale agreement shall lapse, and the Municipality reserves the right to repossess the erf without compensation for improvements (if applicable), subject to legal processes.
12. that the Municipal Manager be authorized to implement the sale process in accordance with applicable legislation and municipal policies.

DISCUSSION

The Executive Mayor, Councillor H.F. du Rand shared that when Minister Simmers visited the municipality during the infrastructure development of the project, it was indicated that the municipality could transfer the land on a minimum amount to the Provincial Department and allowed them finance and build the houses for applicants who would qualify for the FLISP Programme.

The Municipal Manager, Mrs A. Vorster suggested that the Item then be referred to a next meeting because the recommendation did not include the transfer of the erven to Province for financing and development by Province.

The Municipal Manager suggested that a presentation indicating the different options available for FLISP housing and how the process could be implemented be made to Council.

The Executive Mayor was in support of a presentation to Council on all the options available on the FLISP programme.

RECOMMENDED TO COUNCIL

1. that the Item be **REFERRED BACK** to allow the administration to prepare a presentation to Council on the different housing options available in terms of the FLISP Programme.

10.1.2

Item number A94. 20.05.2026

PROPOSED ALIENATION OF REMAINDER OF THE FARM TRADOUWSHOEK NR 65 BARRYDALE

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

PURPOSE OF REPORT

To consider a proposal for the alienation of the Remainder of the Farm Tradouwshoek Nr 65 Barrydale.

FACTS AND BACKGROUND

The Mayoral Committee indicated that Council should consider the alienation of the Remainder of the Farm Tradouwshoek Nr 65 Barrydale. This portion of land is the old Barrydale Caravan Park.

DISCUSSION

The Remainder of the Farm Tradouwshoek Nr 65 Barrydale is 29.9 hectares. The old Tourism Office is situated on the property, but as can be seen on the locality map as per **Annexure A.3** the rest of the property is not in use and is no longer suitable to operate as a caravan park. There are old, non-functioning toilets on the property that result in numerous complaints from the public. The public use this area as an open space to walk from time to time, but as there is no maintenance on the open land, the area is not actively used. The area is zoned as Public Open Space.

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

Although the Tourism Office is on the property, it can be sub-divided if Council wish to retain the building with a servitude to secure access, or it can be retained as part of the Remainder of the Farm Tradouwshoek Nr 65 Barrydale. The building or erf is not needed for the minimum level of basic services.

RECOMMENDED

1. that it be confirmed that the Remainder of farm Tradouwshoek Nr 65, Barrydale, is not needed for the minimum level of basic municipal services;
2. that Council confirm their intention to sell the Remainder of farm Tradouwshoek Nr 65, Barrydale at the average of two independent valuations.
3. that Council's intention to sell the Remainder of farm Tradouwshoek Nr 65, Barrydale be advertised for public participation.
4. that if, no objection is received against the proposed alienation of the Remainder of farm Tradouwshoek Nr 65, Barrydale, the Municipal Manager be mandated to proceed to offer the Remainder of farm Tradouwshoek Nr 65, Barrydale for sale per competitive bid, with the average of two independent valuations as the reserve price.

DISCUSSION

The CFO, Ms E. Wassermann shared that all new residential development was halted until the Barrydale Sewer network was upgraded which meant that any developer interested in buying the property would not be able to develop until such time.

Councillor F. Kees shared that there was quite a lot of requests for property in Barrydale and that this property could be subdivided to be put on sale to test the market.

The Municipal Manager explained that a decision has not been made yet and that an in-principle decision would first have to be made on Council's intention to sell the property.

The Executive Mayor indicated that the recommendation was supported.

RECOMMENDED TO COUNCIL

1. that it be confirmed that the Remainder of farm Tradouwshoek Nr 65, Barrydale, is not needed for the minimum level of basic municipal services;
2. that Council confirm their intention to sell the Remainder of farm Tradouwshoek Nr 65, Barrydale at the average of two independent valuations.
3. that Council's intention to sell the Remainder of farm Tradouwshoek Nr 65, Barrydale be advertised for public participation.
4. that if, no objection is received against the proposed alienation of the Remainder of farm Tradouwshoek Nr 65, Barrydale, the Municipal Manager be mandated to proceed to offer the Remainder of farm Tradouwshoek Nr 65, Barrydale for sale per competitive bid, with the average of two independent valuations as the reserve price.

10.1.3

Item number A95. 20.05.2026

STATUS REPORT: REGISTRATION OF ESTATES OF DECEASED BENEFICIARIES IN THE RAILTON 950 HOUSING PROJECT

Report by: Mrs. L. Cupido
Department: Community Services
Section: Human Settlement
Proposed File number 17/4/1

PURPOSE OF THE REPORT

To provide Council with a status update regarding deceased beneficiaries within the Railton 950 Housing Project, to outline the administrative challenges in finalising property transfers to heirs, and to seek a resolution regarding the potential reallocation of subsidies should estate registrations remain outstanding.

FACTS AND BACKGROUND

The Railton 950 Housing Project aims to provide secure tenure to qualifying residents. However, eight (8) approved beneficiaries passed away prior to the formal handover of their units. According to statutory requirements and the National Housing Code, the municipality cannot transfer a property to the heirs of a deceased beneficiary without a valid Letter of Executorship or Letter of Authority issued by the Master of the High Court. The timely registration of these estates is critical to safeguard the property rights of dependents and to ensure the administrative closure of the housing project.

DISCUSSION

Administrative Intervention

The Housing Department has undertaken the following proactive measures to assist the affected families:

Field Visits: Officials conducted site visits to registered addresses to engage directly with next-of-kin.

Tracing: Efforts were made to locate families who had relocated to ensure they were informed of their rights and obligations.

Legal Guidance: Families were advised on the process of registering an estate at the local Clerk of the Court and were referred to Legal Aid South Africa to private legal practitioners where necessary.

Status of registrations

Registered: Two (2) estates have been successfully registered.

In Progress: Two (2) families are currently being assisted by attorneys; one (1) family has consulted the Clerk of the Court.

Outstanding: Two (2) families have reported internal disputes and have been urged to seek urgent legal mediation.

Challenges and Impact

Delays: Primary causes include family disputes, missing documentation, and difficulties in verifying the lawful relationship to the deceased.

Impact: As long as these 8 units remain unassigned, the Railton 950 project cannot be formally closed. This creates administrative bottlenecks and prevents the final handover of assets.

Recommended Actions

Council to decide if subsidies must be reallocated to the next qualifying beneficiaries should those families who do not produce the estate letter be able to do so on or before 5 June 2026.

LEGAL IMPLICATIONS

- **Constitution of South Africa, 1996:** Section 26 guarantees the right to adequate housing and obliges the state to take reasonable measures to progressively realize this right.
- **Housing Act, 1997:** Provides the framework for housing development, roles of national, provincial, and local government, and funding mechanisms.
- **National Housing Code, 2009:** Sets out detailed policies, guidelines, and subsidy programmes, including RDP housing.
- **Intestate Succession Act, 1987:** Governs inheritance of RDP houses when beneficiaries die without a will.
- **Prevention of Illegal Eviction Act, 1998:** Protects occupants of RDP houses from unlawful eviction.
- **Municipal Systems Act, 2000:** Guides municipalities in delivering housing services and managing waiting lists.
- **PFMA:** Sets the legal and financial accountability framework for all government departments and municipalities involved in housing delivery.

FINANCIAL IMPLICATIONS

- Failure to close out projects can result in payments being classified as irregular or fruitless expenditure, which must be disclosed in departmental financial statements.
- Funds tied to incomplete projects cannot be reallocated, violating PFMA principles of efficient resource use
- Departments must report project status accurately; failure to close out breaches reporting requirements.

COMMUNICATION IMPLICATIONS

Public Advertisement

COMMENTS FORM DEPARTMENTS

Director: Corporate & Community Services

None

Director: Financial Services

None

Director: Infrastructure and Planning Services

None

Municipal Manager

Legally the assigned house must be placed in an estate. From the estate it will be transferred to the person who must inherit the house. It may mean that in the meantime the house remains unoccupied with a definite risk of vandalism. There must also be separate agreements in terms of services.

Where there is no one to register the deceased estate, the Municipality should advertise their intention to lay claim to the house.

RECOMMENDED

1. that Council takes cognizance of the status report regarding the deceased beneficiaries in the Railton 950 Housing Project.
2. that Council establish a final deadline of 5 June 2026 for the affected families to produce a valid Letter of Executorship issued by the Master of the High Court.
3. That should the families fail to produce the required documentation by the stipulated deadline, the Housing Department be authorized to:

Advertise the intention to inform the Provincial Department of Infrastructure of the deceased status of the applicants and their intention to de-register the current subsidy applications with the further intention to re-allocate the housing units to the next qualifying beneficiary on the municipal waiting list.

4. that the Provincial Department of Infrastructure (Subsidy Division) be informed accordingly.
5. that if no person comes forward after two rounds of advertisements in respect of the deceased estate, Council proceed to de-register the current subsidy applications and re-allocate the housing units to the next qualifying beneficiary on the municipal waiting list.
6. that, should the families/beneficiaries agree in writing that the houses be occupied while the estate is in the process of being finalised, a municipal services agreement be concluded in the name of the occupiers.

DISCUSSION

The Executive Mayor, Councillor H.F. Du Rand questioned the number of deceased estate properties indicated in the Item and asked that clarity be provided in terms of the actual number of houses.

The Executive Mayor indicated that the recommendation was supported and should no beneficiary came forward, the municipality should proceed to retrieve the houses to hand to another family on the waiting list.

RECOMMENDED TO COUNCIL

1. that Council takes cognizance of the status report regarding the deceased beneficiaries in the Railton 950 Housing Project.
2. that Council establish a final deadline of 5 June 2026 for the affected families to produce a valid Letter of Executorship issued by the Master of the High Court.
3. that should the families fail to produce the required documentation by the stipulated deadline, the Housing Department be authorized to:
Advertise the intention to inform the Provincial Department of Infrastructure of the deceased status of the applicants and their intention to de-register the current subsidy applications with the further intention to re-allocate the housing units to the next qualifying beneficiary on the municipal waiting list.
4. that the Provincial Department of Infrastructure (Subsidy Division) be informed accordingly.
5. that if no person comes forward after two rounds of advertisements in respect of the deceased estate, Council proceed to de-register the current subsidy applications and re-allocate the housing units to the next qualifying beneficiary on the municipal waiting list.
6. that, should the families/beneficiaries agree in writing that the houses be occupied while the estate is in the process of being finalised, a municipal services agreement be concluded in the name of the occupiers.

10.1.4

Item number A96. 20.05.2026

APPLICATION TO BUY A PORTION OF ERF 1, SWELLENDAM NEXT TO ERF 8556

Property Management	A .Vorster
Department	Municipal Manager
Section	Property Management
File Number	7/2/R

PURPOSE OF REPORT

To consider the alienation of a portion of Erf 1, next to Erf 8556 Swellendam.

FACTS AND BACKGROUND

Swellendam Municipality received an application for the purchase of a portion of erf 1 Swellendam, adjacent to Erf 8556 Swellendam. There are no servitudes on this area. The area to be purchased is zoned undetermined and is about 284.99m².

Find a site map attached as **Annexure A.4**.

DISCUSSION

An application was received from M du Plessis to purchase a portion of erf 1 Swellendam, adjacent to her erf 8556. The applicant motivates that the area is currently used as a dumping site and is frequented by people using illegal substances.

Find the application and site map attached as **Annexure A.4**.

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

Market value to be determined and normal MFMA and applicable legislation to be followed.

Acting Director: Infrastructure Services

No objection in terms of the sale of the property.

Town Planning & Building Control

The portion of Erf 1 adjacent to Erf 8556, Swellendam was not set aside as an erf, as well as the area adjacent to Erf 8640 (for e.g.), where one could also possibly have included a further 4-5 erven. There may well be a good reason for that, probably stormwater management, or high point of the sewer line – Willem would need to say – services for that area is not yet loaded onto the GIS. That said, there is currently nothing to purchase. Practically speaking, the person (bidder) would have to pay the full cost for the subdivision and rezoning application with the municipality, plus the framing approval and registration of the SG diagram for the new erf, and finally the cost of the property itself (town planner, land surveyor + conveyancer). If he did the sums it would be apparent that the cost for the creation of the one erf exceeds the anticipated budget and may even exceed the actual value of the land.

Director: Financial Services

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

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

No objection to the sale of the property.

RECOMMENDED

1. that it be confirmed that a Portion of Erf 1 Swellendam, adjacent to Erf 8556, approximately 284.99m², 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);
2. that a market price be determined and the average of the obtained market price be used as reserve price and the intention to alienate be advertised for public comment;
3. that if comments are received it be tabled to Council for consideration;
4. that if no comments are received, the relevant portion, be put on a competitive bid process, to be sold;
5. that Council's attorney drafts a Sales Agreement for signage by the Municipal Manager, according to her delegations.

DISCUSSION

The Executive Mayor, Councillor H.F. du Rand indicated that the Committee was not in support of selling a portion of Erf 1 adjacent to Erf 8556 as it was not a registered erf.

The Executive Mayor proposed that the portion of Erf 1 adjacent to Erf 8556 be developed into a park.

RECOMMENDED TO COUNCIL

1. that the sale of a portion of Erf 1, Swellendam, adjacent to Erf 8556, be not considered at this juncture and that the possibility of availing it for the purpose of a park be referred to the Town Planning and Building Control Division for further exploration.

10.1.5

Item number A.97 20.05.2026

SWELLENDAM AESTHETICS AND CONSERVATION COMMITTEE: EXTENSION OF THE EXISTING TERM OF OFFICE AND THE NOMINATION OF PUBLIC REPRESENTATIVES

Report by the Senior Manager Land Use Planning, Mr R. Brunings

Directorate	Infrastructure and Planning Services
Section	Land Use Planning (Town Planning and Building Control)
File number	12/2/3/6

PURPOSE OF REPORT

To advise of the process for the appointment of public representatives to the Swellendam Aesthetics and Conservation Committee; to extend the term of office of the current Committee; and to consider the advertisement for the nomination of new members. **(See Annexure A.5)**

FACTS AND BACKGROUND

In terms of the current "Policy and Protocol of the Aesthetics and Conservation Committee for the Swellendam Municipal Area" a new committee is appointed by Council on the basis of nominations received. If enough public nominations are not received, competent representatives may be nominated by Council. The term of the Swellendam Aesthetics and Conservation Committee is 3 years.

The administration is currently initiating the process to invite nominations for new members, which will appear in the local press, on the Municipal Website and on the Municipal Facebook Page.

DISCUSSION

The term of the current Swellendam Aesthetics and Conservation Committee has lapsed and needs to be extended for a period whilst we undertake the public participation process to invite new nominations, and in order that recommendations of the current committee are not deemed ultra vires. The current committee comprises the following 6 persons: G. Fourie, T. De Goede, A. Heyn, P. Pistorius, L. Mocke and K. Van Wyk.

At a committee meeting held on 19 February 2026, all members present indicated that they would be willing to serve for another 3-year term and would welcome being nominated. Ideally, we would need to attract a further 6 persons to serve on the committee. It is noted that members of the committee serve in a voluntary capacity and are not remunerated in any way. The committee's role is merely advisory.

LEGAL IMPLICATIONS

Recommendations of the committee may be deemed ultra vires.

FINANCIAL IMPLICATIONS

Cost of advertisement in a local newspaper.

PERSONNEL IMPLICATIONS

None.

COMMUNICATION IMPLICATIONS

Preparation of a Public Advertisement.

COMMENTS FROM DEPARTMENTS

Corporate and Community Services

None.

Financial Services

There are no financial implications, as committee members do not receive any remuneration for their service.

Infrastructure and Planning Services

None

Municipal Manager

None

RECOMMENDED

1. that the contents of the report on Swellendam Aesthetics and Conservation Committee: Extension of the existing term of office and the nomination of public representative be noted.
2. that the term of the existing Aesthetics and Conservation Committee be extended to 31 July 2026.
3. that the advertisement for the nomination of new members be noted.

DISCUSSION

The Executive Mayor, Councillor H.F. du Rand nominated Councillor E.J. Lamprecht to serve on the Swellendam Aesthetics and Conservation Committee. He said that it should be noted that the Committee is appointed by Council.

RECOMMENDED TO COUNCIL

1. that the contents of the report on Swellendam Aesthetics and Conservation Committee: Extension of the existing term of office and the nomination of Councillor E.J. Lamprecht to serve on the Committee, be noted.
2. that the term of the existing Aesthetics and Conservation Committee be extended to 31 July 2026.
3. that the advertisement for the nomination of new members be noted

10.1.6

Item number A98. 20.05.2026

LAND USE PLANNING: FINES AND CONTRAVENTION PENALTY POLICY 2026

Report by the Senior Manager Land Use Planning, Mr R. Brunings

Directorate Infrastructure and Planning Services
Section Land Use Planning (Town Planning and Building Control)
File number 5/2/B

PURPOSE OF REPORT

To table the approved the Land Use Planning: Fines and Contravention Penalty Policy 2026 for noting, and to advise of the current status of the Council's resolution dated 27 February 2026 in the above regard.

FACTS AND BACKGROUND

At its meeting on 27 February 2026 regarding the proposed Land Use Planning: Fines and Contravention Policy 2026, Council resolved as follows:

UNANIMOUSLY RESOLVED

Item A34/27/02/2026

1. that the content of the report be noted.
2. that the Base Quantum component payable for a Contravention Penalty be set at R5000.00 and be included in the Municipal Tariffs List, which is escalated annually.
3. that Council resolves to approve the Land Use Fines and Contravention Penalty Policy, 2026, for public participation.
4. that if no objections to the policy are received, the Municipal Manager be mandated to approve the policy for implementation on the first day of the month that follows the closing date for public comment.

The base Quantum of R5000.00 payable for a Contravention Penalty has since been included in the Municipal Tariffs list. The draft Land Use Planning: Fines and Contravention Penalty Policy 2026 were made available for public participation. The request for public comment was flighted on the Municipal Website, the Municipal Facebook page, and advertised in the Southern Post (SuiderNuus) on 13 March 2026. The deadline for public comment was 13 April 2026.

DISCUSSION

With reference to Council's resolution of 27 February 2026, no public comment on the Land Use Planning: Fines and Contravention Penalty Policy 2026 were received.

It is therefore hereby confirmed, as per Point 4 of Council's Resolution above, that the Municipal Manager has approved the Land Use Planning Fines and Contravention Policy 2026, for implementation as from 1 May 2026. A copy of the approved Policy is included as **(Annexure A.6)**

LEGAL IMPLICATIONS

Application of the Land Use Planning: Fines and Contravention Policy 2026, as applicable.

FINANCIAL IMPLICATIONS

None.

PERSONNEL IMPLICATIONS

None.

COMMUNICATIONS IMPLICATIONS

None.

COMMENTS FROM DEPARTMENTS

Corporate and Community Services

None.

Financial Services

None.

Infrastructure and Planning Services

None.

Municipal Manager

As per the report.

RECOMMENDED

1. that the content of the report on the approved Land Use Planning: Fines and Contravention Penalty Policy 2026 be noted.
2. that the inclusion of the Base Quantum of R5000.00 for a Contravention Penalty in the Municipal Tariffs List be noted.
3. that the tabling of the approved Land Use Planning: Fines and Contravention Penalty Policy 2026 be duly noted by Council.

RECOMMENDED TO COUNCIL

1. that the content of the report on the approved Land Use Planning: Fines and Contravention Penalty Policy 2026 be noted.
2. that the inclusion of the Base Quantum of R5000.00 for a Contravention Penalty in the Municipal Tariffs List be noted.
3. that the tabling of the approved Land Use Planning: Fines and Contravention Penalty Policy 2026 be duly noted by Council.

10.1.7

Item number A99. 20.05.2026

SUPPLY CHAIN MANAGEMENT MONTHLY REPORT – APRIL 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 APRIL 2026 is attached as **Annexure A.7** to enable Council to fulfil its oversight role. The report informs on 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**Director: Corporate and Community Services**

None

Director: Financial Services

None

Director: Infrastructure and Planning Services

None

Municipal Manager

None

RECOMMENDED

1. that Council takes cognisance of the Supply Chain Management Report for April 2026 attached as Annexure A.7.

RECOMMENDED TO COUNCIL

1. that Council takes cognisance of the Supply Chain Management Report for April 2026 attached as Annexure A.7.

10.1.8

Item number A101. 20.05.2026

AVAILING OF MUNICIPAL LAND: COMMISSION ON RESTITUTION OF LAND RIGHTS

Office of the Municipal Manager

A Vorster

Department

Municipal Manager

Section

Property Management

File Number

15/10/2/1

PURPOSE OF REPORT

To consider a request to avail municipal land to the Regional Land Claims Commission: Western Cape for restitution purposes.

FACTS AND BACKGROUND

The Martin Family lodged a land claim with the RLCC: WC before 31 December 1998 for ownership rights, which were lost in Swellendam due to the implementation of the Group Areas Act. This claim was perused and the Commissioner of Restitution of Land Rights indicated that the claim complies to the provisions of the Restitution of Land Rights Act.

The claimant indicated that they are interested in land in Swellendam as a settlement option.

The Department of Commission of Restitution wrote to Swellendam Municipality to request that they avail municipal owned land to the Commission of Restitution of Land Rights to offer to the Martin Family as settlement. The letter is attached as **Annexure A.8**.

DISCUSSION

The land that gave rise to the claim are Erven 740, 742 and 743 Swellendam, measuring 660m² each. The claimant family used the properties for residential purposes.

The current owners of the claimant properties are:

Erf No	Current Owner
Rem Erf 2696	Oorgangsradaad – Swellendam
Erf 2700	Steenkamp Madelein
Erf 2701	Gerber Jan Hendrik
Erf 2704	Drysdale Marcus & Drysdale Nicolene Mare
Erf 2705	Vorster Paul
Erf 2706	Van Fritz as Familie Trust

The Remainder of Erf 2696 is 7 389m².

Section 34. of the Land Restitution Act stipulates as follows:

Ruling by Court on restoration before final determination of claim

(1) Any national, provincial or local government body may, in respect of land which is owned by it or falls within its area of jurisdiction, make application to the Court for an order that the land in question or any rights in it shall not be restored to any claimant or prospective claimant.

(2) Notice of any such application shall be given to the Commission, which shall investigate and submit a report to the Court on the desirability of making an order referred to in subsection (1): Provided that the provisions of sections 12 and 13 shall not be so construed that it prohibits the Commission from exercising the powers conferred by those sections for the purposes of such investigation. [Subs. (2) substituted by s. 24 of Act 63/97]

(3) Any party making an application to the Court in terms of subsection (1) shall, at its own expense, take such steps as the relevant regional land claims commissioner (or in the case of proceedings in terms of Chapter IIIA, the Court) may direct in order to bring the application to the attention of other persons who may have an interest therein, in order that they may make submissions to and appear before the Court on the hearing of the application. [Subs. (3) substituted by s. 24 of Act 63/97]

Swellendam Municipality's asset register is attached as **Annexure A.9**.

The Municipality had an engagement with the representatives of the Restitution commission for clarification. The Commission requests that the Municipality provide them with possible options and relevant conditions for the availing of land.

After a perusal of maps, state land as per the attached **Annexure A.10** was identified. This land is in the vicinity of where the applicants previously owned land and belongs to the Republic of South Africa. It would be ideally suited to sub-divide a portion of the land for the purposes of the Commission.

LEGAL IMPLICATIONS

- The Municipal Finance Management Act, 2003, (Act 56 of 2003);
- Restitution of Land Rights Act, 22 of 1994
- Asset Transfer Regulations
- Land Disposal Policy

FINANCIAL IMPLICATIONS

No property valuation available at this stage.

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

As per report.

COMMENTS FROM DEPARTMENTS

Director: Corporate and Community Services

None

Acting Director: Infrastructure and Planning Services

None

Director: Financial Services

As per report.

Municipal Manager

As per report

RECOMMENDED

1. that the portion of State land as per Annexure A.10 be subdivided and availed to the Commission of Land Restitution for the purposes of the Martin family's land claim for ownership rights which were lost in Swellendam due to the implementation of the Group Areas Act.

DISCUSSION

In response to a question by the Speaker, Alderman J. du T. Loubser regarding the owner of the land, the Municipal Manager confirmed that the properties belonged to the state and not the municipality which meant that it was a transfer from the State to the State.

The Executive Mayor indicated that the Committee was in support of the recommendation as-is.

RECOMMENDED TO COUNCIL

1. that the portion of State land as per Annexure A.10 be subdivided and availed to the Commission of Land Restitution for the purposes of the Martin family's land claim for ownership rights which were lost in Swellendam due to the implementation of the Group Areas Act, noting that municipal land was not availed for this purpose.

10.1.9

Item number A102. 20.05.2026

REBATE ON SWELLENDAM CARAVAN PARK TARIFF

Parks	A Vorster
Department	Corporate and Community Services
Section	Caravan Park
File Number	5/5/2/7/1

PURPOSE OF REPORT

Consideration of rebate on Swellendam Caravan Park after the extreme weather conditions experienced on 11 to 12 May 2026.

FACTS AND BACKGROUND

The Western Cape including Swellendam municipal area experienced extreme weather conditions. This led to severe disruptions with extensive damage throughout the municipality. The Swellendam Caravan Park suffered extensive damage due to fallen trees. There has been damage to the Supervisor home, ablution facilities, electrical points, braai facilities and general environment. The clean-up is underway but will take a significant time to address.

DISCUSSION

A tree fell on the tent of one of the extended stay campers. They experienced damage to camping equipment and to their tent. A request was received for Council to consider a rebate on the extended camping fee.

LEGAL IMPLICATIONS

The following legislation regulates property management:

- The Municipal Finance Management Act, 2003, (Act 56 of 2003);
- The By-Law relating to the Management and Administration of Immovable Property, 2018.
- Swellendam Municipality: Tariff By-Law
- Disaster Management Act
- Municipal Budget

FINANCIAL IMPLICATIONS

Director: Infrastructure and Planning Services

None.

Director: Financial Services

The amount paid is R7 869.97 for the period 19 April 2026 until 19 May 2026.

Municipal Manager

As per report

RECOMMENDED

1. that Council consider the granting of a rebate on the extended stay camping fee at Swellendam Caravan Park for the time that the ablution facilities and electrical points are not operational.
2. that Council limit any new camping until the ablution facilities and electrical points as well as general clean-up of the camping site have been restored.
3. that a report on the progress with the clean-up and restoration be provided to Council by the end of June 2026.

DISCUSSION

The Executive Mayor requested, Councillor that no campers be allowed at the camp site until the camp facilities and electrical points have been restored and that 50% discount be given on bookings.

The CFO, Ms E. Wassermann raised concern with bookings that would be limited at the Caravan Park as it would have an impact on the budget being just over R1 million income per year.

The Municipal Manager, Ms A. Vorster informed the Committee that the applicant has not paid the current month's account whereby the Executive Mayor indicated that the applicant could only receive the rebate should the account be paid to date.

Ms Vorster indicated that should any of the houses was without damage, it could be made available.

The Executive Mayor added point 4 to the recommendation as follows:

4. that any person currently residing in the Caravan Park whose account remains unpaid to date shall not qualify for a rebate or discount.

RECOMMENDED TO COUNCIL

1. that Council consider the granting of a rebate of 50% on the extended stay camping fee at Swellendam Caravan Park for the duration of the ablution facilities and electrical points being not operational.
2. that Council limit any new camping until the ablution facilities and electrical points as well as general clean-up of the camping site have been restored.
3. that a report on the progress with the clean-up and restoration be provided to Council by the end of June 2026.
4. that any person currently staying at the Caravan Park whose account remains unpaid to date shall not qualify for a rebate or discount.

10.1.10

Item number A103. 20.05.2026

MONTHLY REPORT BY THE MUNICIPAL MANAGER: MAY 2026

PROCUREMENT AS AN ECONOMIC STIMULANT

The procurement statistics, illustrated below, for the three quarters indicate that municipal procurement continues to function as an important economic stimulant within the local economy. The comparative trend across the quarters suggests a significant portion of expenditure awarded in line with BBBE, with 76% of expenditure going to companies with the highest BBBE ratings. Thirteen percent of expenditure or R25 728 008 has been awarded to companies where ownership is more than 30% female-owned.

Overall, the figures point to continued use of procurement as a mechanism to direct municipal spending into service delivery and related economic activity, showcasing the Municipality's commitment to redressing economic imbalances.

2025-2026					
BBBEE LEVEL	Qtr 1	Qtr 2	Qtr 3	TOTAL	%
0	2 411 632	953 798	7 094 188	10 459 618	5%
1	55 766 708	45 838 315	39 579 595	141 184 619	71%
2	12 232 481	5 836 376	4 646 810	22 715 667	11%
3	1 172 527	16 325	357 850	1 546 702	1%
4	9 909 378	7 106 853	4 128 662	21 144 893	11%
5	72 567	30 901	87 130	190 599	0,1%
6	0	64 630	0	64 630	0,03%
7	866 376	0	33 435	899 811	0,5%
8	571 442	426 811	399 422	1 397 676	1%
				199 604 214	
LOCAL	Qtr 1	Qtr 2	Qtr 3	TOTAL	%
N	71 376 535	49 262 136	45 125 472	165 764 142	83%
Y	11 626 577	11 011 873	11 201 621	33 840 072	17%
				199 604 214	
Women Owned	Qtr 1	Qtr 2	Qtr 3	TOTAL	%
>30%	12 033 407	6 601 129	7 093 472	25 728 008	13%

LOCAL ECONOMIC DEVELOPMENT: STATUS QUO ENGAGEMENT

The Municipality had an engagement with COGTA and regional role players on the status quo report on local economic development and the development of a strategy for such. As a result of this engagement COGTA and the Municipality is planning an Imbizo on Local Economic Development Strategies to be held on 2 June. Further details will be provided closer to the date.

NOTIFICATION OF THE PLANNED FOLLOW-UP COMPLIANCE MONITORING INSPECTION: KLIPPERIVIER WWTW AT FARM KLIPPE RIVIER 192, PORTION 10, SWELLENDAM

The Breede-Olifants Catchment Management Agency: Compliance Monitoring unit will be conducting a follow-up compliance inspection at the Klipperivier WWTW in Swellendam. The purpose of the follow-up compliance inspection is to ascertain the compliance status with the conditions of the water use licence LICENCE NO.: 18/H70B/CFGI/2832 DATED 30 AUGUST 2015 and with the provisions of the National Water Act 36 of 1998. The planned follow-up compliance monitoring inspection is to take place on 4 June 2026.

POSSIBLE RESEARCH PROJECT

A meeting was held with a professor in the Centre for Social Science Research at the University of Cape Town, Prof Jeremy Seekings, who initiated a research project, funded by the Danish Government, on relations between Independent Power Producers and local communities in South Africa. In the Swellendam area hosts the Excelsior windfarm (operated by Engeo) and the big new Red Rocket project that is under construction. An exploratory engagement took place between Prof Seekings and students from the University of Cape Town and a Danish University. Should Swellendam be chosen as a subject site, the Municipality requested that the research outcome be shared with the Municipality.

IDP AND BUDGET ENGAGEMENTS

Swellendam Municipality concluded their public participation process on the budget and Integrated Development Plan on 14 May 2026. Engagements were held in each of the wards and a Strategic Budget Summit engagement was held on 14 May. The IDP and budget inputs are currently collated for tabling to Council by 28 May 2026. The attendance of the budget engagements was much higher than previous years.

SIME ENGAGEMENT

The SIME engagement was to be held on 12 May 2026, but due to the extreme weather conditions the engagement was postponed to 21 May 2026. The SIME engagement provides a platform for the Municipality to engage with provincial departments for assistance and coordination of cross-boundary projects. This is an integral part of the compilation of the IDP and budget.

EXTREME WEATHER CONDITIONS

An extreme weather event shook large parts of the country on 11-13 May. Swellendam experienced major damage on 11 May with Suurbraak, Buffeljagsrivier, Swellendam and Malagas taking the brunt of the storm in the municipal area. Felled was, structural damage to homes, electricity outages and water supply were compromised. The water supply has been restored, the Municipality is busy with the clearing of felled trees and the restoring of electricity. Malgas experienced severe flooding. A temporary point

was established where flooded material could be dumped. The Municipality will then remove the debris. A full report on the damage will be tabled to Council separately.

A Vorster

MUNICIPAL MANAGER

RECOMMENDED TO COUNCIL

1. that cognisance be taken of the monthly report of the Municipal Manager for May 2026.

10.1.11

Item number A104. 20.05.2026

SALGA CIRCULAR WC 02 OF 2026/2027: REQUEST FOR INPUT ON REVIEWED DRAFT WHITE PAPER ON LOCAL GOVERNMENT

Report by	A. Vorster
Department	Municipal Manager
File Number	1/1/2

PURPOSE OF REPORT

To submit to Council to SALGA WC Circular 02 of 2026 , attached as **Annexure A.11** regarding the request for written contributions in response to the Review of the White Paper on Local Government as part of the review process of the White Paper that was adopted in 1998.

FACTS AND BACKGROUND

The 1998 White Paper on Local Government sought to redefine the role of municipalities in a nascent democracy providing a policy framework aimed to anchor local governments as developmental engines ensuring that they provided essential services and actively promoted social and economic growth.

However, over the past 30 years the landscape of local governance has changed, presenting new challenges that necessitated a thorough review of the foundational document.

DISCUSSION

In 2022 Cabinet made the decision to assess how the local government system has performed against the intent of the 1998 White Paper and to set out a refreshed policy framework for the next phase of reform and the process was publicly launched by the Minister of COGTA, Mr. Velenkosini Hlabisa in May 2025.

The process to date included structured engagements with stakeholders, public submissions in response to the Local Government Discussion Document published in April 2025 and specialised research papers.

The Reviewed White Paper I propose a range of short – and long – term policy shifts and is structured around five reinforcing pillars;

- One local government system
- Clean and capable political and administrative governance
- Differentiated powers and functions and a pathway to a single-tier future
- Partnership-based relational governance
- Financial and service delivery reform

The White Paper is attached as **Annexure A.12**.

LEGAL IMPLICATIONS

The White Paper on Local Government, 1998

FINANCIAL IMPLICATIONS

None

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

As per report.

COMMENTS FROM DEPARTMENTS

Director Corporate and Community Services

None

Director Infrastructure and Planning Services

None

Director: Financial Services

None

Municipal Manager

As per the report

RECOMMENDED:

1. that the contents of SALGA WC Circular 02 of 2026 regarding the request for written contributions in response to the Reviewed Draft White Paper on Local Government be noted;
2. that it be noted that the closing date for written comments and inputs on the Reviewed Draft White Paper is 28 May 2028.

DISCUSSION

The Executive Mayor, Councillor H.F. du Rand urged Councillors to provide their inputs and comments on the Reviewed Draft White Paper on the reform of Local Government, before 28 May 2026.

RECOMMENDED TO COUNCIL

1. that the contents of SALGA WC Circular 02 of 2026 regarding the request for written contributions in response to the Reviewed Draft White Paper on Local Government be noted;
2. that it be noted that the closing date for written comments and inputs on the Reviewed Draft White Paper is 28 May 2028.

10.1.12

Item number B2. 20.05.2026

LEASE EXTENSION ADDENDA: ELDERLY CLUBS: BARRYDALE AND SUURBRAAK

Department Municipal Manager
Section Property Management
File Number 7/1/4/1

PURPOSE OF REPORT

To consider the extension of the Lease Agreements in respect of municipal property of two Clubs for the Elderly in respectively Barrydale and Suurbraak while the bidding process is being finalised.

FACTS AND BACKGROUND

During a Council meeting held on 30 June 2025 Council has resolved as follows:

UNANIMOUSLY RESOLVED: Item A116/30/06/2025

1. *"that cognizance be taken of the report of the Municipal Manager for June 2025.*
2. *that Council approves that the Lease Agreements in respect of the Langeberg Hospice Oefeningshuis, Voortrek Street Swellendam; Langeberg Dienssentrum (Elderly Cub), portion of Erf 309, Suurbraak as well as the Ebenheazer Elderly Club, Tradouwshoek farmhouse, portion of Erf 65/0, Barrydale on expiry of the lease be extended for a three-month period until completion of the procurement processes whereafter a report be tabled to Council again.*
3. *that a report on the way forward on renting Council property to elderly clubs be tabled to Council."*

DISCUSSION

Subsequent to the above-mentioned resolution, a report was tabled to Council on the way forward on the leasing of Council property to elderly clubs per Item A142/8/2025 (attached as **Annexure A.13**) and Council has resolved as follows:

UNANIMOUSLY RESOLVED

Item A142/28/08/2025

1. that Council resolves to approach the letting of the properties reflected below on a reserved basis for elderly clubs:

Farmhouse in Barrydale
Building on portion of Erf 309, Suurbraak

2. that the intention of Council be advertised for public comments, with full motivation of benefit to the community.

Comments/objections to Council's intention to make the said municipal buildings available for lease to Elderly Clubs exclusively with the condition of motivation and proof of the clubs' benefit to the community was advertised with closing date 3 November 2025. No objections/inputs were received.

The above-mentioned properties were leased by respectively the Ebenhaezer Club for the Elderly in Barrydale and the Langeberg Dienssentrum in Suurbrak at a nominal fee of R200.00 per month with an annual escalation of 10% and approval is sought that the Lease Agreements with the Clubs be extended on a month to month basis from 1 June 2026 until the bidding process has been finalised. The proposed lease extension addenda are attached as respectively **Annexures A.14** and **A.15**.

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

The respective value of the affected properties.

PERSONNEL IMPLICATIONS

None

COMMUNICATION IMPLICATIONS

As per report.

COMMENTS FROM DEPARTMENTS

Director: Corporate and Community Services

None

Director: Infrastructure and Planning Services

None

Director: Financial Services

None

Municipal Manager

RECOMMENDED

1. that approval be granted that the Lease Agreement in respect of the lease of the Farmhouse, Portion of Farm Tradauwshoek 65/11, Barrydale with the Ebenhaezer Elderly Club be extended on a month-to-month basis from 1 June 2026 until the finalisation of the bidding process;

2. that approval be granted that the Lease Agreement in respect of the lease of the municipal building on a portion of Erf 309, Suurbraak with the Langeberg Dienssentrum be extended on a month-to-month basis from 1 June 2026 until the finalisation of the bidding process;

RESOLVED**Item B2/20/05/2026**

1. that approval be granted that the Lease Agreement in respect of the lease of the Farmhouse, Portion of Farm Tradauwshoek 65/11, Barrydale with the Ebenhaezer Elderly Club be extended on a month-to-month basis from 1 June 2026 until the finalisation of the bidding process;
2. that approval be granted that the Lease Agreement in respect of the lease of the municipal building on a portion of Erf 309, Suurbraak with the Langeberg Dienssentrum be extended on a month-to-month basis from 1 June 2026 until the finalisation of the bidding process;

10.2 Consideration of matters which require non-disclosure

None

10.3 Consideration of urgent matters

None

11 MINUTES OF THE PORTFOLIO COMMITTEES

None

12 GENERAL

13 CLOSURE

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

The meeting adjourned at 09:48.