CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

REPORT TO COUNCIL **DATE: 27 MAY 2026**

1 **ITEM NUMBER: C 44/05/26**

2 **OVERSIGHT REPORT IN RESPECT OF THE 202412025 INTEGRATED ANNUAL REPORTS OF THE CITY OF CAPE TOWN AND ITS MUNICIPAL ENTITIES (CAPE TOWN INTERNATIONAL CONVENTION CENTRE (CTICC) AND CAPE TOWN STADIUM (CTS))**

ONDERWERP

TOESIGVERSLAG OOR DIE 202412025- GEïNTEGREERDE JAARVERSLAE VAN DIE STAD KAAPSTAD EN SY MUNISIPALE ENTITEITE (KAAPSTADSE INTERNASIONALE KONFERENSIESENTRUM (CTICC) EN KAAPSTAD-STADION (CTS))
ISIHLOKO

INGXELO ENGOBEK'ILISO NGOKUJOLISWE KWIINGXELO ZONYAKA EZIHLANGANISIWEYO KOWAMA2024125 ZESIXEKO SASEKAPA (NAMAQUMRHU ASO AZIMELEYO KAMASIPALA (IZIKO ELINGENKOMFA LEZIZWE LASEKAPA (CTICC) NELINGESTEDIYAM SASEKAPA (CTS))

---

3 **RECOMMENDATION FROM THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE: 19 MAY 2026 (MPAC 08/05/26)**

RECOMMENDED that Council adopts the oversight report and approves the annual reports without reservation.

AANBEVELINGS VAN DIE MUNISIPALE KOMITEE OOR OPENBARE REKENINGE: 19 MEI 2026 (MPAC 08/05/26)

AANBEVEEL dat die Raad die toesigverslag aanneem en die jaarverslae sonder voorbehoud goedkeur.

ISINDULULO ESIVELA KWIKOMITI KAMASIPALA ENGEE-AKHAWUNTI ZOLUNTU: 19 KEYECANZIBE 2026 (MPAC 08/05/26)

KUNDULULWE ukuba IBhunga malamkele ingxelo engobek'iliso kwaye liphumeze iingxelo zizonke zonyaka.

MPAC CHAIRPERSON

Cllr Yagyah Adams (CMC) Digitally signed by Cllr Yagyah Adams (CMC) Date: 2026.05.22 11:00:50 +02'00'

- ☑ RECOMMENDED
- ☐ REFUSED
- ☐ REFERRED BACK

Ald. F Purchase

SPEAKER

☐ APPROVED

COMMENTS:

DATE

SIGNATURE Ald. Felicity Purchase Digitally signed by Ald. Felicity Purchase Date: 2026.05.22 11:56:48 +02'00'

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DATE: 19 MAY 2026

REPORT TO MUNICIPAL PUBLIC ACCOUNTS COMMITTEE

1 ITEM NUMBER **MPAC 08/05/26**

2 SUBJECT

OVERSIGHT REPORT IN RESPECT OF THE 2024/2025 INTEGRATED ANNUAL REPORTS OF THE CITY OF CAPE TOWN AND ITS MUNICIPAL ENTITIES (CAPE TOWN INTERNATIONAL CONVENTION CENTRE (CTICC) AND CAPE TOWN STADIUM (CTS))

ONDERWERP

TOESIGVERSLAG OOR DIE 2024/2025- GEÏNTEGREERDE JAARVERSLAE VAN DIE STAD KAAPSTAD EN SY MUNISIPALE ENTITEITE (KAAPSTADSE INTERNASIONALE KONFERENSIESENTRUM (CTICC) EN KAAPSTAD-STADION (CTS))

ISIHLOKO

INGXELO ENGOBEK'ILISO NGOKUJOLISWE KWIINGXELO ZONYAKA EZIHLANGANISIWEYO KOWAMA2024/25 ZESIXEKO SASEKAPA (NAMAQUMRHU ASO AZIMELEYO KAMASIPALA (IZIKO ELINGENKOMFA LEZIZWE LASEKAPA (CTICC) NELINGESTEDIYAM SASEKAPA (CTS))

LSU S3082

3 DELEGATED AUTHORITY

In terms of Part 22 Delegation 1(1) of the approved Council System of Delegations, the Municipal Public Accounts Committee (MPAC) must *"consider and evaluate the annual report, and the annual report of any municipal entity under the City's sole or shared control, and to make recommendations to Council when it adopts the oversight report on the annual report in terms of section 129 of the Municipal Finance Management Act."*

This report is FOR CONSIDERATION BY

☑ **Committee name**: Municipal Public Accounts Committee (MPAC)
☐ The Executive Mayor together with the Mayoral Committee (MAYCO)
☑ Council

4 DISCUSSION

Part 22 Delegation 1(1) of the System of Delegations, adopted by Council on 30 October 2025 (C40/10/25), requires MPAC to *"consider and evaluate the annual report, and the annual report of any municipal entity under the City's sole or shared control, and to make recommendations to Council when it adopts the oversight report on the annual report in terms of section 129 of the Municipal Finance Management Act."*

In terms of sections 129(1) and (2) of the MFMA:

(1) "The council of a municipality must consider the annual report of the municipality and of any municipal entity under the municipality's sole or shared control and by no later than two months from the date on which the annual report was tabled in the council in terms of section 127, adopt an oversight report containing the council's comments on the annual report, which must include a statement whether the council—

(a) has approved the annual report with or without reservations;

(b) has rejected the annual report; or

(c) has referred the annual report back for revision of those components that can be revised.

(2) The accounting officer must—

(a) attend council and council committee meetings where the annual report is discussed, for the purpose of responding to questions concerning the report."

MPAC's purpose in terms of paragraph 6.2 of their Terms of Reference (ToR) (C 52/10/24) is to perform an oversight function on behalf of Council in line with the leading practices applicable to MPAC and National Treasury Circulars and Guidelines, as adopted by Council and report on its oversight function to the Speaker who must table such reports in the next meeting of the municipal council as per section 79A(4) of the Structures Act.

The 2024/25 Integrated Annual Report (IAR) of the City of Cape Town (City) were tabled in two phases as certain components of the City's IAR as prescribed in terms of MFMA sections 121 (3) and (4) was not available. As a result, the available components of the City's 2024/25 IAR and its municipal entities were tabled at the Council meeting on 29 January 2026 (C 24A/01/26 and C 27/01/26 respectively).

The MPAC Oversight report (Phase 1) in respect of the available components of the City's 2024/25 IAR and its municipal entities were tabled at Council on 30 March 2026 (C 46/03/26) and was referred back to MPAC for revision.

The remaining components of the 2024/25 IAR of the City were tabled at the Council meeting of 30 March 2026 (C 46A/03/26) and the MPAC Oversight process followed.

The MPAC Oversight process in respect of 2024/25 IARs of the City (including phase1) and its municipal entities are detailed below:

(a) On 30 January 2026 the components of the City's and its Municipal Entities 2024/25 IAR that were available were tabled at MPAC (refer to **Annexure A1**).

(b) On 1 April 2026 the Auditor-General of South Africa (AGSA) briefed MPAC on the 2024/25 audit outcomes (refer to **Annexure A2**).

(c) The MPAC submitted written questions to the City Manager, Executive Directors and the Chief Executive Officers (CEOs) and Chief Financial Officers (CFOs) of the Municipal Entities. On:
- 3 March 2026 (Phase 1) MPAC met with the Executive Directors of the City of Cape Town, as well as the CEOs and CFOs of the Municipal Entities, to consider the responses received (refer to **Annexure A3**).
- 5 May 2026 MPAC met with the City Manager and Executive Directors of the City of Cape Town to consider the responses received (refer to **Annexure A4**).

(d) Comments, resolutions, follow-up and additional questions raised at the meeting on 3 March 2026 and 5 May 2026, on the oversight process were largely adressed and outstanding items from the meeting of 5 May 2026, have been added to the schedule of Matters Receiving Attention (MRA) (refer to **Annexure B**).

(e) The IARs of the municipal entities and the IAR components of the City were made public and questions and comments could be submitted via the Organisational Performance Management (OPM) department (refer to **Annexure C)**. Comments/ questions received from:
(i) the public will be forwarded to the relevant line departments who will respond directly to the member of the public.
(ii) the portfolio committees, sub councils and wards will be forwarded to the relevant line departments. Responses from the line department will be tabled at MPAC and these will also be forwarded to the relevant sub council or portfolio committees.
(iii) Comments, if any are included in this Annexure.

(f) The Audit and Performance Audit Committee submitted a report to MPAC for consideration during the oversight process (refer to **Annexure D**).

The unauthorised, irregular and fruitless and wasteful expenditure, and other additional disclosures in terms of section 32(2) of the MFMA, will be investigated by the MPAC who will report to Council on conclusion of the investigations.

4.1 Financial Implications ☑ None ☐ Opex ☐ Capex
☐ Capex: New Projects
☐ Capex: Existing projects requiring

additional funding

☐ Capex: Existing projects with no additional funding requirements

4.2	Policy and Strategy	☐ Yes	☑ No
4.3	Legislative Vetting	☐ Yes	☑ No
4.4	Legal Implications ▪ Section 129 of the MFMA	☑ Yes	☐ No
4.5	Staff Implications	☐ Yes	☑ No
4.6	Risk Implications	☐ Yes	The risks for approving and/or not approving the recommendations are listed below.
		☑ No	Report is for decision and has no risk implications.
		☐ No	Report is for noting only and has no risk implications.
4.7	POPIA Compliance	☑ Yes	It is confirmed that the report has been checked and considered for POPIA compliance
4.8	Confidentiality Compliance	☑ Yes	It is confirmed that this report and the content of the annexures have been checked and considered for confidentiality compliance

5 RECOMMENDATIONS

It is **RECOMMENDED** that:

(a) The Municipal Public Accounts Committee (MPAC), having fully considered the 2024/2025 Integrated Annual Reports of the City of Cape Town and its municipal entities and representations thereon, **RECOMMENDS** that Council adopts the oversight report and approves the annual reports without reservations.

(b) The outstanding oversight responses be added to the schedule of matters receiving attention.

AANBEVELINGS

Daar word **AANBEVEEL** dat:

(a) Na volledige oorweging van die geïntegreerde jaarverslae vir die Stad Kaapstad en sy munisipale entiteite vir 2024/2025 en vertoë daaroor, die munisipale komitee oor openbare rekening (MPAC) **AANBEVEEL** dat die Raad die toesigverslag aanneem en die jaarverslae sonder voorbehoud goedkeur.

(b) Die uitstaande toesigterugvoering by die skedule van onafgehandelde sake gevoeg word.

IZINDULULO

KUNDULULWE ukuba:

(a) IKomiti kaMasipala ejongene neeAkhawunti zoLuntu (MPAC), ekubeni ithathele ingqalelo ngokupheleleyo iiNgxelo zoNyaka ngokuHlangeneyo zeSixeko saseKapa namaQumrhu aso azimeleyo, zowama2024/2025 neengxelonkcaza, **MAYINDULULE** kwiBhunga ukuba lamkele ingxelo engobek'iliso kwaye liphumeze iingxelo zonyaka ngaphandle kwemiqathango.

(b) Iimpendulo ezingekaphendulwa mayongezwe kwishedyuli yemibandela ekufuneke iqwalaselwe.

ANNEXURES

ANNEXURE A1:	Minutes of the MPAC meetings held on 30 January 2026
ANNEXURE A2:	Minutes of the MPAC meetings held on 1 April 2026
ANNEXURE A3:	Minutes of the MPAC meetings held on 3 March 2026
ANNEXURE A4:	Minutes of the MPAC meetings held on 5 May 2026
ANNEXURE B:	Resolutions and additional questions and comments from the MPAC oversight meetings (3 March 2026 and 5 May 2026)
ANNEXURE C:	Questions and comments received via the public participation process
ANNEXURE D:	Report from the Audit and Performance Audit Committee

FOR FURTHER DETAILS CONTACT

NAME (AUTHOR)	**FAGMIEDA ARENDSE**	CONTACT NUMBER	**021 400 9304 / 071 854 1705**
E-MAIL ADDRESS	FAGMIEDA.ARENDSE@CAPETOWN.GOV.ZA		
DIRECTORATE	**OFFICE OF THE CITY MANAGER**	FILE REF NO	**2/9/1/2**

MPAC CHAIRPERSON

NAME **CLLR YAGYAH ADAMS**

DATE

SIGNATURE

Cllr Yagyah Adams (CMC)

Digitally signed by Cllr Yagyah Adams (CMC)
Date: 2026.05.13 09:17:23 +02'00'

COMMENT:

The MPAC Chairperson's signature represents support for the report content and confirms POPIA compliance.

LEGAL COMPLIANCE

☐ REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

☐ NON-COMPLIANT

NAME

DATE

SIGNATURE

Digitally signed by Jason Sam Liebenberg
Date: 2026.05.13 14:14:40 +02'00'

COMMENT:

- MINUTES –

OF THE SPECIAL ORDINARY MEETING OF THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE HELD VIA TEAMS ON FRIDAY, 30 JANUARY 2026 AT 10:00

PRESENT

COMMITTEE MEMBERS

CAPE MUSLIM CONGRESS (CMC)

Cllr Y Adams (Chairperson)

DEMOCRATIC ALLIANCE (DA)

Cllr A Van Zyl (deputy Chairperson)
Cllr S Booysen
Cllr J Loots
Cllr C Mes
Cllr A Moses
Cllr K Southgate

AFRICAN NATIONAL CONGRESS (ANC)

Cllr N Tyhido

ECONOMIC FREEDOM FIGHTERS (EFF)

None

GOOD

Cllr C Davids

FREEDOM FRONT PLUS (VF+)

Cllr E Botha-Rossouw

ABSENT WITH APOLOGY

Cllr L Phakade
Cllr J Witbooi

ABSENT WITHOUT APOLOGY

Cllr L Mazwi

MINUTES SPECIAL MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC)

30 JANUARY 2026

OFFICIALS

Z Mandlana	: ED – Community Services and Health
M Peter	: Safety and Security (Finance)
D Valentine	: Finance (Treasury Services)
G Postings	: Office of the City Manager
C Maurer	: Office of the City Manager (Forensic Services)
M Natesan	: Office of the City Manager (Forensic Services)
S Thomas	: Office of the City Manager (Forensic Services)
A Aboo	: Office of the City Manager (Internal Audit)
Z Hoosain	: Office of the City Manager (Internal Audit)
F Arendse	: Office of the City Manager (Internal Audit)
B Lufundo	: Office of the City Manager (Legal Services)
U Vassen	: Office of the City Manager (Legal Services)
Z Mehtar	: Office of the City Manager (Legal Services)
W Claassens	: Future Planning & Resilience (Organisational Performance Management)
M Fillies	: Future Planning & Resilience (Organisational Performance Management)
R Alberts	: Corporate Services (Executive Committee Services)
G Josephs	: Corporate Services (Executive Committee Services)
R Razack	: Corporate Services (Executive Committee Services)
J van Zyl	: Corporate Services (Executive Committee Services)

AUDITOR GENERAL SOUTH AFRICA

None

APOLOGIES

Mr L Mbandazayo (City Manager)
Mr V Botto (ED: Safety and Security)
R McGaffin (ED: Spatial Planning and Environment)
J McNeil (ED: Urban Waste Management)
Ms R Gelderbloem (ED: Economic Growth)
Ms N Gqiba (ED: Human Settlements)
Mr K Jacoby (Chief Financial Officer)
Mr L Manus (ED: Water and Sanitation)
Mr R Melody (ED: Urban Mobility)
Mr G Morgan (ED: Future Planning and Resilience)
Mr K Nassiep (ED: Energy)
Mr E Sass (ED: Corporate Services)

SPMPAC 01/01/26 OPENING

The Chairperson, Cllr Y Adams, welcomed everyone to the Special

MPAC meeting.

SPMPAC 02/01/26 APOLOGIES / LEAVE OF ABSENCE

RESOLVED that it be noted that leave of absence had been granted to Cllrs L Phakade and J Witbooi.

Apologies for not being able to attend the meeting were received from The City Manager: Mr L Mbandazayo and from the Executive Directors: Messrs V Botto, K Jacoby, L Manus, R McGaffin, J McNeil, G Morgan, K Nassiep, E Sass and Mmes D Campbell, R Gelderbloem, N Gqiba.

ACTION: E FRAY, J VAN ZYL

SPMPAC 03/01/26 DECLARATION OF INTEREST

It was **NOTED** that Ms G Postings declared her function in terms of completing the UIFW register and processing SCM deviations in the Office of the City Manager and that Mr D Valentine declared his role in terms of the City's Annual Report.

Note: at this stage items SPMPAC 04/01/26 AND SPMPAC 05/01/26 was dealt with simultaneously. The minutes however reflect in the correct numerical order.

SPMPAC 04/01/26 TABLING OF THE CITY'S INTEGRATED ANNUAL REPORT FOR 2024/2025

Ms G Postings introduced the item on the agenda - **TABLING OF THE CITY'S INTEGRATED ANNUAL REPORT FOR 2024/2025**, and explained that due to incomplete audit reports, the City was proceeding with a component-based approach to the Integrated Annual Report, tabling available sections now (phase one) and planning to table the consolidated reports after receiving the Audit General South Africa's input by mid-February 2026. It was noted that ongoing legal disputes with the AGSA, particularly regarding Regulations 44 (conflict of interest in Supply Chain Management) and Regulation 5 (sub-delegation of authority of contracts above R10 million) was ongoing. It was further noted that the process was compliant with the Municipal Financial Management Act (MFMA) requirements.

In response to the question from Cllr K Southgate on the dispute regarding Regulation 5, Mr D Valentine and Ms G Postings clarified the City's legal position on delegation of authority for large contracts, emphasising that Council's direct delegations to the Bid Adjudication Committee was constitutionally sound and had been the City's longstanding practice, though the matter remains under legal review.

MPAC members were reminded of the oversight process, including tight timelines for submitting questions, public participation, and the preparation of the oversight report. MPAC members were encouraged to submit questions early and was informed that the process would repeat for phase two once the full report was available, culminating in a single consolidated oversight report to Council for consideration.

Mr W Claasens confirmed that hard copies of the Annual Report were being printed and would be delivered to Councillor's home addresses, with communication to follow once available. It was noted that the report was also included on Subcouncil and Ward Committee agendas to facilitate broader engagement.

MPAC members suggested that communication be sent from the Chief Whip and Speaker's offices to remind councillors that the Annual Report had already been tabled and that questions may be submitted immediately, rather than waiting for formal meetings, to maximise the time available for review and responses.

MPAC members raised concerns regarding the limited time Subcouncils and the public had to review and respond to the Annual Report, noting that these items often appeared on agendas for noting rather than discussion. Mr. Claassens confirmed that the report was included on the relevant Subcouncils and Ward Committees agendas and encouraged proactive engagement.

MPAC members requested clarity on when hard copies of the reports would be available, and Mr Claassens and ECS committed to informing all councillors as soon as printing and delivery were arranged, with the aim of ensuring timely access for all stakeholders.

MPAC members emphasised the need for a cultural shift amount councillors and committees to take greater initiative in reviewing reports and submitting feedback, suggesting that councillors use all the available mechanisms to engage their communities and encourage public participation.

RESOLVED that:

(a) written questions on the Annual Report be submitted by the members of the Committee to the Secretariat by 9 February 2025.
(b) Councillor be informed of the availability and delivery dates for the hard copy of the Annual report once printing was completed.
(c) the MPAC Chairperson request the City's Speaker and Chief Whip to send communication to all councillors reminding them to review the Annual report (already tabled at Council) and submit questions without delay for Portfolio Committees and Subcouncils.
(d) confirm that the Annual report was included on Subcouncils and Ward Committee agendas.

ACTION: J VAN ZYL, R ALBERTS, W CLAASSENS

SPMPAC 05/01/26 MPAC INSIGHTS TO THE STATUS OF THE OVERSIGHT PROCESS – COMPONENT APPROACH

RESOLVED that the INSIGHT TO THE STATUS OF THE OVERSIGHT PROCESS – COMPONENT APPROACH, be noted.

ACTION: J VAN ZYL, R ALBERTS

SPMPAC 06/01/26 OVERSIGHT TRAINING

Ms F Arendse made presentation to the MPAC meeting on the **2024/25 MPAC: Oversight Refresher Training**. A copy of the presentation is attached to the official minutes of the meeting as Annexure A.

Ms Arendse requested that all participants use the page numbers from the printed version of the Annual report to avoid confusion, and the importance of maintaining consistent pagination across distributed copies were highlighted.

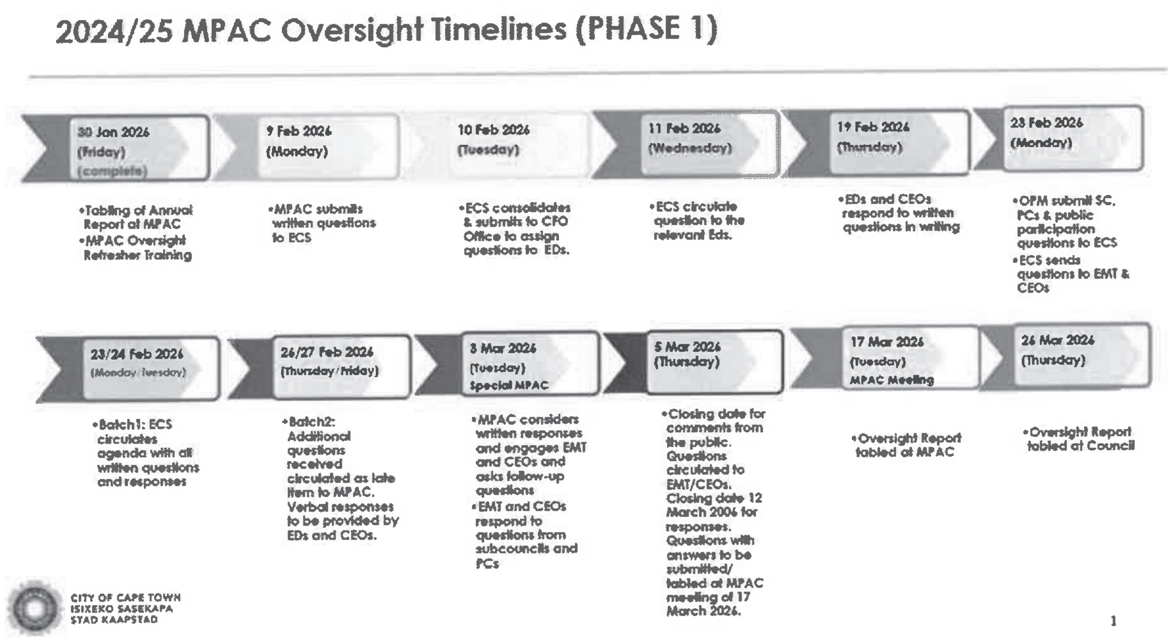
RESOLVED that:

(a) the Oversight Training as presented by Ms F Arendse, be noted.

(b) a copy of the presentation be submitted to all MPAC members after conclusion of the MPAC meeting.

J VAN ZYL, R ALBERTS, F ARENDSE, A ABOO

NOTE: the final timelines in terms of the Annual Report Oversight process (phase 1) was highlighted:



THE MEETING ENDED AT 11:00

CHAIRPERSON: CLLR Y ADAMS

17 MARCH 2026

DATE

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

2024/25 MPAC: Oversight Refresher Training

30 January 2026

Making progress possible. Together.

Mandate:

Council's System of Delegation 1(1) of Part 22

Consider and evaluate the annual report, and the annual report of any municipal entity under the City's sole or shared control, and to make recommendations to Council when it adopts the oversight report on the annual report in terms of section 129 of the Municipal Finance Management Act.

Mandate:

S121 (3) (Municipality) & (4) (Municipal Entities) of the MFMA

In terms of sections 121(3) and 121(4) the Integrated Annual Report (IAR) should contain certain components however, the following components were excluded from the IAR.

Attached report includes the IAR components as per MFMA section 121 (3) and (4), **excluding MFMA sections:**

- 121 (3) (a) - the Annual Financial Statements and Consolidated Annual Financial Statements, (*IAR reference section 7.1 - Summary of the Annual Financial Statements and Appendices 8.1 – Consolidated Annual Financial Statements*);
- 121 (3) (b) - the Auditor-General's audit report in of section l26(3) on the financial statements
- 121 (3) (c) – the Annual Performance Report
- 121 (3) (d) – the Auditor-General's audit report in terms of section 45 (b) of the Municipal Systems Act and;
- 121 (3) (j) - the Audit and Performance Audit Committee (APAC) report, together with any information supporting these appendices.

Mandate:

S129(1) of the MFMA

The municipality must consider the annual report of the municipality and or any municipal entity under the municipality's sole or shared control, and **by no later than 2 months from the date on which the annual report was tabled in the Council** in terms of S127, adopt an oversight report containing the Council's comments on the annual report, which must include a statement whether the Council –

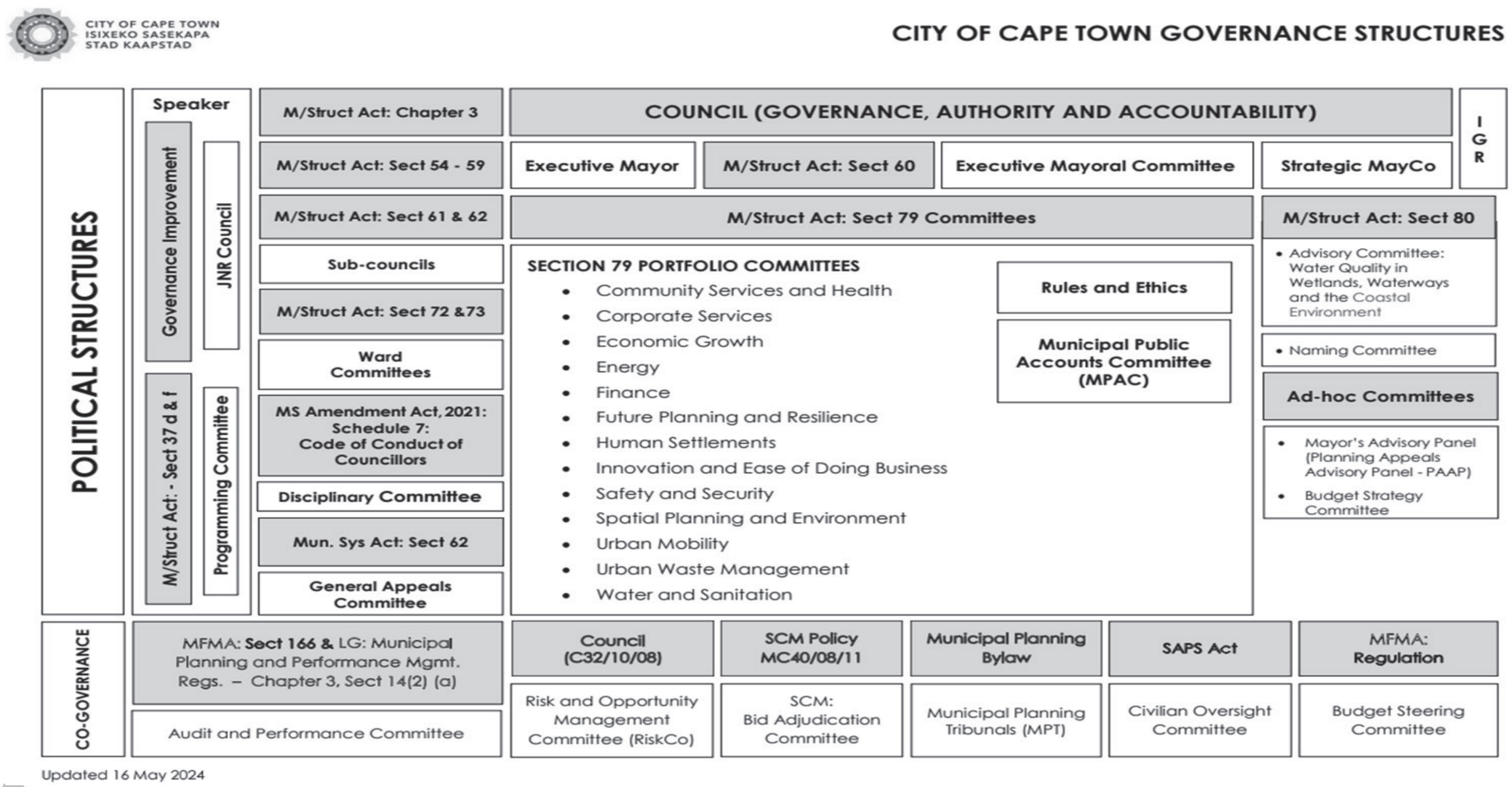
- has **approved** the annual report **with or without reservations**;
- has **rejected** the annual report; or
- has **referred** the annual report **back for revision of those components that can be revised**

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Integrated Annual Report

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Council Monitoring and Oversight Bodies

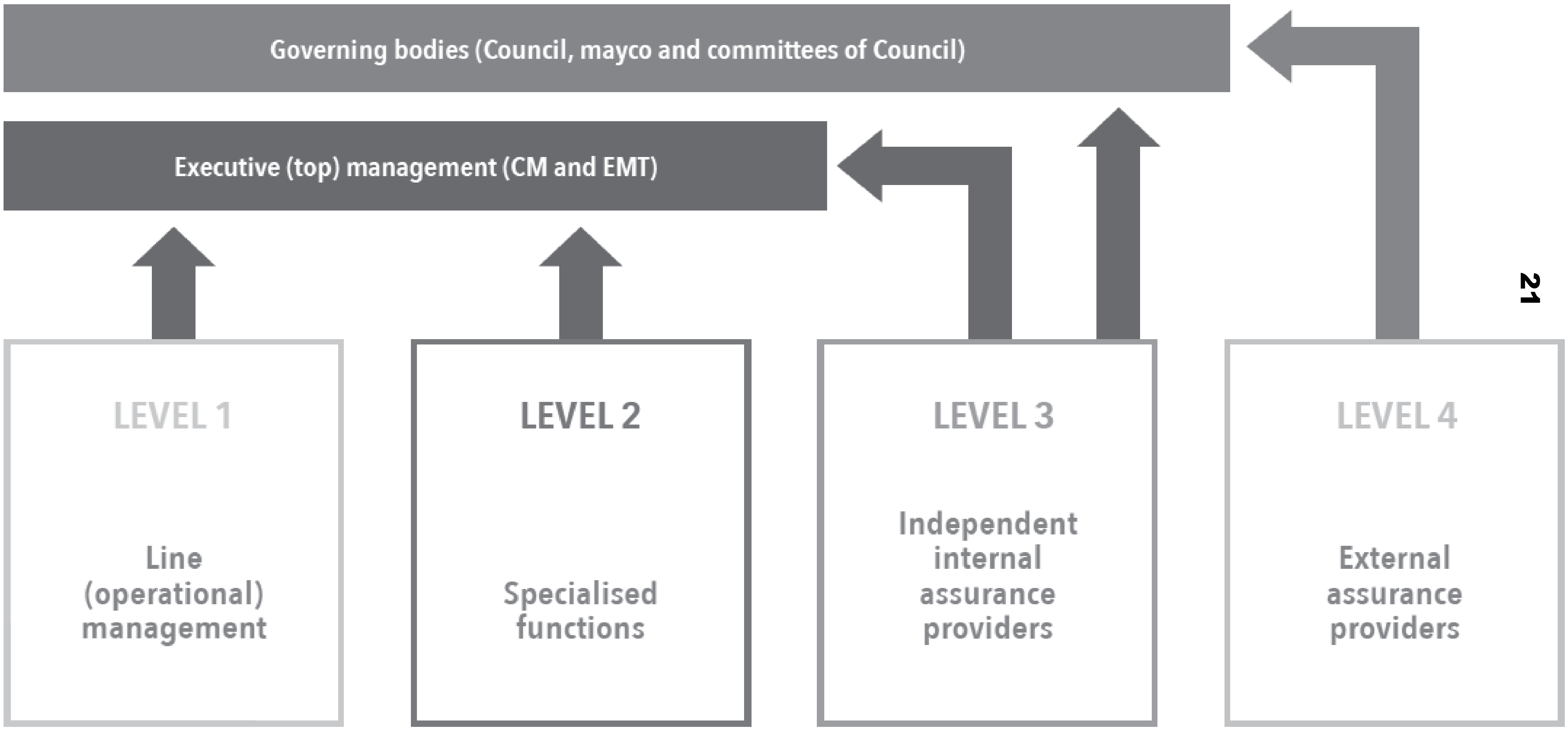


The City ensures the integrity of financial and non-financial information through a combination of monitoring and oversight bodies

Avoid duplication of effort in terms of work performed by other monitoring and oversight bodies

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Assurance Providers



Other Reports

- 2024/25 Integrated Governance Report (Annexure F, page 414)
- 2024/25 Risk Management Committee Annual Report (Annexure I, pages 434)

Timelines

30 Jan 2026 (Friday)
- ~~AGSA briefing on City/ CTS/ CTICC~~
- Tabling of Annual Report at MPAC
- MPAC Oversight Refresher Training

9 Feb 2026 (Monday)
- MPAC submits written questions to ECS

10 Feb 2026 (Tuesday)
- ECS consolidates & submits to CFO Office to assign questions to EDs.

11 Feb 2026 (Wednesday)
- ECS circulate question to the relevant Eds.

19 Feb 2026 (Thursday)
- EDs and CEOs respond to written questions in writing

23 Feb 2026 (Monday)
- OPM submit SC, PCs & public participation questions to ECS
- ECS sends questions to EMT & CEOs

23/24 Feb 2026 (Monday/Tuesday)
- Batch1: ECS circulates agenda with all written questions and responses

26/27 Feb 2026 (Thursday/Friday)
- Batch2: Additional questions received circulated as late item to MPAC. Verbal responses to be provided by EDs and CEOs.

3 Mar 2026 (Tuesday)
Special MPAC Meeting
- MPAC considers written responses and engages EMT and CEOs and asks follow-up questions
- EMT and CEOs respond to questions from subcouncils

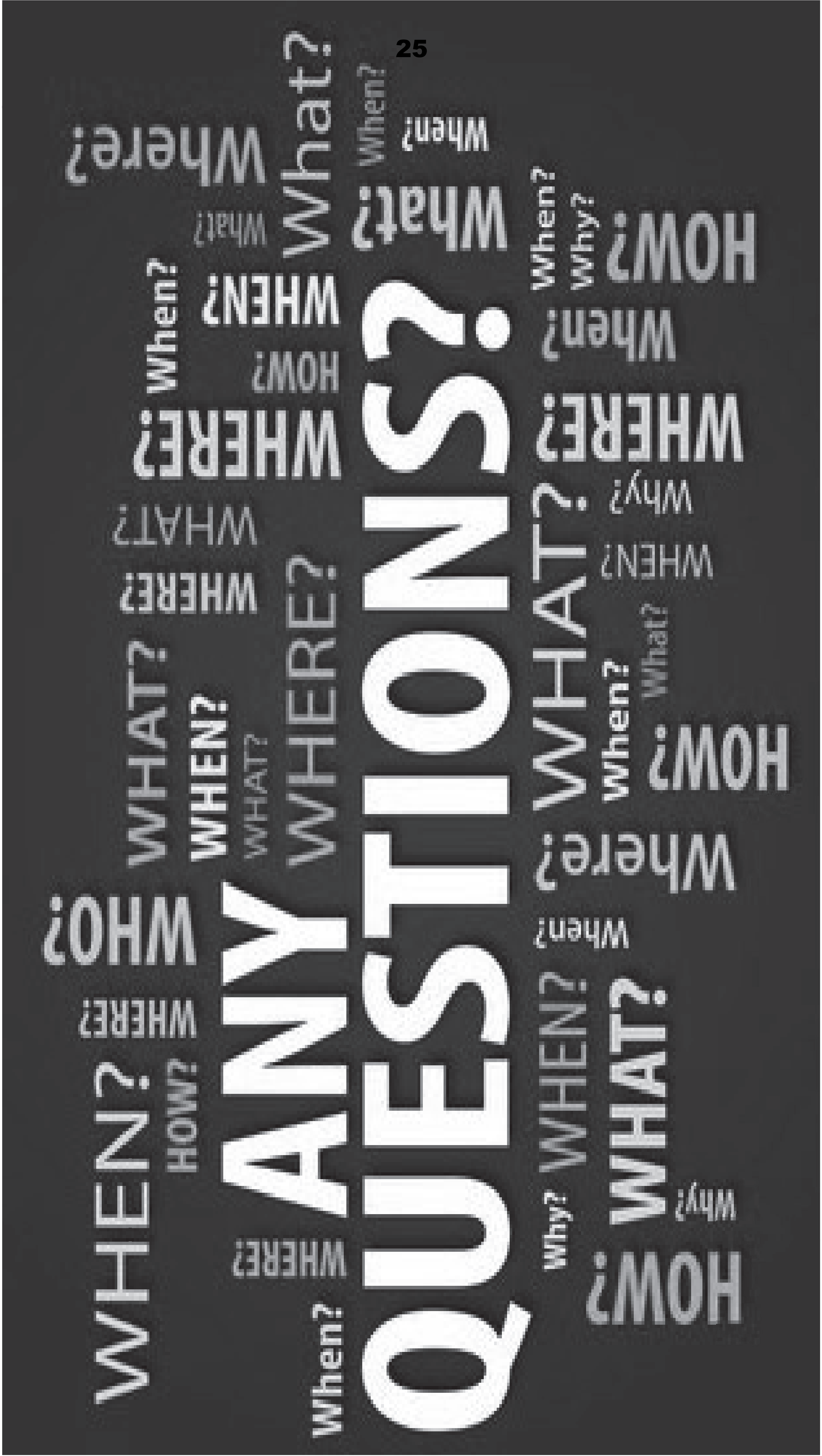
17 Mar 2026 (Tuesday)
MPAC Meeting
- Oversight Report tabled at MPAC

26 Mar 2026 (Thursday)
- Oversight Report tabled at Council

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FOR ATTENTION

- All MPAC questions MUST have the IAR page number reference (NOT agenda page number)
- No questions will be accommodated that are not linked to the IAR report, i.e. not an oversight question
- For consistency, please use the actual page number at the bottom of the page and not the agenda page number


ANY QUESTIONS?

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Thank You

Making progress possible. Together.

ANNEXURE A2

- MINUTES –

OF A SPECIAL MEETING OF THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE HELD ON THE CITY'S DIGITAL PLATFORM MS TEAMS ON WEDNESDAY, 1 APRIL 2026 AT 09:00

PRESENT

COMMITTEE MEMBERS

CAPE MUSLIM CONGRESS (CMC)

Cllr Y Adams (Chairperson)

DEMOCRATIC ALLIANCE (DA)

Cllr A Van Zyl (deputy Chairperson)
Cllr S Booysen
Cllr J Loots
Cllr C Mes
Cllr A Moses
Cllr K Southgate
Cllr J Witbooi (Joined at 09:45)

AFRICAN NATIONAL CONGRESS (ANC)

Cllr L Phakade (Joined at 10:15)
Cllr N Tyhido

ECONOMIC FREEDOM FIGHTERS (EFF)

Cllr L Mazwi

GOOD

Cllr C Davids

FREEDOM FRONT PLUS (VF+)

Cllr E Botha-Rossouw

OFFICIALS

D Valentine	: Finance (Treasury Services)
G Postings	: Office of the City Manager
C Maurer	: Office of the City Manager (Forensic Services)
M Natesan	: Office of the City Manager (Forensic Services)

MINUTES MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC)

1 APRIL 2026

S Thomas	: Office of the City Manager (Forensic Services)
F Arendse	: Office of the City Manager (Internal Audit)
Z Hoosain	: Office of the City Manager (Internal Audit)
S Mohamed	: Office of the City Manager (Internal Audit)
B Lufundo	: Office of the City Manager (Legal Services)
U Vassen	: Office of the City Manager (Legal Services)
K Larney	: Office of the City Manager (Legal Services)
R Razack	: Corporate Services (Executive Committee Services)
R Alberts	: Corporate Services (Executive Committee Services)
G Josephs	: Corporate Services (Executive Committee Services)

AUDITOR GENERAL SOUTH AFRICA

T Narkedien	: Auditor-General South Africa (AG)
I Fourie	: Auditor-General South Africa (AG)
F Jacobs	: Auditor-General South Africa (AG)
Z Mvimbeli	: Auditor-General South Africa (AG)

APOLOGIES

L Mbandazayo (City Manager)

SPMPAC 01/04/26 OPENING

The Chairperson, Cllr Y Adams, welcomed everyone to the meeting and extended a warm welcome to Ms T Narkedien: Auditor General South Africa (AGSA) office and the team.

SPMPAC 02/04/26 APOLOGIES / LEAVE OF ABSENCE

It is **RESOLVED** that it be noted no leave of absence had been granted to MPAC members via the Office of the Chief Whip.

Apologies for not being able to attend the meeting were received from the City Manager, Mr. L Mbandazayo and from the Executive Directors, Messrs. V Botto, K Jacoby, L Manus, R McGaffin, G Morgan, K Nassiep, E Sass and Mmes R Gelderbloem, N Gqiba, and Z Mandlana.

ACTION: R ALBERTS; J VAN ZYL

SPMPAC 03/04/26 DECLARATION OF INTEREST

It was **NOTED** that Ms G Postings declared her function in terms of completing the UIFW register and processing SCM deviations in the Office of the City Manager.

SPMPAC 04/04/26 TABLING OF THE CITY'S INTEGRATED ANNUAL REPORT FOR 2024/25

WITH REFERENCE TO ITEM C 46/03/26 TABLED AT COUNCIL ON 31 MARCH 2026.

Ms T Narkedien, Auditor General South Africa (AGSA) office gave an overview of the outcome of the City's 2024/25 audit by way of a visual presentation. *The presentation is attached to the official minutes of the meeting as Annexure A.*

It was noted that the presentation would be circulated to all MPAC members following the meeting.

Ms T Narkedien (AGSA), highlighted the following:

- The AGSA's role and mission to advocate for an effective government;
- All have a role to play in accountability ecosystem emphasising MPAC's primary role in terms of section 129(1) of the MFMA and in terms of section 32 of the MFMA;
- Progress on the 3 commitments identified in 2023/24 by providing overall reflections on the implementation of these commitments, as follows:
  (i) predetermined objectives - all actions implemented;
  (ii) delays in infrastructure projects - all actions implemented, and
  (iii) supply chain management - majority of actions implemented.
- The 2024/25 City of Cape Town Metropolitan municipality's audit outcome of "Unqualified with findings";
- Activating the accountability ecosystem - Enhancing support and oversight to ensure a positive impact on service delivery
- The assessment of key infrastructure projects assessed over their project life cycle. The assessments entailed project planning, project implementation, project management, the efficient, effective and economical commissioning of infrastructure projects, good practices and root causes.
- The 2024/25 City of Cape Town Metropolitan municipality's 2 entities' audit outcome of "Unqualified with no findings"
- The AGSA' recommendations (Call to action) to MPAC to activate the accountability ecosystem to address the current realities, i.e. unauthorised, irregular and fruitless and wasteful expenditure and legislated functions.

Ms T Narkedien explained the audit's findings on performance, accountability, transparency and institutional integrity, emphasising Council's role in oversight and the importance of monthly and quarterly reports for effective governance. The accountability ecosystem involved various officials, committees, and oversight bodies, with Municipal Public Accounts Committee (MPAC) tasked to analyse annual reports, review findings and recommend actions to Council.

The AGSA identified material findings in procurement and contract management, particularly non-compliance with regulations 281A and 281B and documentation weaknesses in bid evaluation processes. She clarified that, while some issues were corrected during the audit, others remained unresolved, leading to a regression in the audit opinion compared to previous years.

MPAC's role was clarified as providing oversight rather than managing consequences directly. In this regard, Ms T Narkedien recommended ongoing monitoring of unauthorised, irregular, fruitless, and wasteful expenditure, alongside improved documentation and training for bid evaluation committees. Council was further encouraged to maintain strong financial reporting controls and enhance the review of performance indicators.

Ms T Narkedien explained that a dispute between the City and the Office of the Auditor-General regarding bid evaluation had been addressed, with Mr D Valentine outlining the City's reliance on the legal principle of "substance over form". Ms T Narkedien further confirmed that the matter was escalated within the Auditor-General's office but remained unresolved, resulting in material non-compliance being reported.

Councillors K Southgate, C Mes, F Botha-Rossouw, A Van Zyl, N Tyhido, and C Davids raised questions relating to audit methodology, repeat findings, borderline cases, risks, project management, human settlements, supply chain benchmarks, and the Auditor-General's role in consequence management.

Ms T Narkedien thereafter provided detailed responses, clarifying the audit processes, key risk areas, and the limitations of the Auditor-General's mandate.

Ms T Narkedien presented findings on infrastructure projects, drawing attention to challenges affecting housing developments, wastewater treatment facilities, landfill sites, and informal settlements.

Councillors K Southgate, F Botha-Rossouw, and C Davids probed the root causes of delays and underachievement, with particular emphasis on project management and accountability.

Ms T Narkedien highlighted that audit findings identified progress payments being certified without adequate testing, quality assurance deficiencies, and contract management limitations in the Macassar housing project. She further noted that the Gugulethu housing project was adversely affected by overpayments, the absence of approved building plans, and unclear accountability between departments. She further highlighted that problems were identified with effluent quality, delayed repairs, and resident complaints at wastewater treatment plants. In addition, landfill sites were adversely affected by inadequate leachate management, non-functional treatment plants, and high operational costs arising from spills and heavy rainfall.

Ms T Narkedien outlined service delivery challenges in Imizamo Yethu, where the audit identified an insufficient provision of taps, toilets, and solid waste services, as well as unresolved illegal connections. It was noted that these shortcomings resulted in frequent sewer and stormwater overflows, environmental pollution, and non-compliance with applicable legislation.

Councillor F Botha-Rossouw emphasised the importance of project managers escalating issues timeously to Executive Directors, noting that although corrective action was eventually taken, delays often resulted in financial losses and adverse impacts on service delivery.

It was noted that the audit attributed the recurring issues to project managers not fulfilling their responsibilities timeously and recommended strengthened monitoring and escalation processes, as well as proactive preventative measures to mitigate future losses. The audit further highlighted deficiencies in supply chain management processes, including documentation weaknesses, non-compliance in bid evaluation and the need for improved training and oversight.

Councillors J Witbooi, S Booysen, and K Southgate requested guidance on applicable benchmarks, risk management practices, and the management of high-value contracts.

Ms T Narkedien emphasised the need for improved documentation to adequately justify bidder selection, particularly in instances where judgement or case law was applied. She further recommended consistent training for bid evaluation and adjudication committees to address recurring weaknesses.

Material non-compliance was reported based on sample testing of five contracts, where projected errors exceeded deviation thresholds. Although current-year expenditure was low, the total value of the contracts tested amounted to approximately R2 billion, rendering the findings significant.

Councillor J Witbooi requested benchmarks for supply chain management systems and project manager workloads. In response, Ms T Narkedien indicated that optimal models were dependent on the specific municipal context, but emphasised the importance of sound policies and procedures, as well as adequate staffing levels, noting a 10% vacancy rate as a general guideline.

Cllr K Southgate and Cllr S Booysen queried oversight of high-value contracts and the occurrence of repeat findings, whereby Ms T Narkedien confirmed that significant contracts were flagged, details are available in the audit action plan, and repeat issues in documentation and reliability were noted, urging preventative controls. She further noted recurring issues relating to documentation and information reliability and emphasised the need for preventative controls.

Cllr K Southgate and Cllr C Davids questioned the correlation between budget spend and target achievement.

Ms T Narkedien reported that the audit indicated an 81% achievement in basic services, while housing performance stood at 37%. She highlighted those key indicators, such as the release of land parcels and the delivery of formal housing sites, fell short of targets despite significant budget expenditure.

Ms T Narkedien emphasised that line departments are responsible for the accuracy of information submitted to the Organisational Performance Management (OPM) department. She recommended that performance indicators be subjected to rigorous monitoring and review to ensure that management decision-making is informed by reliable and credible data.

Cllr K Southgate raised concerns regarding the apparent disconnect between budget expenditure and the achievement of performance targets within the Human Settlements directorate.

Ms T Narkedien clarified that not all performance indicators have budget allocations at an individual indicator level, and that explanations for underperformance are provided in the Annual Performance Report.

The Auditor-General (AG) recommended that the municipality implement corrective measures to address underachievement in service delivery, with particular emphasis on Human Settlements, and continue to monitor progress to improve overall performance outcomes.

Ms G Postings noted that efforts to resolve irregular and wasteful expenditure within the financial year had yielded positive results. She indicated that a Maintenance Plan had been implemented to keep expenditure levels low, supported by ongoing collaboration with Mr D Valentine from Treasury Services on the UIFW expenditure reduction strategy.

Ms T Narkedien informed the Committee that the ongoing dispute between the City and the Auditor-General's (AG) Office relating to bid evaluation processes and non-financial information had been discussed. She confirmed that the matter was escalated to Tier 2 within the AG's Office and resulted in material findings, which impacted the audit opinion for the current financial year.

Cllr C Davids and Cllr K Southgate raised questions regarding the AG's role in consequence management. In response, Ms T Narkedien clarified that the AG's mandate is to audit, report, and make recommendations, but not to enforce management decisions. Responsibility for consequence management therefore rests with the municipality, in accordance with its policies and procedures.

The Auditor-General's (AG) role is limited to auditing, reporting, and making recommendations. Any enforcement or management action must be undertaken in accordance with the municipality's internal processes and procedures, and material irregularities are addressed through formal engagement with the municipality.

It was further noted that the City followed the AG's dispute resolution process, however, the matter remained unresolved. This resulted in material non-compliance being reported and a consequent regression in the audit opinion. Any further escalation of the dispute would require judicial review.

At this stage, Ms T Narkedien reported that both municipal entities, namely CTICC and Cape Town Stadium had received clean audit outcomes, with no material findings on financial statements or compliance. Service delivery targets were largely achieved, with only minor underperformance noted at the CTICC and some self-reported fruitless and wasteful expenditure. She further stated that both entities demonstrated adequate internal capacity, prepared their own financial statements without the use of consultants, and achieved most service delivery objectives. The CTICC reported fruitless and wasteful expenditure amounting to R23,000, which was self-reported and appropriately addressed.

RESOLVED that:

(a) The briefing by the Auditor-General South Africa on the City's 2024/25 Annual Report, be noted.

(b) The performance reviews of the CTICC and the Cape Town Stadium, for the 2024/25 financial year, be noted.

(c) Written questions on the City's 2024/25 Annual Report be submitted by the members of MPAC to Executive Committee Services (ECS) by no later than 10:00 on Monday 13 April 2026.

It was **FURTHER RESOLVED** that Ms G Postings and Mr D Valentine provide an update to MPAC on the UIFW Expenditure Reduction Strategy and Maintenance Plan.

ACTION: R ALBERTS; J VAN ZYL; G POSTINGS; D VALENTINE

ADDITIONAL MATTER:

SPMPAC 05/04/26 REFRESHER TRAINING & OVERSIGHT REPORT TIMELINES

Ms F Arendse from Internal Audit delivered a PowerPoint presentation to MPAC on the oversight report timelines. The presentation outlined the MPAC mandate, the role of assurance providers, key reports for review, and the strict timelines for finalising the oversight report process by the end of May 2026, noting that public holidays had been taken into account. *The presentation is attached to the official minutes of the meeting as Annexure B.*

It was noted that the presentation would be circulated to all MPAC members after the meeting.

Ms F Arendse explained that MPAC is required to finalise and table the oversight report within two months of the annual report being tabled at Council. This includes indicating whether the report is approved, rejected, or referred back for revision. She further emphasised the importance of reviewing key audit and performance reports as part of the oversight process.

Ms F Arendse encouraged Councillors to reference specific page numbers when submitting questions.

RESOLVED that the presentation on the Oversight report timelines to MPAC (refresher training), be noted.

ACTION: F ARENDSE; J VAN ZYL; R ALBERTS

THE MEETING ENDED AT 10:50.

14 Apr 2026

CHAIRPERSON: CLLR Y ADAMS **DATE**

City of Cape Town

Briefing to MPAC 2024-25

1 April 2026

top EMPLOYER South Africa 2025 FOR A BETTER WORLD OF WORK

AUDITOR-GENERAL SOUTH AFRICA

Our mission to advocate for an effective government

MISSION

The Auditor-General of South Africa has a constitutional mandate and, as the supreme audit institution of South Africa, exists to strengthen our country's democracy by enabling oversight, accountability and governance in the public sector through auditing, thereby building public confidence.

VISION

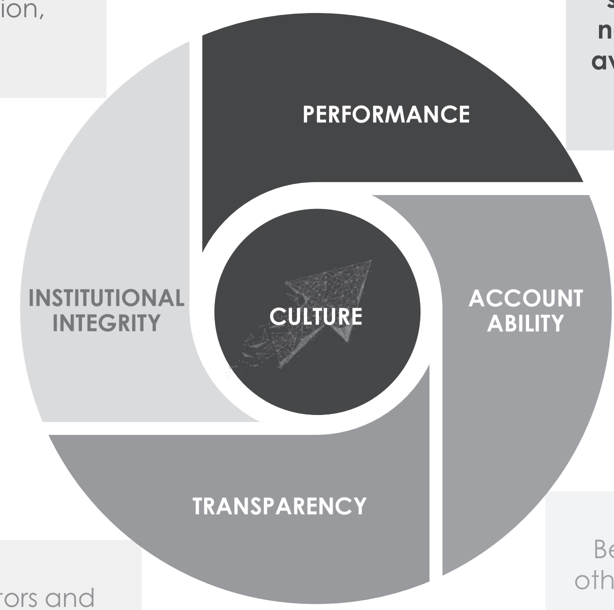
To be recognised by all our stakeholders as a relevant supreme audit institution that enhances public sector accountability

AUDITOR-GENERAL SOUTH AFRICA

Auditing to build public confidence

Implement and maintain **institutionalised controls** to ensure leadership and officials **behave ethically, comply with legislation and act in best interest** of institution, **avoiding conflicts of interest**

Demonstrate commitment to improving lived realities of South Africans by **delivering on legislated mandate and strategic objectives aligned to people's needs**, being **financially sustainable**, and **avoiding harm to public and public sector institutions**



Provide public, oversight, auditors and other stakeholders with **timely, relevant and reliable information on institution's finances, performance, use of resources and compliance with legislation**

Be responsive to public, oversight and other stakeholders through **reporting and providing answers on mandated responsibilities fulfilled, actions taken and decisions made**; ensure **swift consequences** for transgressions and poor performance

All have a role to play in accountability ecosystem

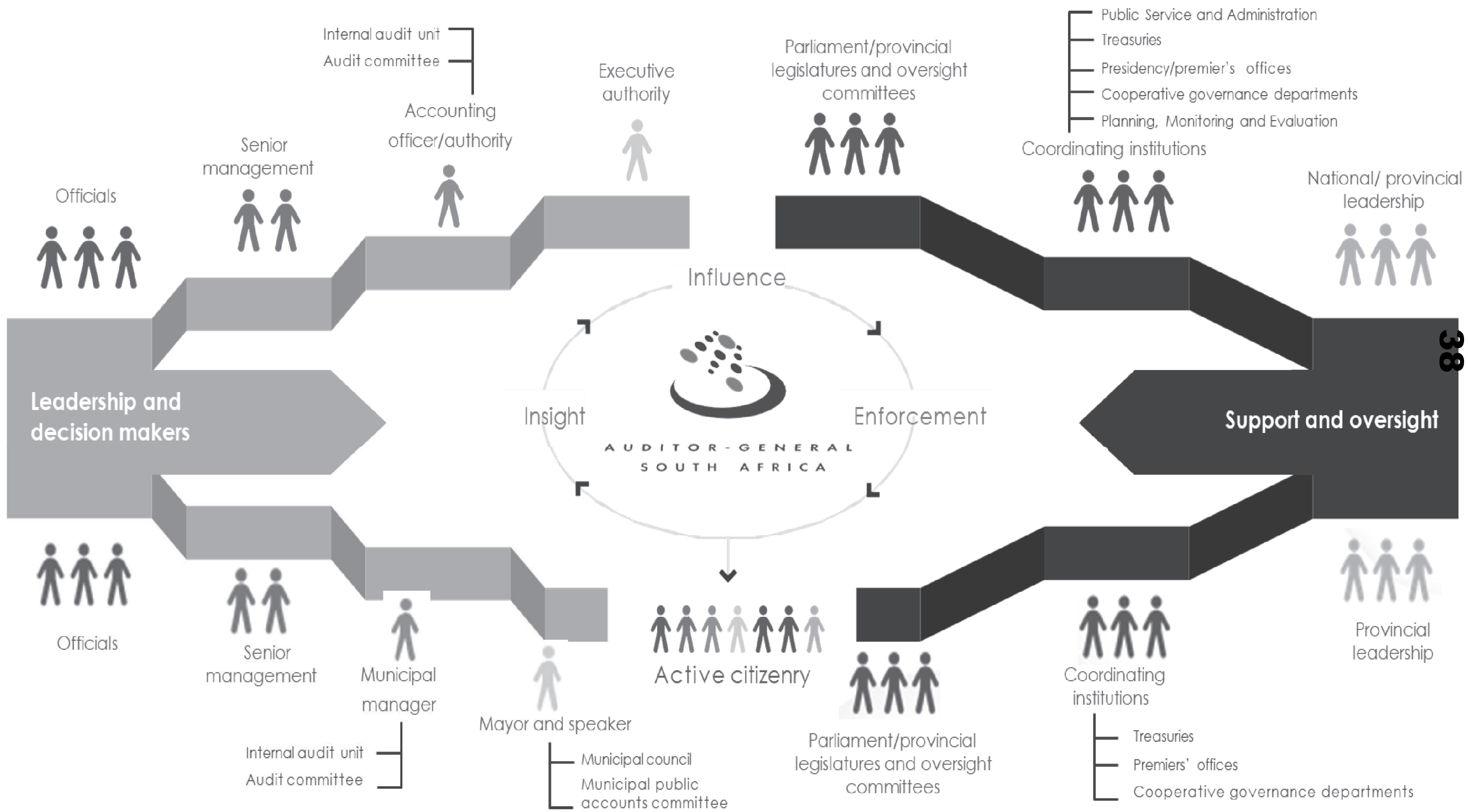
Municipal Public Accounts Committee (MPAC) is a council oversight committee established ito Section 79 of the Municipal Structures Act to strengthen accountability, transparency, and financial governance in municipalities.

MPAC's primary role ito section 129(1) of the MFMA is to:

- Analyse the annual report,
- Consider AGSA findings, performance reports, and financial statements
- Prepare and recommend the Oversight Report to council

MPAC's role in terms of section 32 of the MFMA is to

- Reviews reports on UIFW expenditure
- Tracks investigations and consequence management
- Makes recommendations to council on corrective actions



2023-24 Progress on commitments

Commitments	Overall reflections on implementation commitments
Predetermined objectives The controls implemented for performance reporting will be enhanced by improving reviews, continuous monitoring of corrective measures and staff training. This will ensure misstatements in the annual performance reporting submitted for audit is minimized with the introduction or promotion of the standardised indicators and strengthening the reporting of existing indicators.	Implemented all actions. ***Impact:*** Reduction in number of findings, however there were two reliability findings in the current year.
Delays in infrastructure projects Line department management teams will improve the project and contract management processes for service delivery projects through ensuring practical completion criteria and formal consequence management steps for delays by PSP's are clearly defined and agreed upon in contracts, with effective mechanisms described and enforced to hold contractors and PSP's accountable for delays and poor performance. Regular monitoring of performance guarantees will also be performed to confirm validity thereof and enforce corrective action where required. Mechanical and electrical contractor schedules will be monitored and managed to ensure timely appointment and avoid project delays caused by misaligned appointments.	Implemented all actions. ***Impact:*** Best practices identified however improvements still required to hold the PSPs accountable in a timely manner. City identified and disclosed fruitless and wasteful expenditure. Delays still identified on key projects
Supply chain management Assess the municipality's adherence to the SCM Policy to identify deficiencies in controls implemented for procurement and contract management processes. The City's internal audit unit will perform a review of the SCM practices and its compliance with the SCM Policy. SCM management must ensure the following controls are strengthened for compliance with laws and regulations: Conflict of interest declarations, verification of information relating to competitive bidding process, functionality criteria is clear and measurable, management re-evaluation for non-compliant buds and documentation should be clear and in detail.	Implemented majority of actions ***Impact***: Findings identified on documentation to justify rationale.

City of Cape Town Metropolitan municipality – 2024-25

Audit outcomes

Last year of previous administration: 2020-21

Audit outcomes	2024-25	2023-24	2022-23	2021-22	2020-21
Audit outcome					
Material findings – compliance with legislation	Yes	No	No	No	Yes
Material findings – performance report	No	No	No	No	No

Financial statements – Financial unqualified

- No material misstatements were identified in the submitted financial statements.
- No consultants were used in the financial reporting process
- Controls should at a minimum be sustained.

Performance planning, reporting and achievement

- All performance indicators prescribed for metros included in SDBIP. Those with barriers and system limitations are being progressed to corporate scorecards.
- **No material findings** on usefulness of key indicators and targets:
- **Material findings** on reliability of reporting on achievements for two indicators. This was due to a misunderstanding of the one indicator description, and the other indicator was labor intensive which meant line department relied on OPM to ensure accurate information instead of ensuring accuracy at line department level.
- Recommendations include strengthening the review of the indicators by OPM and rigorous monitoring of the relevant line departments. This will enable reliable quarterly reports.
- Service delivery targets achieved: 81% - Basic Services and 37.5% - Housing.

Unqualified with no findings (clean) | Unqualified with findings | Qualified with findings | Adverse with findings | Disclaimed with findings | Outstanding audit

Compliance and irregular, fruitless and wasteful expenditure

- Material non-compliance areas: Procurement and contract management
- Non-compliance with Regulation 28(1)(a)(i) and 21(b) - Some of the contracts were awarded to bidders based on points given for legislative requirement that differed from those stipulated in the original invitation for bidding,
- **Root cause**: The Bid Evaluation Committee (BEC) did not apply sufficient **rigorous review processes** when assessing tender documents, resulting in some bidders not being evaluated against all required responsiveness criteria and functionality specifications. **Misinterpretation of functionality requirements** led to incorrect scoring and ultimately an incorrect contract award. Additionally, the Bid Specification Committee (BSC) failed to develop clear and unambiguous specifications, which **increased the need for judgement** by the BEC. Where such judgement was exercised; the **decisions were not properly documented.**
- **Recommendations** include ensuring the SCM policies and procedures are consistently cascaded to the line departments and that training occurs for the relevant SCM committees and role-players. Where judgement implemented, to be appropriately documented.
- **Irregular expenditure closing balance:** R40 million (2023-24 R626 million)
- **Irregular expenditure incurred**: R463 million (2023-24 R634 million). Irregular expenditure was identified by the municipality and resolved through council. Majority related to prior year contracts which is still running in the current year.
- Fruitless and wasteful expenditure incurred: R40 million (2023-24 R626 million)
- Fruitless and wasteful expenditure balance: R0 (2023-24: R0)
- No material irregularities were identified for CoCT in the current year.

GOOD

11% Electricity losses
6% Water losses
3.78 Solvency ratio
26% Debt to assets
1,77 Current ratio

Activating the accountability ecosystem

The power of five - Enhanced support and oversight, will have a positive impact on service delivery

- Aligning interventions to mandate promotes enforcement, accountability and service delivery
- Fast-tracking investigations drives consequence management
- Accelerating key projects promotes economic recovery
- Implementing recommendations will bring about meaningful change

Reporting (municipal manager and mayor) – MFMA

Mayor

- S54 – Budget controls and early identification of financial challenges

Municipal manager

- S71 – Monthly budget statements
- S72 – Mid-year budget and performance assessment

Oversight – MFMA

MEC of local government

- S131 – Issues raised by the Auditor-General in audit reports

MEC local government, provincial legislature & national treasury

- S132 – monitor compliance with S132(2)

Minister of Cogta

- S134 – Annual report to Parliament

Reporting (legislature and Parliament) – MSA

MEC of local government

- S47 – Report by MEC

Minister of Cogta

- S48 – Report by Minister

Intervention – MFMA and Constitution

Auditor-General, Premier, National Treasury and Provincial Treasury

- S133 – Consequence of non-compliance with certain provisions

Provincial Executive (Premier)

- S139 of Constitution (may) – Provincial intervention in local government

Provincial or National Treasury

- S139 of MFMA (must) – Financial recovery plans (financial crisis)

Performance agreements, appointments and district development model

Provincial Cogta to perform reviews of recruitment processes relative to the appointment of section 56 and 57 managers. The compliance assessment reports are prepared for **MEC** recommendation for approval. Thereafter, the **MEC** notifies municipal councils on the approval of appointments.

complied

N/a to municipality

PT and Cogta not involved

Only 21-22 reports tabled.

Infrastructure

WHAT WE FOUND

Key infrastructure projects assessed over their project life cycle. We tested whether the projects are planned, implemented, managed and commissioned efficiently, effectively and economically.

Good practices

- Comprehensive infrastructure delivery policies and procedures are in place
- Management information system(SAP PPM) provides real-time information for the monitoring and reporting of infrastructure projects
- The City reports on progress with the implementation of infrastructure projects (with reasons for variances on the capital budget) to the Executive Mayor (monthly) and to Council (quarterly)
- Production of an infrastructure report annually indicating the budget, spending and delivery in line with the strategy
- Corrective action taken to address audit findings
- Sufficient skilled resources

Macassar Housing: Progress payments certified without adequate testing, weak quality assurance, and inappropriate contract management that may limit recovery from the performance guarantee. In addition, the City extended the completion date through a MoA addendum rather than the required contractual process, causing avoidable time-related P&G costs and delays in appointing a replacement contractor.

Gugulethu Housing: At the expiry of the 2018 MOA with the former WCDHS, only 23 houses had been completed on Phase 5, whereas the City's contractor—appointed in February 2024—completed 124 houses by September 2025. However, no steps were taken to recover additional costs from the former WCDHS, some houses were built without approved building plans, and practical completion was signed off without the required NHBRC Final Unit Reports.

Athlone WWTW: Concerning due to repeated effluent-quality non-compliance, delayed repair of defective equipment, and ongoing resident complaints about foul odours from the plant

Cape Flats WWTW: Continues to show non-compliance with required effluent-quality disposal levels and deviations from licence thresholds.

Visserhok Landfill: Concerning as inadequate leachate management, including a non-functional leachate treatment plant since June 2022 that led to R29.5 million in transport and operational costs and contributed to leachate pond spills during heavy rains because of disposal limits at Borcherds Quarry WWTW.

Imizamo Yethu: The City did not provide or maintain adequate toilets, taps, or solid-waste services in Imizamo Yethu, and illegal connections were not removed. As a result, the area experienced frequent sewer and stormwater overflows, pollution of stormwater systems and nearby rivers, severe environmental and public-health nuisances, and non-compliance with WSA and NEMA.

Root cause: *Project managers did not execute their project management responsibilities, including monitoring whether contractors and PSPs performed in terms of their contracts and enforcing corrective action in a timely manner when they performed poorly.*

Gugulethu Infill Housing

Imizamo Yethu

Entities

Cape Town Stadium

Last year of previous administration

Audit outcomes	2024-25	2023-24	2022-23	2020-21
Audit outcome				
Material findings – compliance with legislation	No	No	No	No
Material findings – performance report	No	No	No	No

Financial statements – Unqualified with no findings

HR management: Sufficiently skilled staff at the entity and no consultants were used

Performance planning, reporting and achievement: 50% of key service delivery targets achieved, with 100% of budget spent.

UIFW: zero

Cape Town International Convention Centre (CTICC)

Audit outcomes	2024-25	2023-24	2022-23	2020-21
Audit outcome				
Material findings – compliance with legislation	No	No	No	No
Material findings – performance report	No	No	No	No

Financial statements – Unqualified with no findings

HR management: Sufficiently skilled staff at the entity and no consultants were used

Performance planning, reporting and achievement: 86% of key service delivery targets achieved, with 100% of budget spent

UIFW: R23 218 (Fruitless and wasteful expenditure)

Unqualified with no findings (clean) | Unqualified with findings | Qualified with findings | Adverse with findings | Disclaimed with findings | Outstanding audit

Municipal Public Accounts Committee

Activate the accountability ecosystem to address the current realities

Our recommendations

1 Unauthorised, irregular and fruitless and wasteful expenditure	2 Legislated functions
Continue to provide oversight regarding the interrogation of **unauthorized, irregular expenditure and fruitless and wasteful expenditure (UIFW),** which contributes to effective consequence management by the AO and ensuring compliance with section 32 of the MFMA and related regulations.	Continue to execute their mandated functions in accordance with the Structures Act and terms of reference as legislated.

THANK YOU

Stay in touch with the AGSA

Auditor-General South Africa

www.agsa.co.za

top EMPLOYER South Africa 2025 FOR A BETTER WORLD OF WORK

AUDITOR-GENERAL SOUTH AFRICA

Phase 2
Oversight Refresher Training:
2024/25 Integrated Annual Report

1 April 2026

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Mandate

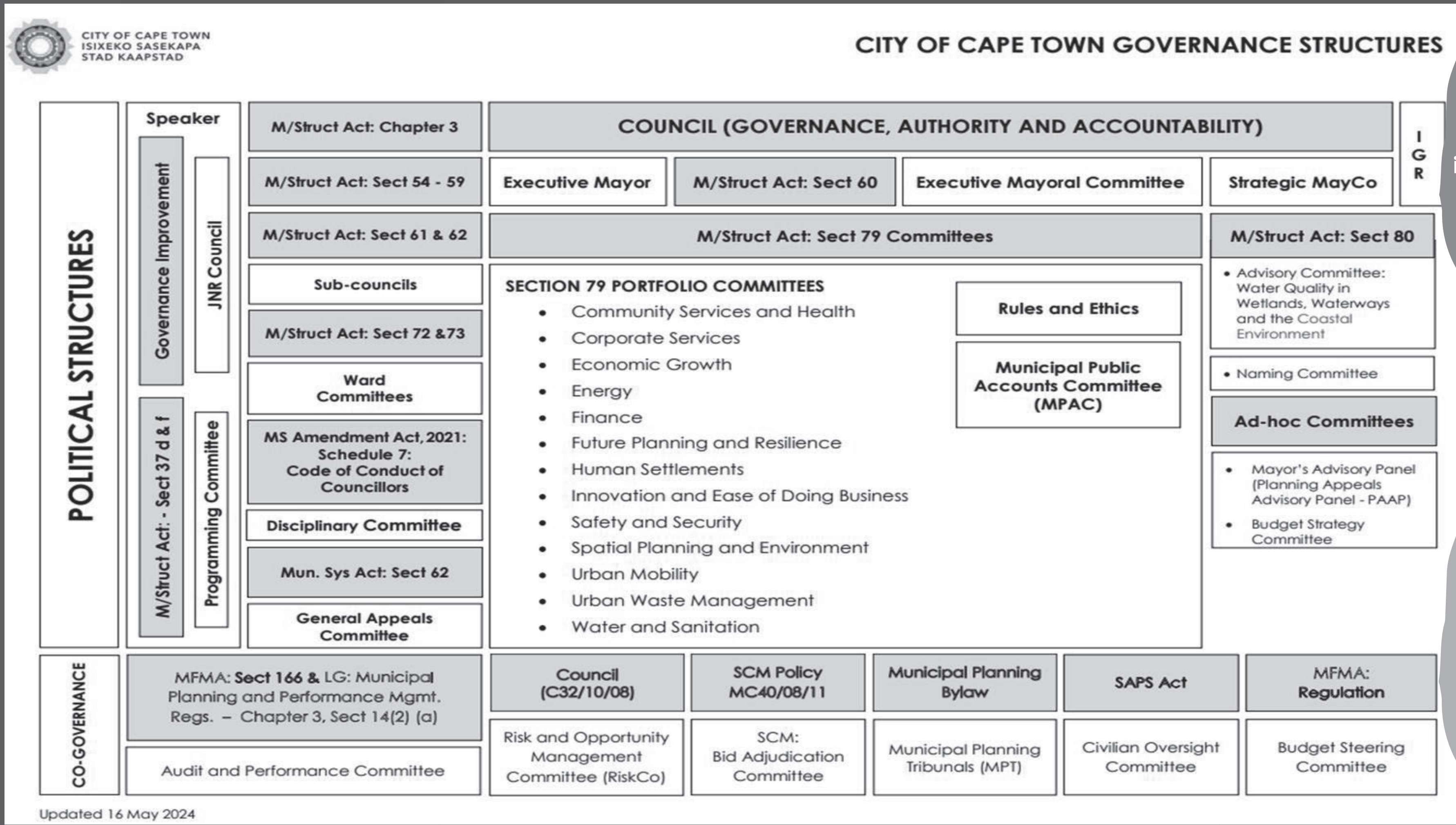
S129(1) of the MFMA

- The municipality must consider the annual report of the municipality and or any municipal entity under the municipality's sole or shared control, and **by no later than 2 months from the date on which the annual report was tabled in the Council** in terms of S127, adopt an oversight report containing the Council's comments on the annual report, which must include a statement whether the Council –
  - has **approved** the annual report **with or without reservations**;
  - has **rejected** the annual report; or
  - has **referred** the annual report **back for revision of those components that can be revised**

Council's System of Delegation 1(1) of Part 22

- Consider and evaluate the annual report, and the annual report of any municipal entity under the City's sole or shared control, and to make recommendations to Council when it adopts the oversight report on the annual report in terms of section 129 of the Municipal Finance Management Act.

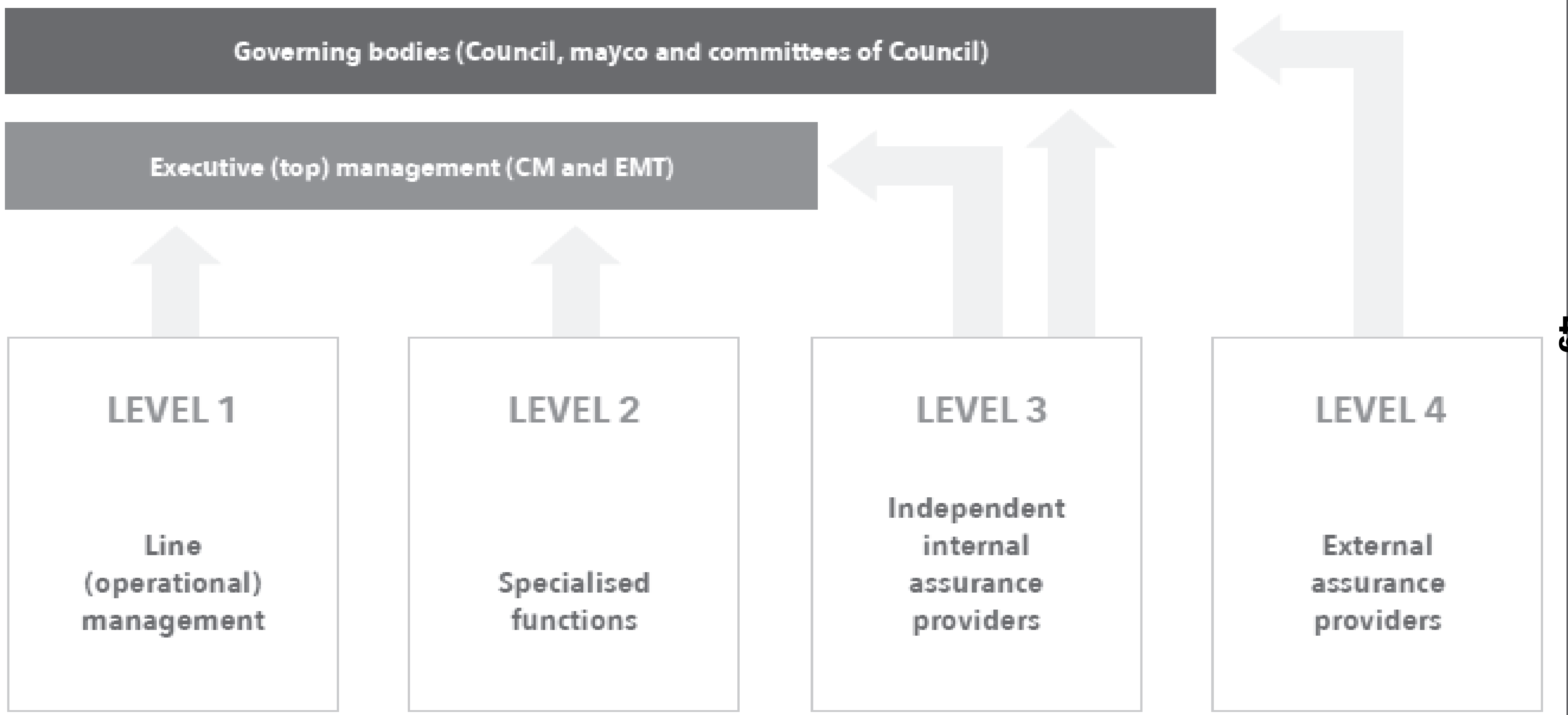
Council Monitoring and Oversight Bodies



The City ensures the integrity of financial and non-financial information through a combination of monitoring and oversight bodies

Avoid duplication of effort in terms of work performed by other monitoring and oversight bodies

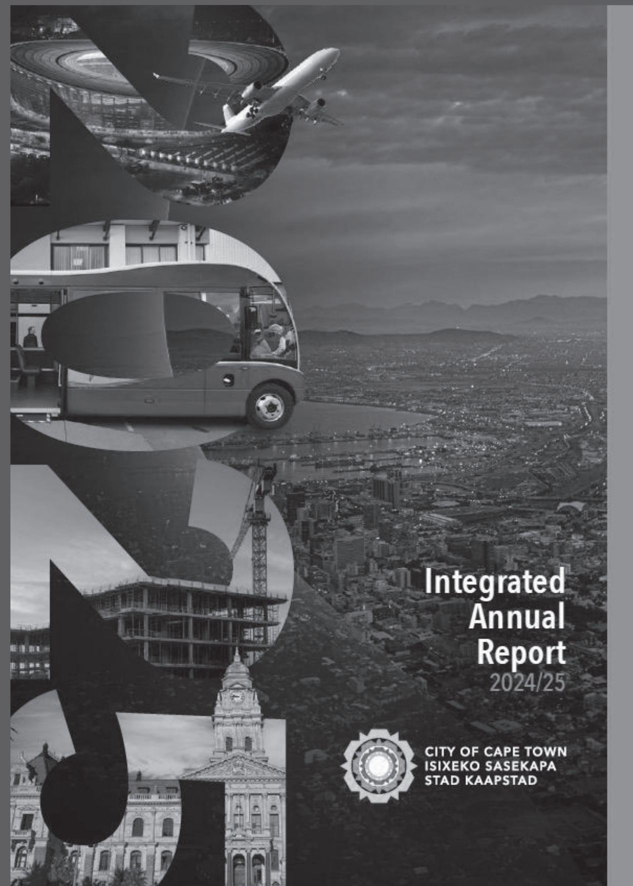
Lines of Assurance



Accountability

PROMISED

DELIVERED



Making progress possible. Together

REPORT OF THE AUDITOR-GENERAL

TO WESTERN CAPE PROVINCIAL PARLIAMENT AND THE COUNCIL OF THE CITY OF CAPE TOWN

- Consolidated and separate **financial statements** present fairly, in all material respects, the financial position of the City of Cape Town as at 30 June 2025
- Did not identify any material findings on the reported **performance information** for basic services and housing.
- Material findings on compliance with the selected **legislative requirements**, presented (Procurement and Contract Management)
- Audit report is **unqualified** with findings.

REPORT OF THE AUDIT AND PERFORMANCE AUDIT COMMITTEE

TO THE EXECUTIVE MAYOR, MAYORAL COMMITTEE AND COUNCIL OF THE CITY OF CAPE TOWN FOR THE YEAR ENDED 30 JUNE 2025

1. Audit and Performance Audit Committee Members' Details and Attendance
2. Audit and Performance Audit Committee Responsibilities
3. Review and Evaluation of the Annual Financial Statements
4. Performance Management
5. Risk Management
6. Efficiency and Effectiveness of Internal Control
7. Resolving Internal Control Findings
8. Internal Audit Effectiveness
9. Combined Assurance
10. Governance and Ethics
11. Declaration of Interests Process: Monitoring and Reporting of City Employees' Submissions
12. Municipal Entities

CITY OF CAPE TOWN
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STAD KAAPSTAD

Making progress possible. Together

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CONSOLIDATED ANNUAL FINANCIAL STATEMENTS

AS AT 30 JUNE 2025

- Anomalies
- Big variances:
  - year-on-year comparative figures
  - budget vs actual
- Over / under-spending
- Unspent Conditional Grants (page 225)
- Also refer to notes for explanations

41.3.2.1 IRREGULAR EXPENDITURE

	ECONOMIC ENTITY		CITY OF CAPE TOWN	
	2025	2024	2025	2024
Opening balance	626 116	51 633	626 116	51 633
Prior year: adjustment	(142)	(60)	(142)	(60)
	625 974	51 573	625 974	51 573
Expenditure incidents identified in the current year, relating to:	464 808	634 262	463 172	634 262
Current year	1 394	367 805	1 394	367 805
Prior year	463 414	266 457	461 778	266 457
	1 090 782	**685 835**	**1 089 146**	**685 835**
Multi-year contracts[1]	442 311	-	442 311	-
Resolved by Council	(1 493 007)	(59 719)	(1 491 371)	(59 719)
Closing balance	**40 086**	**626 116**	**40 086**	**626 116**
INCIDENTS				
Legal services procurement not in terms of supply chain management (SCM) regulations	73	130	73	130
Expenditure incurred after contract expiry	1 422	8 418	1 422	8 418
Non-compliance with the City's SCM policy, SCM regulations and sections 33, 111 and 116(3) of the MFMA	463 313	625 714	461 677	625 714
TOTAL	**464 808**	**634 262**	**463 172**	**634 262**

1 *Multi-year contracts refer to contracts where expenditure was incurred and instances of non-compliance were previously identified, investigated and resolved by Council in terms of section 32 of the MFMA. However, these contracts remained valid, and further expenditure was incurred, which was again referred to the Municipal Public Accounts Committee for investigation in terms of section 32 of the MFMA.*

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41.3.2.2 FRUITLESS AND WASTEFUL EXPENDITURE

	ECONOMIC ENTITY		CITY OF CAPE TOWN	
	2025	2024	**2025**	2024
Opening balance	-	12 313	-	12 313
Expenditure incidents identified in the current year, relating to:	23 845	-	23 822	-
Current year	23	-	-	-
Prior year	23 822	-	23 822	-
Resolved by Council	(23 845)	(12 313)	(23 822)	(12 313)
Closing balance	-	-	-	-
INCIDENTS				
Other	13 559	-	13 553	-
Interest	33	-	16	-
Duplicate/overpayments	10 253	-	10 253	-
TOTAL	**23 845**	-	**23 822**	-

Other Reports

- 2024/25 Annual Performance Management Report – City Of Cape Town (page 298)
  - *Reflect on the reasons provided for key performance indicators that were below (↓) or well below target (↓)*
- 2024/25 Integrated Governance Report (page 430)
- 2024/25 Risk Management Committee Annual Report (pages 450)

2024/25 MPAC Oversight Timelines (PHASE 2)

1 Apr 2026 (Wed)

- Tabling of IAR at MPAC
- AGSA Briefing on City
- MPAC Oversight Refresher Training

13 Apr 2026 (Mon) (by 10h00)

- MPAC submits written questions to ECS

14 Apr 2026 (Tues)

- ECS consolidates & submits to CFO Office to assign questions to EDs

15 Apr 2026 (Wed)

- ECS circulate question to the relevant EDs.

20 Apr 2026 (Mon)

- 1st Round: OPM submit questions received via sub-councils, PCs &PP to ECS

23 Apr 2026 (Thur) (by 12h00)

- 2nd Round OPM submit questions received via sub-councils, PCs &PP to ECS

24 Apr 2026 (Fri)

- EDs respond to questions in writing received 15 Apr 2026
- ECS circulate questions received from PCs, sub councils & public to EMT

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2024/25 MPAC Oversight Timelines (PHASE 2) (continue….)

28 Apr 2026 (Tues)
- Batch 1: ECS circulate agenda with all written questions and responses as raised by MPAC. For inclusion on MPAC agenda of 5 May 2026.

30 Apr 2026 (Thur)
- EMT provide responses to questions from PC, sub councils and public to the EMT (closing 12h00)

1 May 2026 (Fri)
Public Holiday
- Batch2: ECS circulate agenda with all written questions and responses from PC/ sub council public comment. For inclusion on MPAC agenda of 5 May 2026.

5 May 2026 (Tue)
- SPECIAL MPAC MEETING
- Consider written responses and engage with CM/ EMT and any follow-up questions
- EMT to respond to questions from sub-councils, portfolio committees and public
- APAC Report

19 May 2026 (Tues)
- ORDINARY MPAC MEETING
- Oversight Report tabled at MPAC

27/ 28 May 2026 (Wed/Thurs)
- Oversight Report tabled at Council

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YOU
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ANNEXURE A3

- MINUTES –

OF THE ORDINARY MEETING OF THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE HELD IN MEETING ROOM A ON TUESDAY, 03 MARCH 2026 AT 08:30

PRESENT

COMMITTEE MEMBERS

CAPE MUSLIM CONGRESS (CMC)

Cllr Y Adams (Chairperson)

DEMOCRATIC ALLIANCE (DA)

Cllr A Van Zyl (deputy Chairperson)
Cllr J Loots
Cllr C Mes (joined the meeting at 09:00)
Cllr A Moses (joined the meeting at 08:55)
Cllr K Southgate
Cllr J Witbooi (joined the meeting at 09:09)

AFRICAN NATIONAL CONGRESS (ANC)

Cllr L Phakade (joined the meeting at 10:00)
Cllr L Tyhido (joined the meeting at 09:30)

ECONOMIC FREEDOM FIGHTERS (EFF)

None

GOOD

None

FREEDOM FRONT PLUS (VF+)

Cllr E Botha-Rossouw

ABSENT WITH APOLOGY

Cllr S Booysen
Cllr C Davids
Cllr L Mazwi

MINUTES SPECIAL MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC)

03 MARCH 2026

OFFICIALS

V Botto	: ED - Safety & Security
K Jacoby	: Chief Financial Officer
Z Mandlana	: ED - Community Services & Health
L Manus	: ED - Water & Sanitation
R McGaffin	: ED - Spatial Planning & Environment
J McNeil	: ED - Urban Waste
R Melody	: ED - Urban Mobility
G Morgan	: ED - Future Planning & Resilience
K Nassiep	: ED - Energy
E Sass	: ED - Corporate Services
H Essop	: Energy (Electricity Generation and Distribution)
L Fortune	: Finance (Treasury Services)
L Baard	: Finance (Treasury Services)
N Slingers	: Urban Mobility (Transport Planning & Network Management)
F Votersen	: Urban Mobility (Finance)
C Michaels	: Recreation and Sport (Recreation and Parks Department)
M Peter	: Safety and Security (Finance)
A Visser	: Safety and Security (Support Services)
A Sauls	: Community Services and Health (Community, Arts & Culture Dev.)
N Damane	: Urban Waste Management (Support Services)
K Mogatusi	: Urban Waste Management (Contract Management)
A Maxwell	: Spatial Planning & Environment (Support Services)
L Valeta	: Human Settlements (Informal Settlements)
M Fillies	: Future Planning & Resilience (Organisational Performance Mgmt.)
D Valentine	: Finance (Treasury Services)
G Postings	: Office of the City Manager
C Maurer	: Office of the City Manager (Forensic Services)
M Natesan	: Office of the City Manager (Forensic Services)
S Thomas	: Office of the City Manager (Forensic Services)
F Arendse	: Office of the City Manager (Internal Audit)
Z Hoosain	: Office of the City Manager (Internal Audit)
S Mohamed	: Office of the City Manager (Internal Audit)
K Larney	: Office of the City Manager (Legal Services)
B Lufundo	: Office of the City Manager (Legal Services)
R Alberts	: Corporate Services (Executive Committee Services)
G Josephs	: Corporate Services (Executive Committee Services)
J van Zyl	: Corporate Services (Executive Committee Services)

MUNICIPAL ENTITIES

W de Wet	: CTICC
T Motlhabane	: CTICC

F Parker	: Cape Town Stadium
G Woodburn	: Cape Town Stadium

APOLOGIES

Mr L Mbandazayo (City Manager)
R Gelderbloem (ED - Economic Growth)
N Gqiba (ED - Human Settlements)

It was noted at the outset that the meeting was not quorate Several councillors experienced traffic delays, resulting in their late arrival. The meeting was therefore adjourned for 20 minutes. Following the arrival of Cllr C. Mes and Cllr A. Moses, the meeting became quorate and proceedings commenced at 09:00.

SPMPAC 01/03/26 OPENING

The Chairperson, Cllr Y Adams, welcomed everyone to the meeting.

SPMPAC 02/03/26 APOLOGIES / LEAVE OF ABSENCE

The Office of the Chief Whip confirmed leave of absence for Cllrs S Booysen, C Davids and Cllr L Mazwi.

It was noted that apologies were received for Mr L Mbandazayo (City Manager) and Mss R Gelderbloem (ED - Economic Growth) and N Gqiba (ED - Human Settlements)

It was noted that, although some Executive Directors were absent, representatives from their respective departments were present at the meeting.

RESOLVED that the application for leave of absence received for this meeting, be noted.

ACTION: J VAN ZYL; R ALBERTS

SPMPAC 03/03/26 DECLARATION OF INTEREST

It was **NOTED** that Ms G Postings declared her function in terms of completing the UIFW register and processing SCM deviations in the Office of the City Manager and that Mr D Valentine declared his role in terms of the City's Annual Report.

SPMPAC 04/03/26 **PRESENTATION IN RESPECT OF THE PERFORMANCE REPORTS (2024/2025) OF THE CITY'S TWO MUNICIPAL ENTITIES: CAPE TOWN INTERNATIONAL CONVENTION CENTRE COMPANY (RF) SOC LTD (CTICC) AND CAPE TOWN STADIUM (RF) SOC LTD**

PRESENTATION IN RESPECT OF THE CAPE TOWN STADIUM (RF) SOC LIMITED 2024/25 FINANCIAL YEAR

Ms G Woodburn made presentation to the MPAC meeting on the Cape Town Stadium (RF) SOC Limited 2024/25 Financial Year. The presentation is attached to the official minutes of the meeting as Annexure A.

Ms Woodburn highlighted the following:

- Financial Performance Overview: year-on-year growth in own revenue at 52%, a 41% reduction in grant funding, and contained expenses at 8%, culminating in a clean audit. The focus on larger events contributed significantly to these results.

- Event Strategy and Impact: The stadium shifted its strategy to prioritize large-scale events, resulting in 129 events against a target of 135, with the top five events generating 33% of total attendance and 24% of event-related revenue. The intention was to further focus on top revenue-generating events in the future.

- Multi-Purpose Use and Community Engagement: The stadium hosted 45 bowl events, including 22 rugby, 14 soccer, 9 concerts and 84 non-bowl events including 3 expos, and 23 film shoots. The Cape Town Stadium implemented a CSR Policy to make the facility available to qualifying organizations without incurring additional expenses, with events like Ladles of Love on Mandela Day. Although the Cape Town Marathon race did not proceed, the Expo itself was successful with 15,000 attendees.

- Environmental and Infrastructure Upgrades: 100% compliance to the repairs and maintenance programme was achieved. The key capital projects included replacing halogen lights with LEDs (offices and bowl floodlights) for energy savings and flexibility, Wi-Fi and IT infrastructure upgrades, turnstile and fire protection improvements. Waste diversion and water conservation was ongoing.

- CSR Policy & Responsible Citizenship – the CSR Policy was fully implemented and was created to make the facility available to qualifying organisations and staff at no extra cost outlays.

- Economic Impact - R5.2bn (vs R3.3bn prior year), R13.1bn accumulated over last three years. It was noted that Broadcast value was excluded from the economic impact but was measured bi-annually to create a value for the naming rights and was due the end of current financial year.

- Path to Financial Independence: the Cape Town Stadium could not break even on event revenue alone and was developing a property portfolio, including leasing space and a planned Granger Bay development, with the goal of achieving substantial reductions in grant reliance over the next three to five years, subject to regulatory and public participation processes.

- WPS and Management – EE Designated groups – management designation increased from 40% to 60% in 2 years and 96% was spent on workplace skills.

- Future Outlook and Sustainability – Diversification beyond events was essential as eventing alone could not achieve breaking even. This included commercialisation and best use of eventing specs, maintaining focus on event acquisition in line with target markets, continue strategy of operational and financial independence while maintaining sound governance.

In response to Cllr Y Adams's inquiry regarding the estimated grant expenditure for the financial year, Ms Woodburn indicated that it was expected to be in line with the previous year, at approximately R20 million. In terms of the total financial impact the stadium had Mr D Valentine explained that the total construction cost of R4.9 billion had been funded through National Treasury grants and therefore could not be attributed to the City's ratepayers but rather to the South African taxpayer. It was also noted that other provinces had likewise received funding allocations.

Mr D Valeintine further explained that the R563 million represented only the expenditure component since the establishment of the stadium and, as only expenditure had been requested, the income component had not been included, and it was emphasised that it would be incorrect to conclude that the R563 million had been borne entirely by ratepayers. He stated that income figures for the corresponding period would need to be provided to ensure a balanced and accurate representation of the Stadium's financial position and its broader economic impact on the Western Cape.

Cllr Y Adams asked whether the Cape Town Stadium would, over time, become financially independent of the ratepayer. Ms Woodburn explained that achieving this would depend on securing additional revenue streams, particularly through the Stadium's property portfolio. She noted that five projects were currently in progress: two existing rental agreements, two further rental agreements in advanced negotiation stage, and the Granger Bay (east side) development, which included the retail dig-out and activation of shopfronts beneath the existing slab, with the slab lift aligned to September 2027 during the Rugby World Cup downtime. She further stated that once the property development portfolio was fully realised (within the next three to five years), substantial changes would be made, also taking into consideration that the grant funding was reduced by nearly half in the past year.

Mr D Valentine was of the view that, when comparing the Cape Town Stadium to other international stadiums, it should be noted that international comparisons were not directly applicable, as stadiums operated within very different sports cultures and subsidy frameworks. He stated that the Cape Town Stadium's ratepayer contribution had decreased significantly from approximately R120 million before the entity was established to an average of around R30 million today while still delivering substantial local economic benefits, including job creation and increased hotel activities.

Cllr A van Zyl expressed appreciation for the presentation and the clarity provided and noted a clear understanding of both the economic impact of the initiative and the evolution of the organisation's strategic focus. She highlighted that, over the past ten years, significant changes had been observed within the City's operational environment and that these developments were not attributed to any individual manager but rather to broader institutional shifts. Cllr A van Zyl further noted that the composition of the current Board differed from that of previous years. She was of the view that, when compared to similar facilities and operations in other parts of South Africa, such as stadiums including Nelson Mandela Bay, the organisation appeared to be on the right trajectory and, in this context, the allocation of R20 million was considered appropriate and justifiable, particularly when weighed against other potential areas of expenditure. Cllr van Zyl confirmed satisfaction with both the financial information presented and the responses provided to questions raised during the meeting.

Cllr K Southgate indicated support for the sentiments previously expressed by Cllr van Zyl formally recorded appreciation for the manner in which the entity responded to the questions raised. He noted that it was encouraging to see the entity account for its past performance and maintain a positive outlook regarding the future of the stadium. Cllr K Southgate emphasised that there was a need for the public to increasingly view the Stadium as a City asset and one that belonged to residents and from which they should derive maximum benefit. He further acknowledged that stadiums were not always profitable; however, the value they offered to residents may justify the associated cost. Cllr K Southgate expressed surprise that the Cape Town Sevens event was not listed among the major events hosted as the event spanned over two days, includes both male and female categories, and attracted significant attendance.

Ms Woodburn noted that the Cape Town Sevens remained a highly valuable event for the stadium due to its national broadcast exposure and its long-standing association with the venue. She stated that the reason it did not appear in the list of the top five events was due to comparatively lower attendance figures and confirmed that the entity had already engaged with SARU, and both parties were committed to improving attendance numbers, as events drawing fewer than approximately 30,000 attendees were challenging to sustain from SARU's perspective.

Cllr K Southgate referred to the response to the questions which indicated that complimentary tickets carry no monetary value because they were not leasable or saleable. He noted that the entity also categorised complimentary tickets as part of its Corporate Social Investment (CSI) and requested clarity on how these tickets could form part of CSI reporting if no value was assigned to them, as CSI reporting typically required quantifiable value.

Ms Woodburn explained that complimentary tickets were issued with a zero-value printed on the ticket and that these tickets could not be assigned any monetary value, resold, or be included in CSI reporting as value-based contributions. She said that the Stadium was able to allocate value for other CSI components, but complimentary tickets themselves held no financial value and were forfeited if unused.

Cllr K Southgate referred to the governance process and requested clarity.

Ms Woodburn advised that the CSI policy was approved by the Board in the previous financial year, after which the internal processes and standard operating procedures (SOP) were finalised early in the current financial year. She stated that the programme was therefore still in its early stages.

Cllr K Southgate asked how the entity informed the public about the availability of complimentary tickets. He highlighted the fact that the entity reported receiving very few applications, which may indicate insufficient public awareness and, given that many residents could afford to attend events at the stadium, the importance of ensuring that residents were aware of the benefit, understand the eligibility criteria, and could apply through a simple and accessible process.

Ms Woodburn informed MPAC members that the entity promoted CSI opportunities through its website, newsletters, and other available channels, and anticipated increasing promotion once the internal processes were fully embedded. It was noted that CSI project planning was aligned with the events calendar and scheduled maintenance to determine available downtime for community use. It was further clarified that the CSI initiatives prioritised amateur sports clubs, designated (non-private) schools, and ratepayers' associations and that both those closest to the stadium, due to existing relationships, and others that met the criteria. Ms Woodburn confirmed that there was scope to expand outreach beyond the immediate surrounding associations.

Cllr K Southgate referred to question 56 on page 9 of the report on the agenda stated that, while the entity confirmed that a performance management system was in place, the response did not address how senior managers actually scored. The Councillor requested that the scoring outcomes be provided and enquired how the senior managers scored.

Ms Woodburn confirmed that the entity currently had four senior managers and that the CEO evaluated three of these managers, while the CEO was evaluated by the Board. She stated that all senior managers achieved performance scores above 85%, with most scoring approximately 90% and these scores reflected the strong performance delivered in the previous financial year. MPAC members further noted that the management structure had been reduced from six senior managers to four over the past two years, with the remaining team absorbing the additional functions and operating more efficiently. Ms Woodburn reiterated that the evaluation process, including the application of performance bonuses, aligned fully with the City's established system.

Cllr J Loots asked whether the stadium remained aligned with the relevant timelines and whether it was strategically progressing toward the goal of becoming fully financially sustainable.

Ms Woodburn explained that, on current event-driven revenue streams alone, the Stadium would not achieve financial sustainability and to become sustainable, the Stadium required commercial property development that generated stable leasehold income on a monthly and annual basis. It was noted that event income was inherently volatile due to fluctuations in major events. She was of the view that there was a positive outlook for achieving financial sustainability provided that property development proceeded as envisaged, however, a significant caveat related to ageing asset maintenance as the 15 years old stadium was entering a phased requiring capital replacement and lifecycle renewals. She believed he scale and timing of this capital burdens would materially affect the assessment of long-term sustainability. Ms Woodburn viewed the stadium's potential to become sustainable positively, contingent on securing recurring property-derived revenues and effectively planning for lifecycle maintenance and capital replacement.

Cllr J Witbooi asked whether, given Cape Town's growing community needs and limited resources, particularly in relation to sport, the stadium should still prioritise its current strategic objectives. Cllr Witbooi noted the:

- increasing demand for community sports facilities.
- absence of other major facilities in the area following the closure of Newlands, the partial development of Athlone Stadium, and constraints at Hartleyvale.

- lack of public communication regarding future sports infrastructure development.
- fact that the stadium was ultimately funded by taxpayers and therefore should serve broader community needs.
- concern that relying on Cape Town Stadium alone may not be sustainable, and that the successes at the stadium should prompt the City to explore additional facilities elsewhere.

Cllr J Witbooi enquired whether it was appropriate to continue depending primarily on Cape Town Stadium for community benefit, and whether this aligns with legitimate public expectations when compared with practices in the rest of South Africa.

Ms Woodburn responded as follows:

- Demand for Additional Venues:
  There was increasing pressure, particularly from football, to host non-broadcast matches. Due to limited alternative facilities in the City, there was a broader discussion to be had about the need for additional community sports venues. However, this fell outside the direct mandate of the stadium entity.

- Use of the Precinct:
  The precinct surrounding the stadium was already extremely busy and suggested that not all events should be concentrated in Green Point, and that there were opportunities to distribute events to other communities across the city.

- Strategic Focus of the Stadium:
  The stadium's future focus would remain on large revenue-generating events, which sustain the financial model and smaller events generate negligible revenue, and therefore the intention was to make the stadium available for community use during downtime, rather than attempting to maximise income from such events.

- Role of the CSR Policy:
  The CSR policy was designed to facilitate community access during periods when the stadium was not in use for major events. The model prioritised community

benefit without relying on smaller events as a revenue source.

- Asset Maintenance and Sustainability:
  The Executive emphasised the importance of ongoing analysis regarding the stadium's optimal capacity, break-even point, and long-term maintenance requirements. This work was intended to avoid the "capital collapse" seen in other stadiums. As the stadium aged, there was a need to be vigilant about potential blind spots that could create significant future costs if not proactively managed.

- Risk Mitigation:
  Continued optimism had to be balanced with careful monitoring of long-term risks and the implementation of measures to mitigate future financial and structural burdens.

Cllr Witbooi raised concerns regarding the repeated replacement of the stadium's natural grass pitch. It was noted that:

- the grass had been replaced multiple times.
- significant amounts have been spent on each replacement.
- in some instances, damage occurred immediately after replacement, such as vehicle access onto the field, rendering it unusable for rugby fixtures.
- similar issues had been observed in other City operations, where newly completed work was quickly disrupted by subsequent activities.

Cllr WItbooi asked what lessons had been learned from the grass replacement and how the pitch would be better protected and maintained going forward.

Ms Woodburn responded as follows:

- Event Load and Pitch Capacity:
  In the 2023/24 financial year, the stadium hosted 34 bowl events. In the most recent year, this increased to 45 bowl events, representing substantial growth and corresponding revenue increases. However, the need to balance revenue generation with the physical limitations

of the pitch was noted and it was confirmed that the Stadium has likely reached the maximum number of events the pitch could accommodate annually without compromising grass quality.

- Grass Match Pitch vs. Natural Grass:
  The grass match pitch, which formed the playing surface, consistently met World Rugby standards and was not structurally damaged. The core challenge related to the quality and recovery rate of the natural grass layer, not the pitch construction itself.

- Environmental Challenges:
  The stadium received uneven sunlight, with the northern and southern sides of the pitch experiencing different levels of exposure. This resulted in slow and inconsistent grass growth, prolonging recovery times after events.

- Infrastructure Upgrades:
  The stadium was acquiring new LED grow lights, replacing the existing 15-year-old units and the new system included adjustable colour spectrums (blue, red, purple) to provide optimal light strength for different growth needs, which was expected to significantly improve grass recovery.

- Operational Improvements and Lessons Learned:
  Lessons had been learned regarding the need to align event scheduling with the pitch's natural recovery capacity.

  Workshops were planned in the coming weeks to assess:

  - typical recovery periods after different types of events, and
  - operational adjustments required to protect pitch quality.

Ms Woodburn concluded that while revenue had been successfully driven up in the past year, the key lesson was the need to ensure the facility remained capable of sustaining that level of activity.

Cllr F Botha-Rossouw congratulated the entity on its progress over the years, noting improvements since earlier engagements. Cllr F Botha-Rossouw referred to the planned leasing of parking bays to the Granger Bay development, expected to commence around November 2027, and asked:

- whether this will form part of the stadium's revenue stream; and
- how many parking bays will be leased.

Ms Woodburn responded as follows:

- Approximately 250 parking bays were included in the proposal, out of roughly 1,200 bays available at the stadium (figures to be confirmed).
- Half of these bays would be permanently allocated, while the remaining half would function as floating bays, ensuring they did not impact event-day operations.
- A separate dedicated entrance for the Granger Bay development was planned to prevent interference with stadium activities.
- The revenue from this lease had been included in the stadium's financial forecasts.
- Forecast values were informed by City Property's valuations, which provide benchmark lease amounts

Cllr F Botha-Rossouw requested clarity on:

- Which schools, registered charities, PBOs and NGOs qualified to apply for the complimentary tickets.
- Whether the initiative was limited to organisations located near the stadium; and
- Whether limited applications received may be due to a lack of awareness.

Ms Woodburn clarified as follows:

- Applications had been limited largely because the programme was still in its early stages.
- A number of amateur sports clubs had already approached the stadium, but broader promotion had not yet taken place.

- The CSR initiative would be promoted City-wide, not only to organisations in the immediate precinct.
- Promotion would be amplified through a radio campaign within the next six months, as radio platforms were the most effective method of reaching the public.
- The CSR policy would be accessible to eligible bodies across the Cape Town Metropole, including:

  - Designated (non-private) schools,
  - Amateur sports clubs, and
  - Relevant community groups and ratepayers' associations.

Regarding the Light Replacement Project – Annual Maintenance Costs, Cllr F Botha-Rossouw, referred to the LED light installation costing approximately R19,190,150.52, expressed concern regarding the stated average annual maintenance cost of R110,000. She requested clarification on what maintenance activities would be required annually given the lights' expected 15–20-year lifespan.

Ms Woodburn clarified as follows:

- The LED lights were installed midway through the financial year, meaning the current cost figures did not reflect a full operating year.
- As a result, the maintenance cost reflected in the report could not yet be used as a reliable benchmark.
- A full and accurate comparison of maintenance costs and savings would only be possible at the end of the current financial year, once the LED system had been in operation for 12 months and would be able to demonstrate the true maintenance cost and associated savings from the new LED installations.

Cllrs F Botha-Rossouw and C Mes recorded satisfaction with the responses received to their previous questions and had no further queries.

Cllr A Moses commended the entity on the successful management of the recent Kaapse Klopse event, noting that community feedback reflected a smooth and well-managed operation. The Councillor added, however, that the community was still experiencing the residual effects of challenges associated with the Cape Town Marathon. Two questions were posed by Cllr A Moses as follows:

1. Cape Town Marathon – Operational Impact
   Whether the cancellation of the Cape Town Marathon had any impact on the stadium's operational costs.

2. Staff Reductions – Cost Savings
   Whether the reduction in senior management from six positions to four resulted in any cost savings for the entity.

Ms Woodburn reported that the cancellation of the Cape Town Marathon did not negatively affect the stadium's finances as the stadium also hosts the Expo portion of the marathon, and the Expo proceeded as planned, generating the expected revenue. She stated that the cancellation did have an impact on spectator numbers, as the marathon route usually ran through the stadium and allowed those runners to be counted in spectator attendance figures. She noted that, ss a result, the entity recorded a weaker quarter due to the loss of these runners within overall footfall numbers.

Ms Woodburn also addressed media concerns about the Kaapse Klopse, noting that, despite isolated negative publicity, all attendees reported having an excellent event experience, and the stadium hoped to host the event again next year.

Regarding the staff reduction and possible cost savings, Ms Woodburn confirmed that there were cost savings arising from the reduction of senior management posts from six to four however, these savings were absorbed into the entity's overall operational expenses. She highlighted the fact that the entity was keeping its expense growth at approximately 8%, while revenue was growing at around 40%, creating a balanced financial trade-off.

Cllr N Tyhido commended the CEO's strategic vision, noting that it appeared highly promising. Drawing on experience in the events sector, Cllr Tyhido referenced earlier discussions by Councillor van Zyl regarding stadium models in other parts of the country.

Cllr N Tyhido further highlighted the example of Nelson Mandela Bay Stadium, which, due to the absence of a local PSL team with significant attendance, entered into arrangements with SAFA to secure fixtures that generate spectator numbers and revenue. He asked whether Cape Town Stadium could pursue a similar approach. Specifically:

- Given the large travelling supporter base for major football rivalries such as the Soweto Derby (Kaizer Chiefs vs Orlando Pirates), which consistently generated high attendance in Johannesburg,
- Whether the stadium's management or board could consider hosting a tournament or even a once-off annual fixture involving these high-profile teams, particularly because there was a substantial fan base in Cape Town that often traveled to other provinces for such matches and whether this could serve as an additional revenue stream while also encouraging greater participation by Cape Town residents.

Cllr N Tyido concluded by expressing overall satisfaction with the presentation.

Ms Woodburn responded as follows:

- Cape Town Stadium had been fortunate in recent financial years to host several high-profile football matches, including fixtures involving Cape Town City FC in the Premiership and Kaizer Chiefs, who had played at the stadium twice in recent months.
- The stadium actively focused on securing matches involving the major teams that attract large crowds, acknowledging that there were three primary teams nationally that consistently draw significant attendance.
- The Executive stated that hosting a match between Kaizer Chiefs and Orlando Pirates at Cape Town Stadium would be highly desirable, noting the exceptional atmosphere generated by a full soccer crowd and it remained a personal objective, though not guaranteed.
- The stadium continued to negotiate with SAFA, and an upcoming match was already planned, demonstrating ongoing efforts to attract large-scale football events and she agreed that hosting such high-profile fixtures would be "lovely to see" and that the stadium remained

committed to pursuing those opportunities where possible.

RESOLVED that the presentation in respect of the Cape Town Stadium (RF) SOC Limited 2024/25 Financial Year, be NOTED.

ACTION: J VAN ZYL; R ALBERTS

PRESENTATION IN RESPECT OF THE PERFORMANCE OF THE CAPE TOWN INTERNATIONAL CONVENTION CENTRE COMPANY (RF) SOC LTD (CTICC)

Mr W de Wet made presentation to the MPAC meeting on the Performance Report (2023/24) of the City's Entity: CAPE TOWN INTERNATIONAL CONVENTION CENTRE COMPANY (RF) SOC LTD (CTICC). The presentation is attached to the official minutes of the meeting as Annexure A.

Mr de Wet highlighted the following:

1) Overall Performance

- The CTRCC reported one of its strongest years in 22 years of operation.
- Total events hosted: 330, including 63 international events (a record; up from just over 40 in the prior year).
- A significant portion of the international portfolio was driven by G20-related events.

2) Revenue & Profitability

- Revenue: R498.9 million (up from just over R400 million in the prior year; 20% growth year-on-year).
- EBITDA (Earnings before interest, tax, depreciation & amortisation): R122.1 million (prior year R82 million), achieving 74% above target (target R80+ million).

3) Capital Expenditure (Capex)

- Actual Capex spent: R47 million.
- Carry-over: R8 million into the current financial year due to global supply chain delays (notably computer

and other major equipment), against an originally committed Capex envelope of R55 million.

4) G20 Event Series – Contribution

- CTRCC hosted multiple G20 events, including:
    - Financing for Common Prosperity (held just after Mining Indaba in February), generating ~R30 million over two weeks.
    - G20 Finance Ministers & Central Bank Governors Meeting (FMCBG) and G20 Finance & Central Bank Deputies Meetings, plus preparatory Sherpa and ministerial engagements.
- Estimated G20 revenue contribution: R60 million (major driver of year-on-year revenue increase). *Note:* These were once-off events and may not recur at the same scale next year.

5) Major Events – International & Local Mix

- International / Global platforms included:
    - Investing in African Mining Indaba (2025/26) – both buildings fully utilised; some board subcommittee meetings conducted virtually due to space constraints.
    - Africa Energy Week (2024)
    - FIP World Congress for Pharmacy and Pharmaceutical Sciences
    - AfricaCom (2024) – full occupation of C1 & C2, with spill-over into other venues across the City.
    - First Lego League Africa Open Championship

- Large local conferences/exhibitions included:

SACSC (South African Council of Shopping Centres), SA Innovation Summit, Windaba, Board of Healthcare Funders Annual Conference, Africa Trade Conference.

6) Procurement & Inclusive Spend

- 80% of spend directed to locally based suppliers.
- 51% of spend with women-owned businesses.

- Approximately R354 million spent with B-BBEE-accredited partners.

7) Governance & Financial Position

- Available cash resources at year-end: R274 million (approx. 8% increase year-on-year), reflecting stronger revenue performance.
- Forward planning includes self-generated funding for future growth, investment, and capital replacement.

8) Sustainability & Infrastructure Resilience

- Photovoltaic (Solar) Project:
  - Planned within 2–3 years to improve energy self-sufficiency, including battery storage.
- Water Resilience:
  - During the water crisis, CTRCC invested R88.5 million in a reverse osmosis (RO) plant.
  - Currently, >90% of operational water use was self-generated from seawater (bathrooms, cleaning, kitchens).

9) Audit Outcomes & Awards

- Clean audit from the Auditor-General: 13 consecutive years (since approximately 2013 under GRAP).
- Awards & Recognition:
  - Eventex 2025:
    - Best African Events Destination
    - Best International MICE Destination
    - Best International Convention Centre
  - Global commendations for youth development, sustainability, and venue innovation from UFI (Global Association of the Exhibition Industry) and AIPC (International Association of Convention Centres).

10) Economic Impact (Annual)

- GDP contribution: R8.7 billion to South Africa, including:
    - R7.9 billion to the Western Cape economy, and
    - R5.9 billion to the Cape Town economy.

- Since inception (from 2003):
    - R76 billion contributed to national GDP.
    - R66 billion to the provincial economy. *(Cape Town cumulative figure not tracked from inception.)*

- Employment supported (annual):
    - 15,528 jobs nationally across tourism, events, hospitality, services, and related industries.
    - 11,540 jobs in Cape Town (17% increase year-on-year).

- Cumulative jobs since inception: ~185,000.

11) Forward Book & Outlook

- Forward book: 350–360 events valued at R1.4–R1.5 billion, with confirmed pipeline through FY2026 and out to FY2031.
- Pipeline value fluctuates as major events (e.g., Mining Indaba) conclude and were replaced.
- Near-term highlight: Cape Town International Jazz Festival (scheduled for next month).

12)Dividends & Share Transactions

- Dividend paid to the City: R3 million on Class C shares (issued in 2021 to bolster going-concern status; R51 million raised).
- Intention: Buy-back of City's Class C shares and payment of a final dividend, targeted by year-end (with a goal to finalise by the March Board meeting).

Cllr Y Adams posed two related questions as follows:

1. City Investment & Dividend

(a) total amount of ratepayers' money invested by the City into the CTICC, noting the amount referenced as R844.9 million.

(b) whether the R3.2 million dividend referenced constituted the "profit" received by the City.

2. CTICC Ownership – Future Direction - clarification from the City on the emerging narrative that the municipality may be "divorcing itself" from the CTICC.

Mr de Wet explained that the the amount of R844.9 million was confirmed as a figure provided by the City, not generated by the CTICC itself and that the amount of R3.2 million dividend was correctly reported.

Ms L Baard advised that the City advised that it was actively exploring the option of selling the CTICC and that the intention was to unlock further growth and use sale proceeds to address other priority needs within the municipality. It was further noted that the City was shifting toward alternative, more stable revenue streams, particularly those not dependent on event attendance.

Cllr K Southgate thanked the Executive for the transparent and accountable manner in which previous questions were answered.

The Councillor requested clarity on two further matters:

1. Stress Testing and Resilience of the CTICC
The CTICC had indicated it had not conducted stress testing to assess its resilience to potential declines in bookings or operations.

- The Councillor highlighted the current international volatility and instability and Referred to the significant impact of COVID-19 on the events sector and asked what the prospects were that similar global disruptions could affect CTICC operations or future bookings, given that such risks were unpredictable.

2. Irregular Expenditure Interpretation and Compliance
Regarding irregular expenditure.

- The CTICC indicated that it had not previously classified certain transactions as irregular due to its interpretation of deviation legislation.
- similar situations had occurred where the Auditor-General raises no concerns for several years and later reclassifies items as irregular due to differing interpretations.
- whether the CTICC had fully ventilated the matter with the Auditor-General, and whether there was no absolute clarity on how such matters must be interpreted and handled going forward.

Ms T Motlhabane noted that while the CTICC has not conducted a formal post-COVID stress test, the COVID-19 period itself served as a real-world stress test demonstrating how global disruptions affect bookings and operations. She reported on the following key points:

- The organisation was aware that current international instability, including developments in the Middle East, poses real risks to event attendance and delegate travel.
- The CTICC had begun shifting its focus toward revenue streams not dependent on physical event attendance, in order to strengthen resilience.
- Management was exploring opportunities to function as consultants or advisors to destinations across the continent that were designing or planning new convention centres to provide expertise on:
    - Convention centre design,
    - Operational models,
    - Staffing structures,
    - Revenue strategies,
    - Policy development.
- These opportunities remain exploratory but represent a meaningful alternative revenue stream based on the CTICC's 23 years of institutional knowledge.

Ms T Motlhabane further noted that CTICC intends to monetise its intellectual property, given the value and expertise accumulated. She stated that the over the recent weekend, the

CTICC was approached by Province to provide information to the Premier regarding possible impacts of the Middle East conflict on events, and it was noted that no events in the next two to three weeks appear affected. She was of the view that cancellations may arise if international delegates withdraw, which could trigger force majeure clauses, like events during COVID-19. It was further noted that the CTICC was actively moving toward diversified, non-event-dependent revenue streams in recognition of these global risks.

Mr de Wet addressed the second question regarding the Auditor-General's (AG's) interpretation of deviations and stated that the AG raised concerns for the first time in 2024 regarding how the CTICC interpreted deviation provisions in procurement legislation. He confirmed that the matter was escalated via the City to National Treasury, requesting formal clarification and responses was received that National Treasury agreed with the AG's interpretation. Mr de Wet expressed that the legislation did not appear to read in this manner and the Board resolved at its December meeting to adopt the AG's interpretation and:

- Report all such instances as irregular expenditure,
- Even where the expenditure was operationally unavoidable.

Mr de Wet explained that the CTICC was a unique trading entity, largely using its own generated funds, except for limited shielding allocations and that many items classified were sole-supplier services as well as serves essential for operations and safety compliance. (ERP software, TV licensing, servicing of lifts, escalators and operable walls). Mr de Wet emphasised that the irregular expenditure was not wasteful, that full value was received and the inability to incur those costs would result in closure of the building).

Cllr K Southgate asked if whether all senior managers at the CTICC had undergone their annual performance reviews, and how they had scored. The Councillor further asked whether the process also required all senior managers to sign declarations of interest.

Ms T Motlhabane responded by informing the MPAC members that the CTICC had an executive team of five, including the CEO. She stated that the CEO's performance contract and annual review were conducted by the Board Chair, and The Chair of the Human Capital Committee. It was noted that the CEO conducted the performance reviews of the other four executives. Ms T Motlhabane confirmed that before any performance or company bonus could be paid, the executives had to achieve a minimum score of 85% and it was confirmed that all executives exceed this threshold. She stated that the Performance Review beyond the Executive level included the Management Committee, and the The Leadership Committee and senior management were assessed against Key Performance Indicators (KPIs). She further stated that the KPIs were linked to the CTICC's business plan, and rhe City's KPIs, which were monitored monthly, quarterly, and annually.

Ms T Motlhabane confirmed that the CEO and CFO, as executive board members submit declarations of interest at Board meetings and that all other members formally recorded any conflicts of interest related to items on the Exco agenda.

Cllr J Witbooi thanked the CTICC for its strong performance and raised the following questions:

1. Electricity Costs

It was noted that the CTICC's electricity bill amounted to R9 million, with a visible increase from previous years and asked whether opportunities exist to reduce electricity consumption and costs.

Mr de Wet deferred the detailed technical aspects to the CFO but confirmed that electricity expenditure was directly linked to event volume, meaning that an increase in events naturally results in higher electricity usage.

Mr de Wet reported that electricity costs had risen to R37 million, representing a 21% increase and the rise was attributed to two key factors namely greater utilisation due to a higher number of events, and a 12.3% increase in the municipal electricity tariff. He further explained that the CTICC purchases its electricity directly from the City, rather than from Eskom and to manage consumption, the organisation had implemented several internal measures, including actively monitoring usage, switching off unused spaces, and reporting regularly to the Social and Ethics Committee (SEC). Mr de Wet confirmed that the CTICC's forthcoming solar project was expected to significantly reduce electricity costs once operational and cautioned that future tariff increases related to NERSA's projected R56 billion shortfalls, may range between 9% and 12%, with an additional 4% to 5% likely on top of that. It was noted that this reinforced the importance of proceeding with solar generation to mitigate future cost pressures.

2. Catering Standards and Food Leftovers

It was noted with concern that the quality and style of cuisine served at events did not adequately reflect Cape Town and asked:

- What happens to leftover food.
- How catering decisions were made; and
- Whether catering appointments were transparent and not influenced by personal interests ("somebody's cousin") as, compared with other national convention centres (with Johannesburg specifically referenced), the food quality was perceived as lower, despite the overall excellence of the CTICC facilities.

Ms T Motlhabane responded that catering Catering choices were not determined by the CTICC and that Event clients select menus in consultation with the CTICC's Executive chefs, and full-time catering team (which forms the bulk of CTICC staff). She highlighted the fact that independent client review scores consistently rank CTICC cuisine among its highest-rated service categories and that the CTICC did not appoint caterers based on personal connections as all catering was done internally by the CTICC's professional culinary division.

3. Venue Capacity and Demand for Additional Facilities

It was noted that the CTICC appeared to have reached full capacity, with South Africa more broadly struggling to host large conferences due to venue limitations and asked:

- Cape Town requires another facility of similar scale.
- The City should consider developing such a facility; or

- Whether this should instead be driven by private-sector investment.
- whether additional space within the existing CTICC was available or whether capacity had been fully reached.

Ms T Motlhabane confirmed that the Cape Town as a whole was running out of event space, not only the CTICC and noted that, if the CTICC were to be sold to private investors, the Convention Centre would gain greater flexibility to consider future expansion, although such expansion would likely not take the form of additional exhibition halls or auditoriums. She explained that the real infrastructural gap in the City was the absence of an arena-style venue capable of hosting a wide range of event types that require longer occupation periods. Ms T Motlhabane emphasised that the municipality should not be responsible for funding new event-related infrastructure of this nature but instead, such development should be led by the private sector, as public funds should remain prioritised for essential municipal responsibilities.

Cllr F Botha-Rossouw thanked the CTICC for the responses provided to earlier questions and posed an additional query regarding the Local Community Partnership (LCP) programme. The Councillor noted that, in order to qualify, organisations had to achieve a score of 67% or higher in terms of the assessment criteria. She requested information on how many organisations apply on a yearly basis who do not qualify for your local community partnership and why no Afrikaans-speaking community organisations appeared within the current LCP portfolio, as none were reflected in the information presented.

Ms T Motlhabane explained that the current process did not require Local Community Partnership (LCP) organisations to apply directly but instead, organisations were nominated internally by CTICC staff, as the LCP operated as a staff-driven initiative. She highlighted the fact that, once nominated, the organisations were assessed by the Corporate Social Responsibility (CSR) team, which sat within the Commercial, Communications and Marketing Department. Ms T Motlhabane clarified that the evaluation criteria require that any nominated NPO or community organisation had to demonstrate sound governance, had show that funding would be managed appropriately, and had to ensure that all resources provided would be used responsibly and not misdirected. She further acknowledged that there were currently no Afrikaans-speaking community organisations represented in the LCP portfolio, committed to reviewing this gap with staff and to encouraging greater diversity in future nominations. She concluded by thanking the Councillor for drawing attention to the matter.

Cllr L Phakade referred to page nine of the documentation and confirmed having received a response to an earlier question regarding the potential sale of the City's shares in the CTICC. And observed that the matter had also been addressed during the meeting. Cllr L Phakade expressed the view that the City appeared to be making poor decisions regarding the sale of what were described as assets perceived as valuable to the municipality. He stated stated that, in his opinion, the CTICC was one of the City's flagships and most reputable entities, and that it was beneficial for the City to hold a major share in such a facility, even though the operation of a convention centre did not strictly fall within the municipality's mandated functions. Cllr L Phakade acknowledged that, based on the response received, the City had taken a decision to consider the sale of its shares and that the CTICC leadership appeared to be aligned with this direction. He noted references in the response to potential investment benefits and assurances that losses, whether to staff or the broader economy, were not anticipated. Cllr L Phakade concluded by restating his concerns regarding the City's decision.

The Chair expressed appreciation for the CTICC's efforts and wishing the leadership well while noting uncertainty about upcoming events adding that, if this were to be the final engagement, the CTICC team was wished the very best.

Ms T Motlhabane assured councillors that the CTICC leadership would continue to engage with the committee, noting that, as previously stated by the City, the potential sale of the CTICC was still under exploration and that no final decision has been made, and the process, should it proceed, would take several years to finalise. She was of the view that, even if a sale were to occur, the CTICC would continue to operate as a convention centre, maintaining its economic contribution to Cape Town that the City's consideration of a sale was not a poor decision but rather a strategic assessment of how to redirect resources to other capital priorities within the municipality.

RESOLVED that the presentations regarding the performance of the Cape Town International Convention Centre Company (RF) SOC LTD (CTICC), during the 2023/24 financial year, be NOTED.

ACTION: J VAN ZYL; R ALBERTS

SPMPAC 05/03/26 **QUESTIONS AND ANSWERS IN RESPECT OF THE CITY'S INTEGRATED ANNUAL REPORT 2024-25**

Cllr Y Adams thanked all colleagues for attending the meeting, noting that it was an important and impactful engagement. The Chair acknowledged that MPAC several members had arrived late due to a serious accident on the freeway and expressed understanding for the delays. The Chair reminded members that Executive Directors (EDs) who needed to leave early for the MAYCO meeting would arrange for an alternate representative to remain present to answer questions of clarity.

Cllr Y Adams referred to previous information that indicated that the housing backlog was approximately 500,000 households and noted that a recent media article suggested the backlog now stood at 600,000. He clarified that the key question was based on the department's response, which stated that 2,310 top structures had been built, and 2,110 top structures were planned for the upcoming year and asked whether this level of delivery was sufficient, given the scale of the housing need.

Mr L Valeta provided clarity on the City's official housing backlog figures and explained that the City's Housing Needs Register reflects a backlog of just under 450,000 households. He said that the register allowed any resident of Cape Town to record their housing need; however, the needs captured do not correspond to a single housing product and instead cover a range of different housing categories. Mr L Valeta further explained that the City participates in several state-supported housing programmes, including the Breaking New Ground (BNG) project, which provide fully subsidised housing, informal settlement upgrades, and social housing initiatives. The Director emphasised that the City performed the housing function on an accreditation basis, meaning it acted on behalf of both National and Provincial government and the City therefore relied on grant funding received directly from

National Government to implement housing projects. He stated that, although the long-term need exceeded 450,000 households, the City could only plan and deliver housing within the limits of the grant allocation it receives. In relation to delivery numbers, the Director explained that, under the BNG programme, the City was only able to deliver the quantities indicated because a single top structure amounted to approximately R210,000 and the foundation platform over R56,000. He added that the City received less than R300 million per year in housing grants, which directly limited the number of BNG units that could be built annually. Mr L Valeta stated that both the Western Cape Government and the City of Cape Town performed housing functions within the metropolitan area and relied on the same National Grant Framework. The Director concluded by stating that the City's rate of housing delivery was constrained not by the size of the backlog, but by the level of national funding available to support these programmes.

Cllr Y Adams raised a second question relating to the availability and use of municipal land for housing development. Cllr Y Adams noted that the report referenced high land costs as a contributing factor to housing challenges and questioned why the municipality did not build housing on land already owned by the City further commented that, despite repeated statements that the City lacks available land, a significant amount of land had recently been sold.

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Mr L Valeta explained that land acquisition and land assembly were core functions of the Human Settlements Directorate and that the City maintained an Integrated Human Settlements Sector Plan, which analysed both City-owned land and non-City-owned land, and then aligned these land parcels to the City's project pipeline based on assessed housing needs. He noted that the plan, which was updated just over a year ago, indicates that while there was sufficient City-owned land to support formal housing projects such as the Breaking New Ground (BNG) programme, there was not enough City-owned land to address the full scale of housing needs, particularly those associated with the informal settlements programme.

Mr L Valeta further explained that the City received ongoing support from National Government for land assembly initiatives and that this funding enabled the City to continue purchasing land parcels that align with the housing pipeline identified in the sector plan. He added that most of the recently acquired land had been specifically linked to informal settlement upgrading, as reflected in the accompanying documentation and concluded by reiterating that, while the City held sufficient land for formal housing delivery, it did not have enough land to meet the total housing demand, which is why the acquisition of additional land had to continue.

Cllr Y Adams then referred to the department's statement that it took approximately seven years to conceptualise, plan, and obtain necessary approvals before construction can begin on a housing project and expressed concern about this timeframe and compared it to international examples. Cllr Y Adams asked who was responsible for the so-called "red tape."

Mr L Valeta began by acknowledging that the term "red tape" had been an unfortunate choice of words and clarified that the intention had been to describe the full regulatory and compliance cycle required for the delivery of housing projects.

Mr L Valeta explained that the extended timeline from project identification to the commencement of construction was the result of the City having to comply with a wide range of statutory and procedural requirements and included Municipal Planning Legislation, Housing Bylaws, Environmental and Heritage approvals, the Procurement of Land-use rights, feasibility studies, business planning and budgeting processes, and the City's internal governance mechanisms, such as stage-gate reviews.

Mr L Valeta further noted that projects were identified as far back as 2011, 2013 or 2014, but only entered the construction phase in 2020, 2021 or later. He explained that this was a direct consequence of the regulatory requirements that had to be met and emphasised that the City had ensured that all housing projects were delivered safely and lawfully, as bypassing necessary procedures risks failures similar emergencies currently being experienced elsewhere. He stressed that the City was continuously exploring ways to shorten non-statutory components of the process and to undertake certain activities concurrently, but that statutory requirements could not be avoided. Mr L Valeta also acknowledged that, during IDP consultations, communities may be left with the impression that identified housing projects would be delivered immediately without explaining the full development cycle and that expectations could easily become misaligned with the actual timelines required for delivery.

Mr R McGaffin provided additional context and explained that large-scale housing developments had comply with multiple layers of Municipal, Provincial, and National Legislation, including requirements related to environmental approvals, heritage considerations, water regulations, and Municipal Planning laws. He informed the MPAC members that research conducted by the Urban Real Estate Research Unit found that, even in the private sector, the average timeframe from the conceptualisation of a development to its completion was between five and seven years and this demonstrated that the City's own timelines were consistent with national development norms and not unusually lengthy.

Cllr Y Adams asked how many new rental units were introduced in the 2024/25 and 2025/26 financial years and sought clarity on whether these were entirely new rental opportunities, or whether they were existing units being recycled by removing current tenants and allocating the units to new beneficiaries.

Mr L Valeta confirmed that the figures refered specifically to new rental opportunities that the Human Settlements Department was responsible for facilitating new rental stock primarily through the Social Housing Programme. He reported that, in the last financial year, the City facilitated 976 new rental opportunities and provided examples include:

- Conradie Park, where new rental units had recently been issued,
- The remaining phase of the De Novo (DCI) project in Goodwood, and
- additional private-led social housing developments in areas such as Woodstock and Harrington.

The Director explained that the number excluded the City's existing rental stock of approximately 38,000 units, which was managed separately.

Cllr Y Adams asked whether Cape Town strictly adhered to a single, genuine, integrated housing waiting list, referencing past concerns regarding its integrity and fairness.

Mr L Valeta began by addressing the policy framework governing housing allocations and explained that Council approved a new Housing Allocation Policy in 2022, and this was the policy currently being implemented. Mr L Valeta noted that, in terms of this policy, all housing allocations were adjudicated by an independent administrative committee, and this committee was not composed solely of City officials, but it also included officials from the Western Cape Provincial Government and specialist professionals, such as medical practitioners, who participated when special-case assessments were required. He clarified that the committee did not have final decision-making authority but rather made recommendations to the Executive Director, who had been delegated by Council as the final authority to approve allocations. He informed the MPAC members that subsequently, the Executive Director considered the committee's recommendations before any allocation decisions were formally made. Referring to the database, the Director confirmed that a formal housing database did exist, and it contained more than 700,000 records. He explained that, under the leadership of the City Manager, this database had evolved over many years and the City initiated a comprehensive data-cleaning and verification process last year which included:

- Cleaning and updating existing records,
- Conducting verification checks,
- Identifying individuals who may have passed away,
- And cross-referencing data with multiple external sources, including Home Affairs, SARS, and other institutions.

The Director reported that the work was ongoing and formed part of a broader modernisation initiative and the planned to launch a new Housing Mobile Application during the year that would be used to verified data that had undergone integrity checks and would form part of a more modern, user-friendly housing system.

Mr L Valeta emphasised that the project was being closely monitored by the City Manager's Office, with regular progress reporting and defined milestones and futher noted that the initiative included improvements to customer care processes, as public registration and service access form an important part of the housing system.

In conclusion, the Director confirmed that the City maintained a genuine, integrated housing list, which formed the basis for the figure of approximately 450,000 applicants and added that the system contained various filtering and categorisation functions. Mr L Valeta explained that the database had been developed over time by the City's Information Systems and Technology Department (IS&T), and that the current modernisation efforts aimed to make the system more efficient, more user-friendly, and compatible with modern technologies such as smartphones, reducing the need for residents to physically visit municipal offices.

Cllr Y Adams acknowledged the extensive roadwork taking place across the City and expressed appreciation for the progress made but also raised several serious concerns that:

1. the roadworks in Mitchells Plain had caused significant disruption, making it extremely difficult for residents to enter or exit the area.
2. similar challenges currently affecting Kenilworth, Claremont, Lansdowne, and Rondebosch

Cllr Y Adams explained that approximately two-thirds of the roadway appeared to be closed, yet fewer than ten workers were visible on site despite the scale of the disruption. He was of the view that it created the impression that, once the contractor had secured the contract and funding, labour had been reduced to maximise profit, resulting in avoidable delays. He stressed that residents were effectively trapped within their neighbourhoods due to the extent of the closures and diversions.

Cllr Y Adams further requested clarity on who within the City was responsible for monitoring contractors on a daily basis and questioned why the public was being subjected to such extensive inconvenience. While reiterating appreciation for the roadworks, the Councillor maintained that the resulting "nightmare" experienced by residents appeared unnecessary and avoidable.

Mr R Melody provided several assurances and stated that no delays or disruptions in the project were deliberate. He said that all IRT Phase 2A projects had an appointed Professional Service Provider (PSP) who was responsible for monitoring the activities of contractors. He confirmed that contractors worked strictly according to an approved construction programme that had been signed off by the City as the employer. It was noted that when roadworks appeared to be inactive, there were usually valid technical reasons for this, for example, essential service relocations such as water, electricity, fibre, and sewer infrastructure that had to be completed before further surface work could continue.

Regarding the specific area raised by the Cllr Y Adams, Mr R Melody confirmed that there no delays currently and explained that IRT Phase 2A was divided into multiple work packages, each with its own contractor and supervision team.The stated that some of these work packages had already been completed and all construction under IRT Phase 2A was scheduled for completion by 30 June 2028. Mr R Melody undertook to provide specific timelines for the Kenilworth, Claremont and Lansdowne work package.

Cllr Y Adams reiterated concerns that having too few workers on site created unnecessary delays. It was noted that the public experienced avoidable hardship due to restricted access in and out of neighbourhoods and further was expressed regarding the perception that contractors tended to reduce labour once contracts were awarded, prioritising profit maximisation over public convenience.

In response, Mr R Melody explained that a Traffic Management Plan (TMP) existed for every project and that no road was closed and no traffic was diverted without formal communication and engagement with stakeholders. It was noted that the City regularly issued updates and apologies to communities through all available communication channels and emphasised that the inconvenience experienced by residents was part of a temporary disruption that would result in long-term public benefit and that the IRT Phase 2A project was one of the largest public transport interventions in Africa aligns with international standards for major infrastructure works.

Mr K Jacoby added that the City was, for the first time, deploying professional schedulers to oversee a programme of this scale and the schedulers provided daily progress measurements, ensuring that contractors could not reduce work output or slow delivery. It was noted that oversight was stringent because the project was funded through the National Treasury's Budget Facility for Infrastructure (BFI) and the level of monitoring made it impossible for contractors to "sit idle" once contracts had been awarded.

It was indicated that Ms Gelderbloem had submitted leave for today, but it was noted that a representative, Mr F Votersen was present to address any questions on her behalf.

Cllr Y Adams raised a question regarding the City's leasing revenue, noting that the City generated R334 million through leasing activities. He asked how this figure compared with the City's total current budget of R67 billion and pointed out that this equated to approximately 0.5% of the total budget. Cllr Y Adams questioned whether the Directorate was satisfied with the level of revenue generation. Mr F Votersen responded on behalf of the Directorate and confirmed that the calculation was indeed based on the City's total budget of R67.4 billion, rather than the specific Directorate budget. He explained that when compared with the Economic Growth Directorate's budget, the R334 million represented approximately 50% of that Directorate's allocation.

Cllr Y Adams provided broader context, referring to global economic instability, including increases in crude oil prices and rising costs of LNG in Europe, noting that these pressures would contribute to imminent increases in fuel, food and general living costs for residents. He emphasised that the City had to avoid placing additional burdens on ratepayers, who were already facing rising water, sewage and electricity tariffs as well as increased property rates.

Cllr y Adams expressed concern that only 0.5% of the total City budget was generated through leasing revenue and questioned whether the necessary skills exist within the administration to increase income from City-owned properties. He referred to a subsequent question in the document which indicated that the Directorate was operating under significant resource constraints and stressed the need for the administration to develop a clear plan to increase leasing revenue suggesting a target such as 10% and queried what concrete steps were being taken to address the skills gap and improve revenue generation.

Mr F Votersen informed the MPAC members that the earlier percentage was calculated against the total City budget rather than the Directorate's budget and confirmed that revenue generation remained a focus area.

Further discussion followed regarding the availability of skills to generate revenue, and Cllr Adams reiterated the need for a detailed plan outlining how the Directorate intended to increase leasing income and reduce pressure on the ratepayers. He was of the view that simply indicating constraints was not a sufficient response.

Cllr A van Zyl referred to question 40 on page 7 of the report on the agenda and asked which stadiums, sports grounds, parks and swimming pools in the northern suburbs had been upgraded. She explained that the list provided to the Committee included projects funded through ward allocation funds, which did not fall under the Directorate's budget. Cllr A van Zyl requested that the list be amended to exclude ward allocation funding, as this created an inaccurate picture of upgrades undertaken directly by the Directorate.

Cllr A van Zyl further requested clarity on some of the facilities listed, noting that a few parks such as Lord Nelson Road Park and Jim Francis Park may not be located in the northern suburbs. She asked for a more refined list and offered to engage directly if needed to confirm the locations of specific parks.

Ms C Michaels explained that the response had listed facilities based on the northern area as defined within the Parks Department's operational boundaries and that if the intention was to refer specifically to the northern suburbs, she would prepare and submit a revised list to the MPAC meeting. Ms C Michaels also confirmed that it would be possible to exclude ward allocation funding from the updated submission.

Ms C Michaels confirmed that she would provide the updated list and it was noted that the matter would be placed on MPAC's Matters Receiving Attention list for its meeting scheduled 17 March 2026.

Cllr J Loots referred to the section of the report dealing with road rehabilitation and resurfacing, specifically the criteria used when selecting roads based on condition assessments or complaints received and asked what type of data was included in the Pavement Management System (PMS) on which the programme was based. His follow-up question related to the visual condition assessments used in the process and he sought clarity on how and when these assessments were conducted, and whether they were triggered by service requests logged, or by councillors through subcouncils.

Mr N Slingers explained that the Pavement Management System was a database containing condition information for road surfaces captured at a specific point in time and the data included skid resistance, surface fractures, traffic volumes, and an inventory of road usage. He stated that traffic volumes were converted into E80 values to support predictions of road deterioration and determine when intervention was required. He further confirmed that service notifications were used to enrich the data in the PMS and visual assessments were conducted to determine the extent and type of intervention, whether reconstruction, resurfacing or rehabilitation was needed. Mr N Slingers stated that the purpose of these interventions was to maintain the longevity of the road, and it was noted that the PMS would be updated in the next financial year and that procurement processes were underway.

Mr N Slingers explained stated that the City was shifting from a reactive maintenance model to a more proactive one, working with SANRAL and investing in equipment to enable more efficient and frequent data collection.

Cllr J Loots then posed a final question on vehicle detection systems and advanced traffic signal controllers, referring to the explanation on page 394 of the report and asked whether these systems were only rolled out in response to fault reports, as both "malfunctioning" and "faulty" equipment appeared to be described in similar terms. He also asked whether the rollout would eventually occur on a larger, systematic scale.

Mr N Slingers explained that the City had recognised the need to upgrade all traffic signals over the past several years and noted that the City manages approximately 1,800 traffic signals, excluding those under the control of the Western Cape Government or SANRAL, for whom the City acted as an agent. He informed MPAC that a systematic upgrade programme was in place, and all signals subsequently had communication devices and some form of detection technology installed, meaning none operate as stand-alone units.

Mr N Slinger clarified that, while older signals did possess a level of intelligence, newer upgrades aimed to provide enhanced diagnostic capability. He said that the City was currently rolling out these upgrades and that each traffic signal incorporated detection technology such as cameras, loops or magnetometers, and the City was also testing AI-enabled cameras to distinguish between different road users (public transport vehicles, general traffic, cyclists and pedestrians) to prioritise movements appropriately.

Mr Slingers emphasised the importance of continuing this upgrade programme to maintain effective control over the traffic signal system, noting that losing this control could lead to significant operational decline.

Cllr L Phakade referred to Question 51 on page 8 of the report and raised concerns regarding the Hostel Redevelopment Programme. He noted that the report mentioned several housing programmes but made no reference to the redevelopment of old migrant labour hostels in Langa, Gugulethu, Nyanga and Strand. He stated that He was not satisfied with the response provided in the report.

Cllr L Phakde expressed concern that the department was not doing enough to ensure that the City secured the funding required for the redevelopment programme. He stated that, over the past five years, he had not received any substantive updates regarding efforts to obtain funding from the provincial or national government. Cllr L Phakade emphasised that the City continued to spend significant amounts of money on maintaining the old migrant labour hostels, although such maintenance did not meaningfully improve living conditions. He noted that these hostels, many of which date back to the 1920s, were no longer fit for purpose and that ongoing maintenance, such as replacing doors, repairing roofs, or repainting did not resolve the underlying challenges. He questioned why substantial funds continued to be spent on maintenance when redevelopment was necessary.

Mr L Valeta responded that the Hostel Transformation/Redevelopment Programme had been discontinued by the National Government several years ago, as it no longer aligned with the National Housing Strategy. It was noted that the Human Settlements Directorate had submitted several business plans to National Government, particularly under the previous Minister, but these were not approved. He confirmed that land had been identified in Langa for redevelopment and that one site had recently been demolished to secure it in anticipation of potential future redevelopment.

MPAC members further noted that the MMC for Human Settlements had raised this issue at multiple meetings, consistently advocating for funding, although minutes of those engagements were not publicly available. Mr L Valeta added that increased maintenance funding was only made possible after the MMC motivated for a top slice of the Human Settlements Development Grant (HSDG), which allowed the City to better maintain existing hostels. He further stated that alternative housing solutions for Langa should be explored, including social housing, affordable housing, and small-scale rental units, given the age and condition of the hostel structures and the lack of national support for their redevelopment. Mr L Valeta advised that the cost of fully redeveloping the Langa hostels was now comparable to establishing a new social housing development and emphasized that the lack of available land in Langa remained a significant challenge.

Cllr L Phakade thanked the official for the response but noted his concern that, based on the information provided, migrant labour hostels in Langa, Gugulethu, Nyanga and Strand may continue to exist indefinitely. He stressed the importance of keeping the conversation open and continuing advocacy, as the housing question remains central for the communities affected.

Cllr L Phakade raised a question regarding the SSRU (Small-Scale Rental Unit) pilot projects in Eester River and Langa. He noted that, although the programme was still in its pilot phase, the City had been encouraging residents to develop small-scale rental units and stated that one of the biggest challenges experienced in these communities had been the capacity of the existing sewer system, particularly where densification had already occurred. Cllr Phakade explained that, in streets where residential flats and backyard rental units had increased, sewer blockages and overflows were occurring almost daily and asked how the increased population and associated development were being considered in relation to sewer capacity, and how the City planned to address these challenges while simultaneously promoting small-scale rental units.

Mr N Damane explained that, in Water and Sanitation's assessment, the capacity of the sewer system had been sufficient, provided that sewer lines were used correctly, and he stated that a significant portion of sewer overflows had been caused by foreign objects being placed into the sewer system rather than by a lack of system capacity. He further explained that clean-up operations frequently uncovered items such as rags, sheepskins and other materials not intended for sewer lines. Mr. N Damane noted that, while sand intrusion also occurred in some areas, routine jet-cleaning was performed to address this but emphasised that some household extensions had encroached onto sewer servitudes, making maintenance access difficult. He concluded by stating that sewer capacity was adequate if the system was used for sewage only and not misused.

Cllr L Phakade concluded that, while foreign objects did pose challenges, this explanation alone could not account for the recurring sewer failures observed in Langa, Gugulethu, Nyanga and Eester River and maintained that the City needed to acknowledge capacity constraints within the sewer network and consider them as part of planning for densification under the SSRU programme.

Mr A Maxwell responded to the earlier question relating to the SSRU (Small-Scale Rental Unit) initiative and explained that the question had been posed in relation to the organisation's SSRU pilot programme. He confirmed that in all three pilot areas identified, infrastructure planning and investment had formed part of the land-use modelling process, which assessed increased demand on infrastructure arising from densification.

Mr Maxwell stated that, as the City proceeded with identifying additional areas for SSRU implementation, including the three pilot locations, an assessment of anticipated infrastructure demand had been a key consideration and confirmed that the SSRU programme had incorporated an evaluation of increased pressure on existing infrastructure systems as part of the land-use planning approach.

Cllr L Phakade responded that the situation highlighted a lack of coherence within the City's approach and was of the view that responses provided revealed the absence of a fully integrated plan linking the SSRU pilot programme with the departments affected by increased population densities particularly Water and Sanitation and Solid Waste. He noted that Planning had undertaken its own processes, while Water and Sanitation had addressed a different aspect of the issue, demonstrating that the departments were not planning collectively.

Cllr L Phakade expressed concern about proceeding with the pilot project in the absence of interdepartmental coordination and argued that the project should have been delivered through a comprehensive, integrated plan involving all departments likely to be affected by densification. He emphasised that departments such as Solid Waste were also impacted, noting that a single household could now accommodate up to eleven families while still receiving waste services designed for a single dwelling, such as only one wheelie bin.

Cllr L Phakade stated that the City could not continue planning in departmental silos when the impacts of densification were cross-cutting and supported the intention behind the SSRU programme, acknowledging that people were increasingly moving to areas closer to the City and that affordable housing closer to workplaces was necessary. Cllr L Phakade stressed that the success of the SSRU initiative depended on coordinated planning across departments and clarified that his comments were not further questions but a response to the replies provided.

Mr A Maxwell indicated that he could provide additional information and explained that various work teams existed to support the planning process and offered to share details of how the Local Spatial Planning Office collaborated with other departments in relation to the SSRU initiative. He asked whether it would be acceptable to provide documentation demonstrating this interdepartmental coordination and Cllr L Phakade agreed and noted that he was aware of a meeting scheduled for 17 March, which related to the forthcoming launch associated with the SSRU programme.

Regarding the Housing Waiting list, Cllr N Tyhido stated that, while listening to the discussion, he had reflected on the misalignment between the City's planning cycles and the political term of office and noted that a political term lasted five years, while the planning cycle extended over seven years. He remarked that a child born at the beginning of a planning cycle would only be eligible to be added to the housing waiting list at the age of eighteen, whereas planning decisions took seven years to finalise. Cllr N Tyhido emphasised that such delays meant a child could wait more than a decade merely to be placed on the list, which illustrated a problem within the system. He stated that the realities of the housing waiting list were painful and that the explanations provided during the meeting reinforced his view that the City possessed more than enough land for formal housing but had not taken sufficient action to develop it. Cllr N Tyhido argued that, while debates around informality could be understood, the real concern arose when the City acknowledged having available land yet still failed to build on it and that the ongoing reference to “red tape” illustrated deeper structural weaknesses. Cllr N Tyhido questioned the purpose of maintaining a housing waiting list that grew continuously when little progress was made in reducing it.

Cllr N Tyido added that he would not elaborate on issues already raised by Cllr L Phakade but emphasised that the matter was not theoretical. He noted that the City had recently dealt with a sewer-related incident and expressed dissatisfaction with departmental explanations that most sewer failures occurred because residents dumped foreign objects in the sewers. He reiterated that such explanations were flimsy and lacked credibility.

Cllr N Tyhido asked whether the official genuinely believed that any meaningful progress would ever be made for people who had been on the waiting list for more than thirty years and queried whether there was a method of prioritising or grading such long-term applicants and asked what would ultimately happen to individuals who had waited decades. He added that while he accepted that some debates about informal development could be addressed in other forums, there were broader issues relating to the promotion of small-scale backyard rental units and argued that backyard densification had implications for other sectors, such as transport. He pointed out that traffic congestion on the N2 during peak hours illustrated the limitations of supporting densification without integrating transport planning, as residents who secured backyard rental units often acquired vehicles, creating new pressures on mobility infrastructure.

Cllr N Tyhido concluded by asking whether the Human Settlements Directorate believed that it would ever reach a point where it could be satisfied that it was making real progress in changing the housing situation.

The official thanked the Councillor for the question and stated that the Human Settlements Strategy had acknowledged that the City could not address the housing challenge alone and that partnerships with the private sector were essential to unlocking housing development. He explained that relying solely on state subsidies had been insufficient and reported that modelling undertaken by the City had shown that, per annum, the state would need to invest between R6 billion and R7 billion in human settlements, while the private sector would need to invest approximately R15 billion to R16 billion annually until 2040 in order to address the scale of the housing backlog referred to earlier by the Councillor. He noted that these were significant figures and that the City's own budget, together with all state housing grants combined, amounted to less than R2 billion per year and as a result, the City had already been operating at an annual deficit of approximately R4 billion in meeting sustained housing delivery needs.

The official further explained that the policy environment had been shifting and while free housing had been a central component of national housing policy since 1994, the scale of current demand required a more targeted approach. He stated that policy direction had increasingly focused on prioritising the most vulnerable, including persons over 60 years of age and individuals in other severe circumstances and noted that not all individuals within the broader housing demand were seeking a free BNG house. He statedthat for this reason, the City needed to pursue a diverse range of housing options and emphasised the importance of strengthening partnerships with the private sector to meet other housing needs, acknowledging that the BNG waiting list could not be fully addressed within the current lifetime.

The official concluded that the City's focus had therefore shifted towards ensuring that the most vulnerable received free housing, while those with some financial means could be supported through rental opportunities or affordable ownership options, depending on their circumstances.

Cllr N Tyhido stated that he accepted the response provided by the Human Settlements official and noted that the official had remarked that certain housing needs would not be met "in this lifetime," and possibly not even in the next and commented that he himself would not be present in any "next lifetime," and therefore could only raise expectations and concerns relevant to the present one.

Cllr N Tyhido said that he understood the department's focus on prioritising the vulnerable and acknowledged that this approach aligned with his own thinking but was of the view that even the most vulnerable individuals were not receiving assistance as urgent needs remained unmet. He further added that the City faced additional challenges where allocated funds, such as the

Urban Settlements Development Grant (USDG), were rolled back to National Government rather than fully utilised.

Cllr N Tyhido emphasised that there were examples of projects that had been ready for implementation but had not progressed referring specifically to the Silvertown Emergency Housing Project in Khayelitsha, which had been planned following the 2018 fire. He explained that the municipality had completed preparatory work, including installing roads and infrastructure, yet no emergency housing units had been constructed between 2018 and 2026. He questioned whether such delays suggested that progress was being deferred to the "next lifetime," despite the fact that certain interventions could still be implemented immediately.

Cllr N Tyhido added that many individuals' experiencing homelessness in other parts of the city were willing and able to pay for accommodation yet parcels of land suitable for development had not been used to support such opportunities and stated that this was the point he intended to highlight. people who were ready to contribute financially.

Cllr Southgate indicated that he wished to make an observation and a brief clarifying that he did not have any questions listed for the day's meeting but would raise questions in the next round. He stated that Human Settlements faced major challenges due to the need to provide housing and noted that in the private sector, very few developers were still constructing freestanding homes because they recognised the increasing demand for multi-storey blocks of flats, which allowed for higher densities and more efficient use of land. He commented that the community had shown strong demand for such developments.

Cllr Southgate expressed concern that the City's Human Settlements programme continued to focus largely on freestanding building units, stating that this delivery model would prevent the City from making meaningful progress in reducing the housing backlog. He asked whether the Directorate was considering multi-storey buildings as an alternative, noting that the need was for housing rather than specifically for freestanding units and added that that higher-density options would allow the City to use its land more effectively.

Cllr K Southgate concluded by stating that Human Settlements needed to start "doing things differently" if it intended to make a real impact.

Mr L Valeta confirmed that the City had already been shifting its delivery model, in collaboration with Spatial Planning and other sectors, toward higher-density housing. He stated that the Directorate had been actively identifying opportunities for densification and moving away from traditional freestanding housing models. He further confirmed that the City had been exploring multi-storey BNG developments, citing the example of similar projects in Fleurhof, Johannesburg. He stated that land scarcity required the City to make optimal use of available parcels and that multi-storey approaches were being considered as part of this strategy.

Cllr Southgate added that such changes would require community education, as many residents still believed that receiving a house meant receiving a freestanding unit. He emphasised that the City needed to shift public perceptions by explaining that adequate housing could also take the form of multi-storey developments.

Cllr J Loots asked a follow-up question directed to ED Vincent Botto regarding the Public Emergency Communication Centre (PECC). He noted that the Centre received both emergency and non-emergency calls and that the documentation indicated there were 12 emergency call takers along with EPWP call takers (averaging eight at a time). He asked whether the EPWP call takers were suitably qualified to handle emergency calls if such calls were received.

ED Botto responded that the EPWP call takers would not have been placed in the PECC if they were not suitably qualified.

Cllr Moses raised an observation regarding anticipated national developments and noted that discussions were underway regarding the White Paper on Local Government, which could result in major changes to the structure and functions of municipalities. He added that the financial model for local government was also under review and that these potential changes might significantly alter the context within which the City's plans were being developed and emphasised the need for awareness of these possible shifts when preparing long-term municipal plans.

Cllr Y Adams further raised a safety concern regarding the installation of bicycle lanes in Salt River, Woodstock, and other high-crime areas and questioned the prioritisation of such lanes, stating that cyclists were at risk of being robbed in these areas. He referred to an incident involving a former Minister who had been robbed of his bicycle and clothing during a ride. He suggested that the Department reconsider the prioritisation of bicycle lane installations in unsafe areas.

Cllr K Southgate asked the Transport Directorate whether it had ever investigated the quality of paint used for road and noted that, during winter and in high-traffic areas, road markings became almost invisible and appeared to require repainting too frequently. He questioned whether a better-quality paint should be used, suggesting that someone might be benefiting financially from the frequent repainting.

Mr R Melody responded that the Directorate had conducted research and maintained specific standards for road marking paint and acknowledged that costs increased with higher-quality paint and further that the City already had a scheduled road-marking maintenance programme and that implementation typically began after the winter months. He added that earlier research (conducted in 2017) had found that the application process, rather than the paint itself, often caused poor durability and subcontractors sometimes diluted or improperly applied the material, weakening its longevity. He stated that this remained an area requiring monitoring.

With no further questions the chairperson thanked councillors and officials for their attendance and apologised for delays caused by traffic.

It is **RESOLVED** that:

(a) the annual report be approved without reservation

(b) the Recreation and Parks Department:

   (i) Prepare and submit a revised list of upgraded stadiums, sports grounds, parks and swimming pools, specifically located in the northern suburbs, as requested in relation to Question 40 on page 7 of the report.

(ii) Exclude all ward allocation–funded projects from the revised list, as these did not fall under the Directorate's budget and created an inaccurate reflection of upgrades undertaken by the Directorate.

(iii) Verify the geographic location of facilities listed (e.g., Lord Nelson Road Park and Jim Francis Park) and ensure that only facilities within the northern suburbs were included.

(c) the Spatial Planning and Environment Directorate provide the additional information regarding the launch of the Small Scale Rental Unit (SSRU) programme, detailing the work teams supporting the planning process and documentation regarding the interdepartmental coordination between the Local Spatial Planning Office and other departments in relation to the SSRU initiative.

(d) follow-up questions in respect of responses received will be added to the MPAC Matters Receiving Attention (MRA) list of the MPAC meeting scheduled 17 March 2026.

ACTION: C MICHAELS; Z MANDLANA; A MAXWELL; R MCGAFFIN; J VAN ZYL, R ALBERTS; F ARENDSE

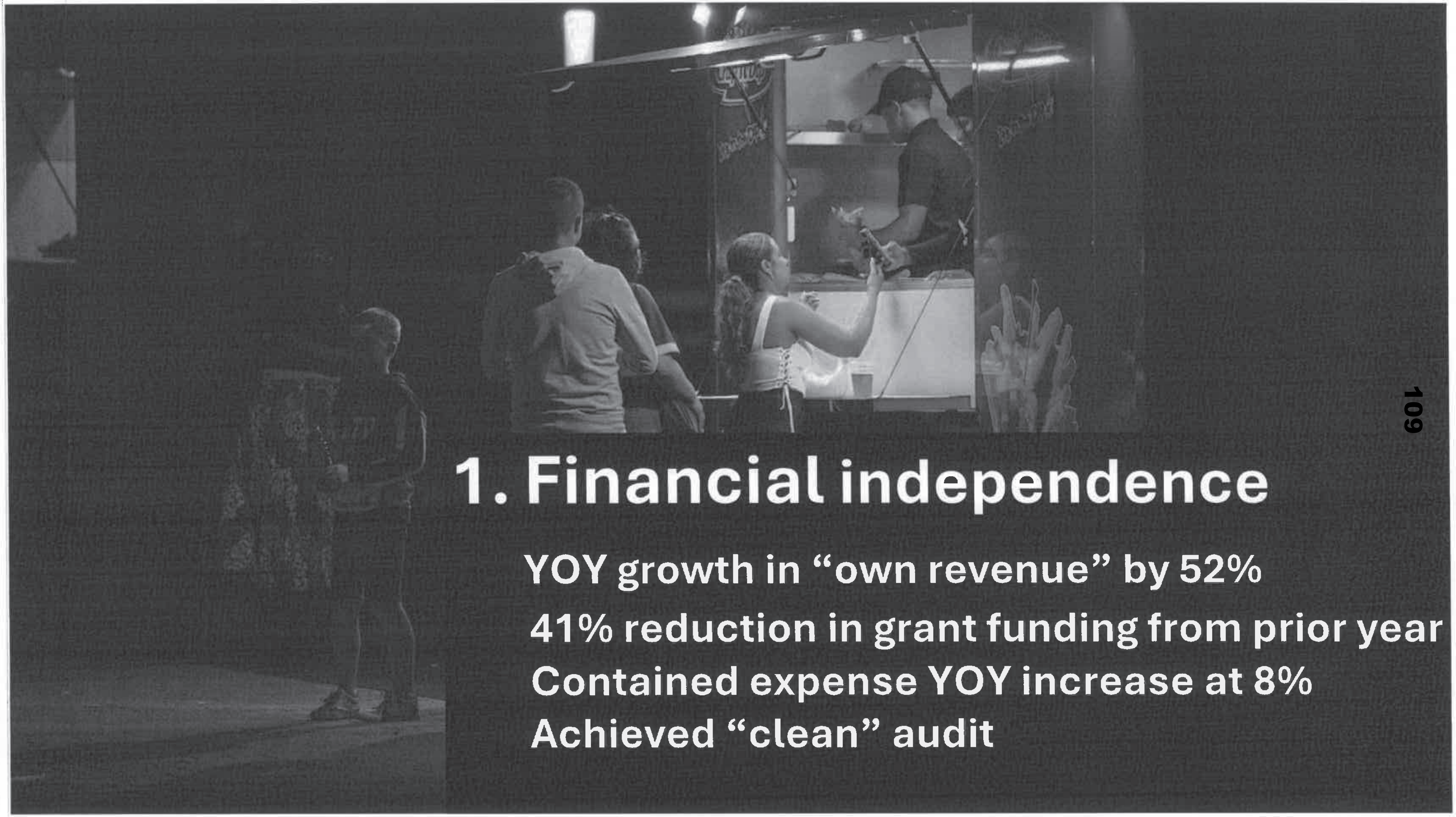
THE MEETING ENDED AT 12:30

17 March 2026

CHAIRPERSON: CLLR Y ADAMS **DATE**


048
DHL STADIUM
CAPE TOWN STADIUM (RF) SOC LIMITED
2024/25 FINANCIAL YEAR

2024/25 ACHIEVEMENTS


1. Financial independence
YOY growth in “own revenue” by 52%
41% reduction in grant funding from prior year
Contained expense YOY increase at 8%
Achieved “clean” audit

2. Event Hosting

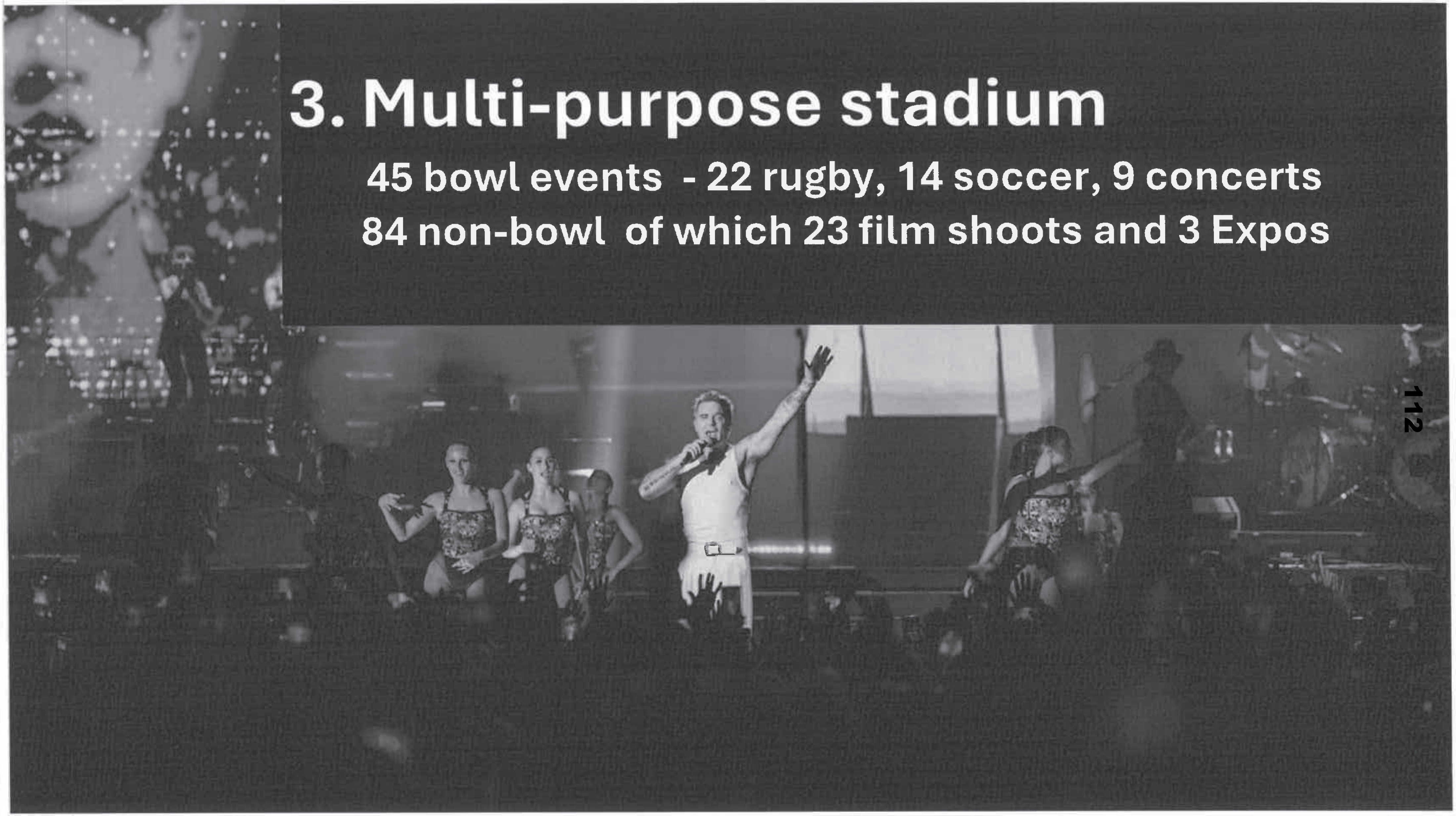
Strategic focus on large events – increase in revenue

129 events against (SDBIP Target 135)

1,055,139 spectators (SDBIP Target 850 000)

Top 5 events generated 33% of total bowl attendance and 24% of event related revenue

Springboks vs Australia
DHL Stormers vs Vodacom Blue Bulls
DHL Stormers vs Hollywood bets Sharks
Calabash
Springboks vs Barbarians


3. Multi-purpose stadium
45 bowl events - 22 rugby, 14 soccer, 9 concerts
84 non-bowl of which 23 film shoots and 3 Expos

054

4. World Class stadium

100% Compliance with maintenance programme

Capital projects: Lighting replacement, WIFI upgrades, IT Back end infrastructure, turnstiles, fire protection

5. Economic Impact

2023/24 FY – R3.3bn; 6 176 jobs

2024/25 FY – R5.2 bn; 9 565 jobs

R13,1 bn in last 3 years

Compiled by BDO

6. Responsible Citizenship

Development of CSR Policy

Environmental sustainability

Restricting consumption

7. WPS & Management – EE Designated groups

Management designation increased from 40% to 60% in 2 years

96% spend on workplace skills

SDBIP		2024/25			2023/24		
PROPERTY	INDICATOR	TARGET	ACTUAL	STATUS	TARGET	ACTUAL	STATUS
ECONOMIC GROWTH	Spectator Attendance	850 000	1 055 139		750 000	748 276	
	Number of events hosted	135	129		122	127	
PUBLIC SPACES, ENVIRONMENT, AMENTIEIES	Compliance – repairs & maintenance	100%	100%		100%	100%	
	Compliance - OHS	100%	100%		100%	100%	
CAPABLE & COLLABORATIVE GOVERNMENT	Achievement of own projected revenue	90%	113%		70%	67%	
	Opinion of Auditor General	Clean Audit	Clean Audit		Clean Audit	Clean Audit	
	Budget Spend – WBS	90%	95%		90%	96%	
	Management – EE designated groups	80%	60%		80%	50%	

The Future

Diversity revenue through property portfolio, commercialisation and best use of eventing spaces

Maintain focus on event acquisition in line with target markets

Continue strategy of operational and financial independence while maintaining sound governance

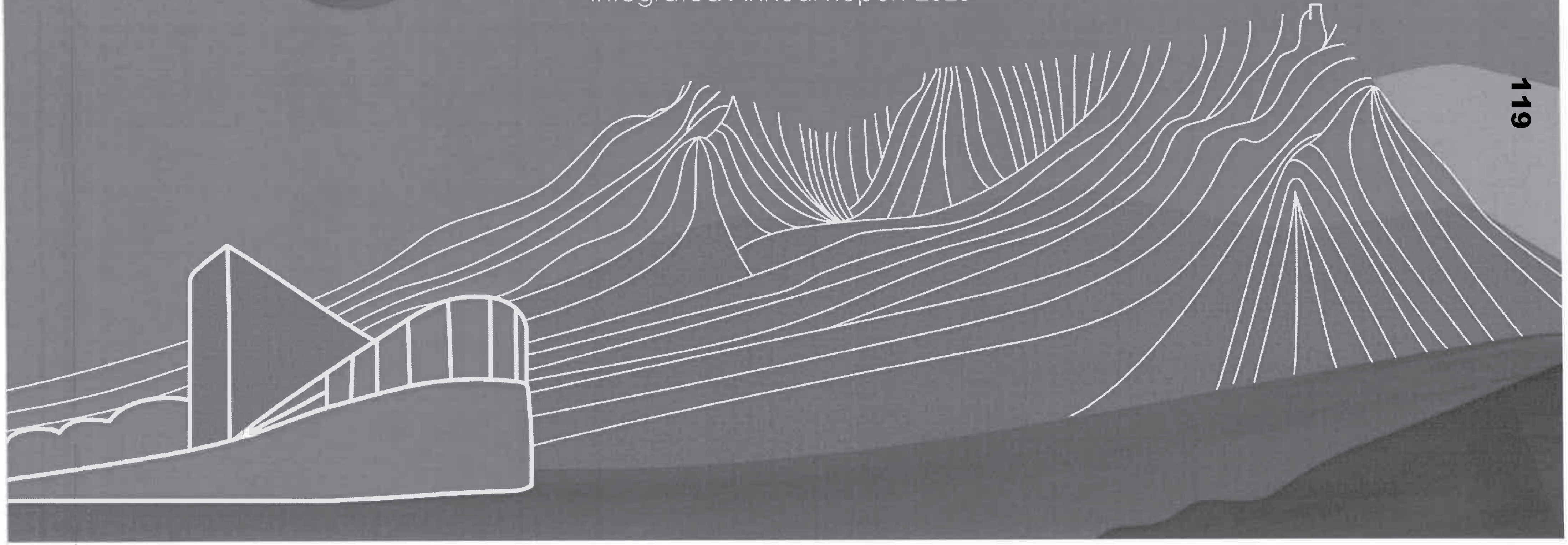
Remain a world class facility offering world class experiences

CTICC

Cape Town International
Convention Centre

VIBRANT. INNOVATIVE. UNRIVALLED.

Integrated Annual Report 2025

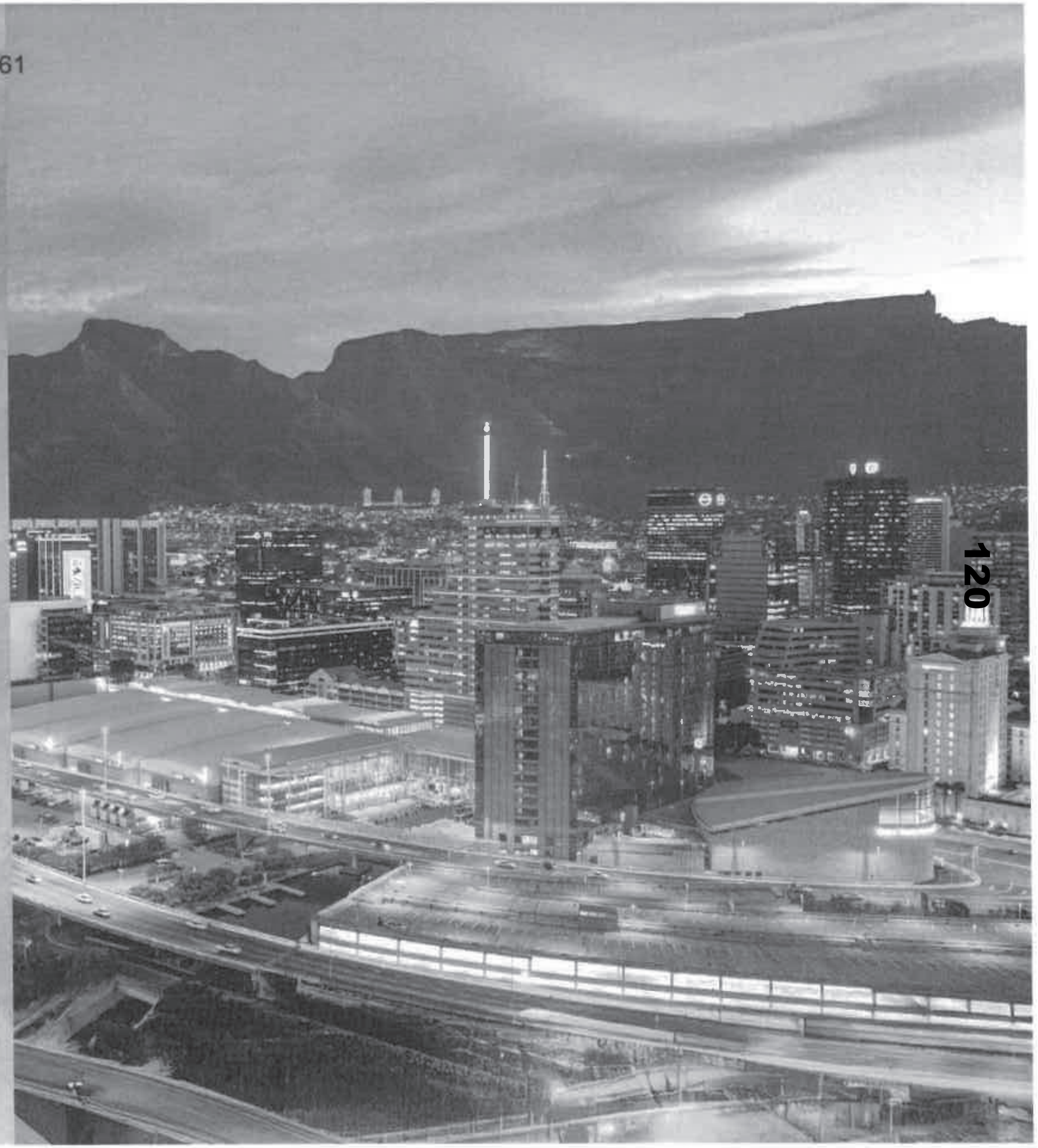


FINANCIAL PERFORMANCE

R498.9 million
Revenue (including other income)

R122.1million
EBITDA (74% improvement over the target of R70m)

R46.9 million
capital expenditure

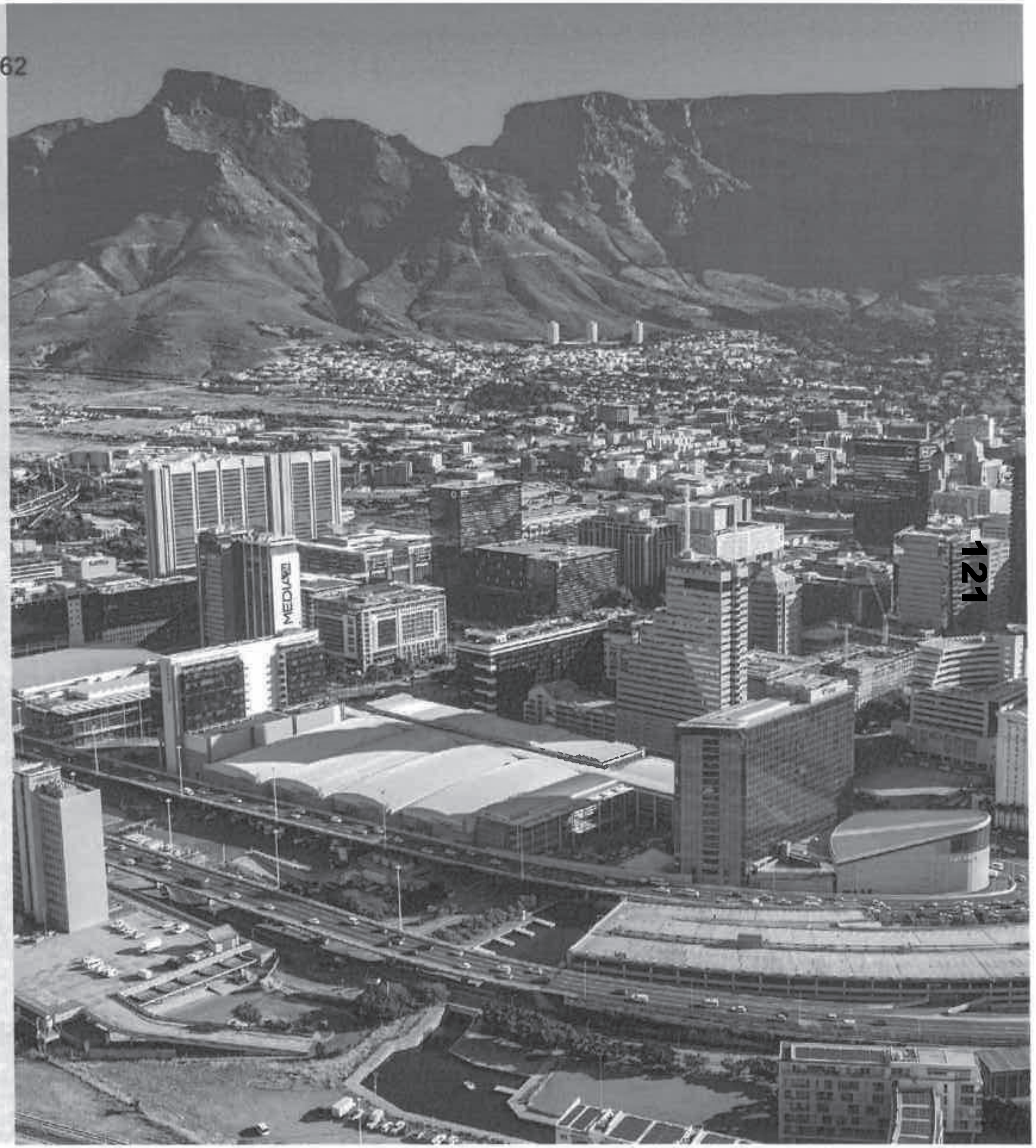


FINANCIAL PERFORMANCE

8 G20-related events
hosted during FY2024/25

R60m total revenue
representing 13% of total CTICC revenue

13 284 delegate days
boosting Cape Town's visitor economy



EVENTS HOSTED, BIG 5 (INTERNATIONAL + LOCAL)

International Events

Investing in African Mining Indaba 2025
Africa Energy Week 2024
FIP World Congress of Pharmacy and Pharmaceutical Sciences
AfricaCom 2024
FIRST® LEGO® League Open Africa Championship

Local Events

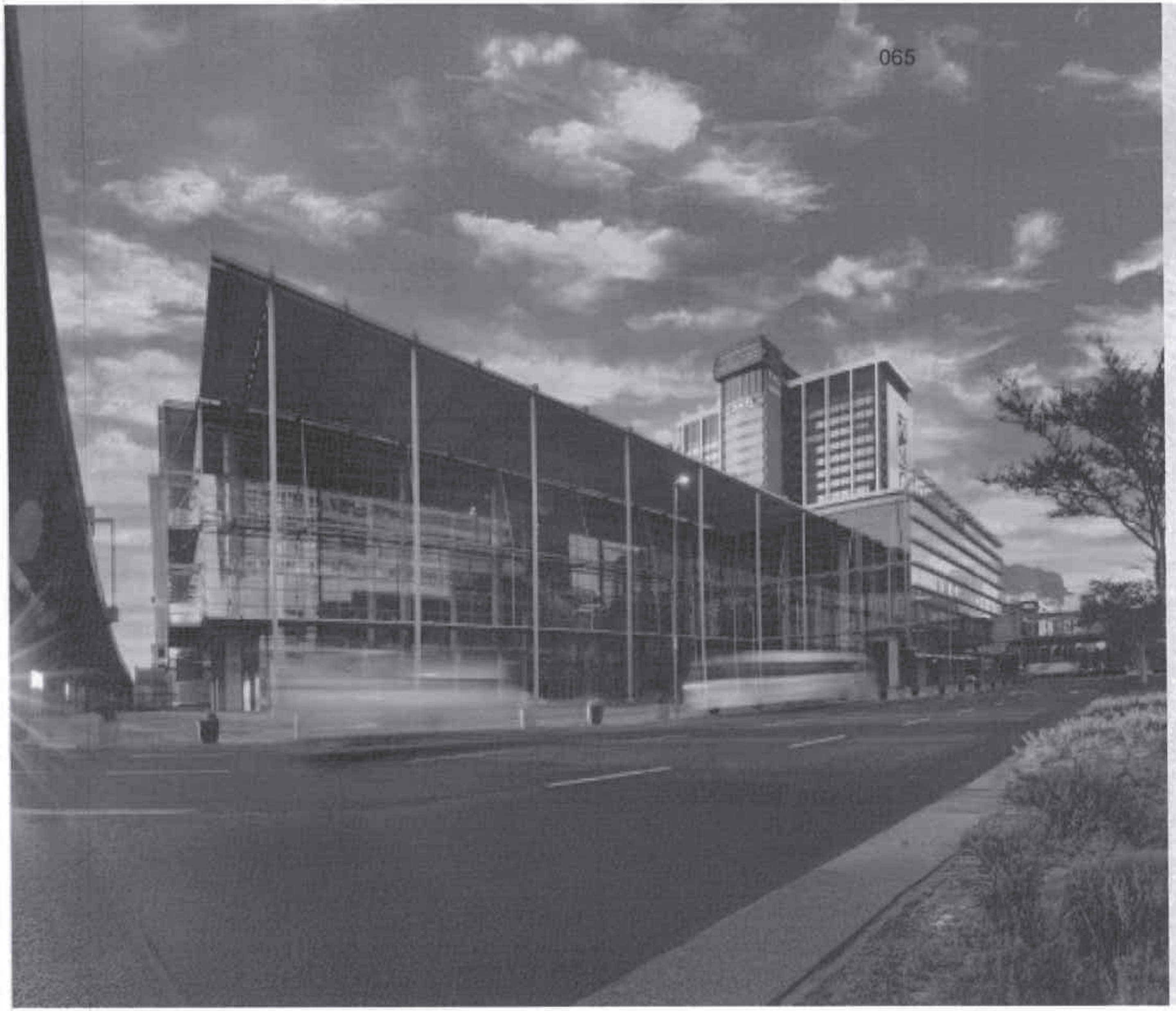
South African Council of Shopping Centres 2024
SA Innovation Summit 2024
Windaba 2024
24th Annual Board of Healthcare Funders Conference 2025
Africa Trade Conference (ATC)

PROCUREMENT, TRANSFORMATION & INCLUSION

79.4%
of procurement was with locally based partners

51%
was with women-owned enterprises.

R354 million
spent with B-BBEE-accredited partners



FINANCIAL POSITION & GOVERNANCE

R274 million
in available cash resources

clean audit
for the 13th consecutive year

AWARDS & RECOGNITION

Winner: Women in Leadership Award
2024 Africa Tourism and Leadership Forum

Winner: Most Innovative Business Tourism Destination Award
2024 Africa Tourism and Leadership Forum

Winner/Gold Award: Annual Report Award
2024 Summit Awards

Winner: Leadership Awards for Emerging Digital and Social Media
2025 Summit Awards

Winner: Best International MICE Destination
2025 Eventex Awards

Winner/Gold Award: Best African Events Destination
2025 Eventex Awards

Winner/Gold Award: Best International Convention Centre
2025 Eventex Awards

Recognition: Best Practice for Youth in Action Expo
2025 UFI Sustainable Development Award

Winner: Innovative Venue Management Project
2025 AIPC Future Shapers Programme

ECONOMIC CONTRIBUTION

R8.7bn
Total contribution to SA National GDP
R6.9bn previous year

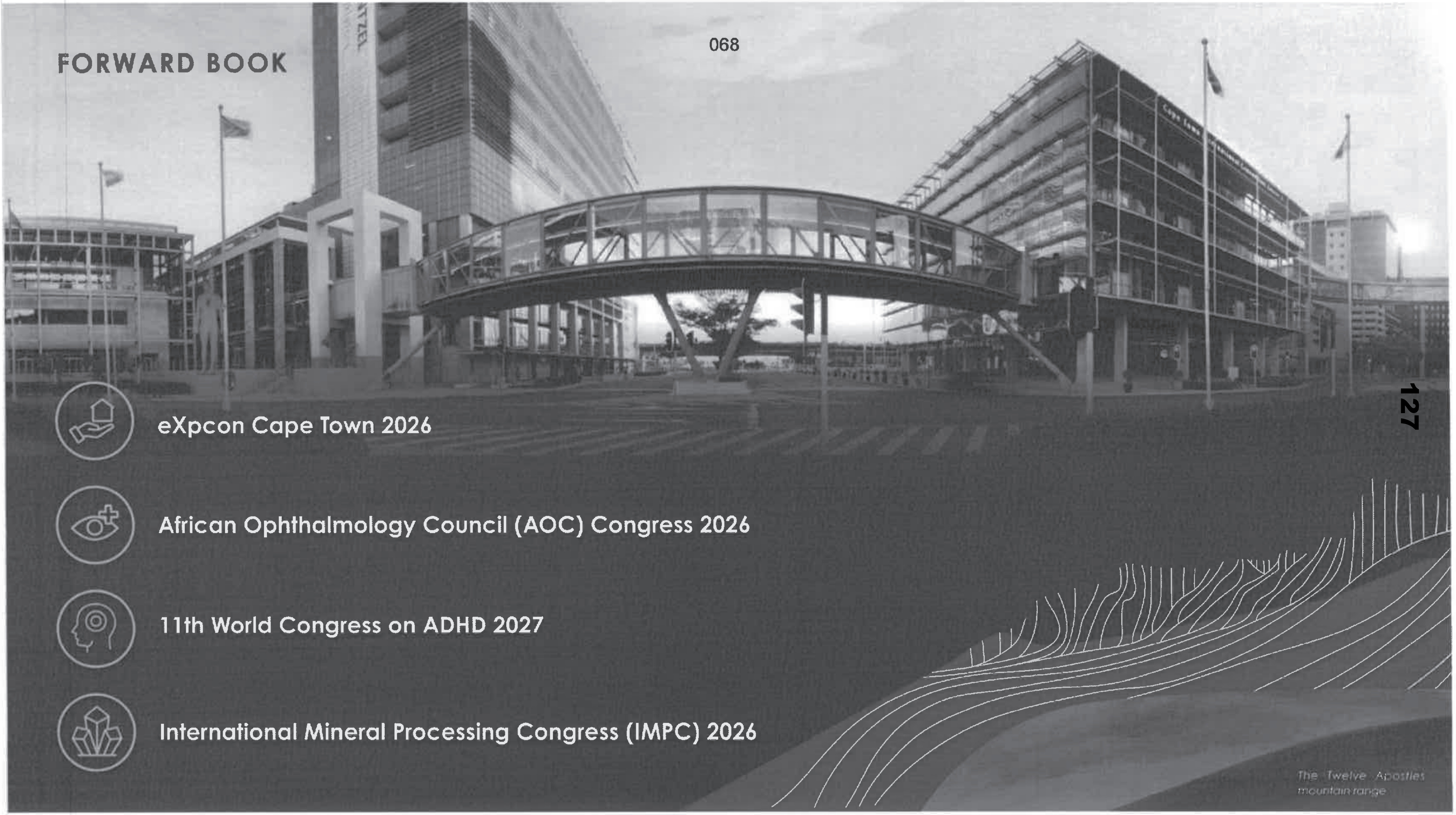
R7.9bn
Total contribution to Western Cape GGP
R6.5bn previous year

15 528
Total jobs created nationally
12 721 previous year

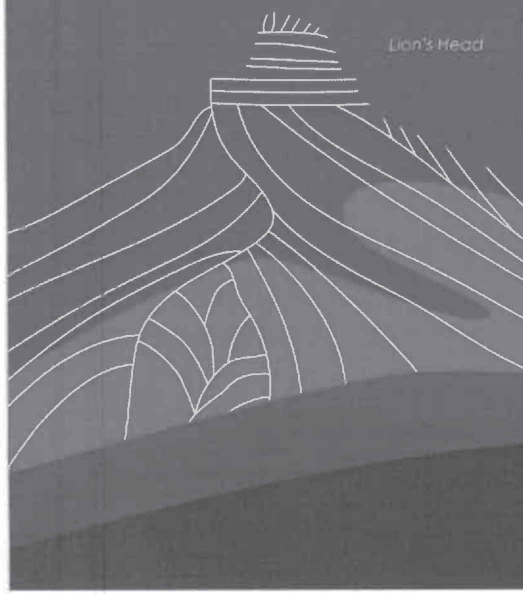
R76bn
Total contribution to SA National GDP since 2003

R66bn
Total contribution to Western Cape GGP since 2003

185 000
Total jobs generated since inception

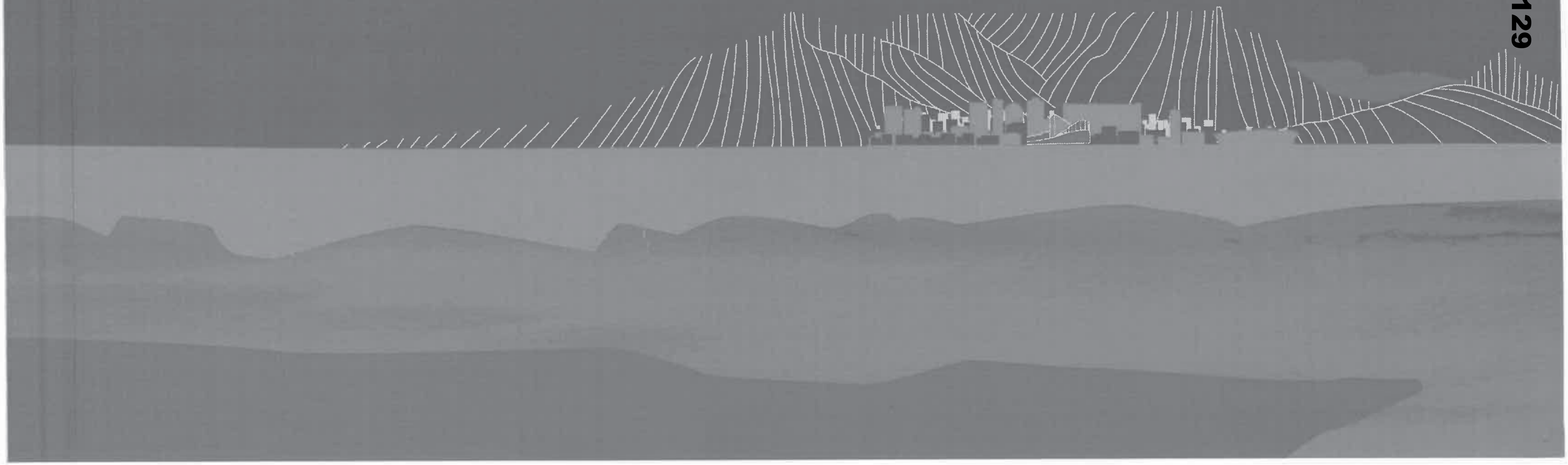

eXpcon Cape Town 2026
African Ophthalmology Council (AOC) Congress 2026
11th World Congress on ADHD 2027
International Mineral Processing Congress (IMPC) 2026
The Twelve Apostles mountain range

CONCLUSION & SUMMARY



THANK YOU

Our success is shared. Our future is collective. Our journey continues.



THE UPDATED RESPONSE TO COUNCILLOR ADAMS' QUESTION 17 ON THE CAPE TOWN STADIUM 2024/25 ANNUAL REPORT.				
QUESTIONS SUBMITTED BY MPAC MEMBERS ON THE CAPE TOWN STADIUM'S 2024/25 ANNUAL REPORT				
QUESTION	**COUNCILLOR**	**QUESTIONS**	**PAGE NO.**	**ANSWER**
17	CLLR Y ADAMS	What is the amount of money spent to date on the construction and complete maintenance of the stadium from beginning to current?	3	The total operating costs since the inception of the CTS municipal entity in February 2018, amounts to R563,143,677, of which the maintenance costs for this period amounts to R183,901,326. The total cost of the Cape Town Stadium to date amounts to R4,9 billion.

- MINUTES –

OF THE ORDINARY MEETING OF THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE HELD IN MEETING ROOM A, 5th FLOOR, PODIUM BLOCK, CIVIC CENTRE ON TUESDAY, 5 MAY 2026 AT 12:00

PRESENT

COMMITTEE MEMBERS

CAPE MUSLIM CONGRESS (CMC)

Cllr Y Adams (Chairperson) (left the meeting at 12:45)

DEMOCRATIC ALLIANCE (DA)

Cllr A Van Zyl (deputy Chairperson)
Cllr S Booysen
Cllr J Loots
Cllr C Mes
Cllr A Moses
Cllr K Southgate
Cllr J Witbooi

AFRICAN NATIONAL CONGRESS (ANC)

Cllr L Phakade (joined the meeting at 12:34)
Cllr L Tyhido

ECONOMIC FREEDOM FIGHTERS (EFF)

None

GOOD

None

FREEDOM FRONT PLUS (VF+)

Cllr E Botha-Rossouw

ABSENT WITH APOLOGY
None

ABSENT WITHOUT APOLOGY

Cllr L Mazwi

Cllr C Davids

OFFICIALS

L Mbandazayo	: City Manager
K Jacoby	: Chief Financial Officer (CFO)
Z Mandlana	: ED - Community Services & Health
L Manus	: ED - Water & Sanitation
J McNeil	: ED - Urban Waste
G Morgan	: ED - Future Planning & Resilience
E Sass	: ED - Corporate Services
R Gelderbloem	: ED - Economic Growth
N Gqiba	: ED - Human Settlements
E Capes	: Energy (Electricity Generation and Distribution)
N Slingers	: Urban Mobility (Transport Planning & Network Management)
G Stevens	: Corporate Services (Support Services)
C Benjamin	: Economic Growth (Support Services)
M Peter	: Safety and Security (Finance)
A Visser	: Safety and Security (Support Services)
L May	: Community Services and Health (Planning and Dev. and PMO)
M Mtyi	: Urban Waste Management (Finance)
A Maxwell	: Spatial Planning & Environment (Support Services)
M Durnez	: Urban Mobility (Transport Infrastructure Implementation)
J Esterhuizen	: Finance (Support Services)
D Valentine	: Finance (Treasury Services)
G Postings	: Office of the City Manager
C Maurer	: Office of the City Manager (Forensic Services)
M Natesan	: Office of the City Manager (Forensic Services)
S Thomas	: Office of the City Manager (Forensic Services)
F Arendse	: Office of the City Manager (Internal Audit)
Z Hoosain	: Office of the City Manager (Internal Audit)
S Mohamed	: Office of the City Manager (Internal Audit)
B Lufundo	: Office of the City Manager (Legal Services)
U Vassen	: Office of the City Manager (Legal Services)
R Alberts	: Corporate Services (Executive Committee Services)
G Josephs	: Corporate Services (Executive Committee Services)
J van Zyl	: Corporate Services (Executive Committee Services)

APOLOGIES

V Botto	: ED - Safety & Security
R McGaffin	: ED - Spatial Planning & Environment
R Melody	: ED - Urban Mobility
K Nassiep	: ED - Energy

MINUTES SPECIAL MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC)

5 MAY 2026

SPMPAC 01/05/26 OPENING

The Chairperson, Cllr Y Adams, welcomed everyone to the meeting.

SPMPAC 02/05/26 APOLOGIES / LEAVE OF ABSENCE

The Office of the Chief Whip confirmed no leave of absence for the Special Municipal Public Accounts Committee.

It was noted that apologies were received for Messrs. V Botto: ED - Safety & Security, R McGaffin: ED - Spatial Planning & Environment, R Melody: ED - Urban Mobility and K Nassiep: ED - Energy.

It was noted that, although some Executive Directors were absent, representatives from their respective departments were present at the meeting.

RESOLVED that it be **NOTED** that no application for leave of absence was received for this meeting.

ACTION: J VAN ZYL; R ALBERTS

SPMPAC 03/05/26 DECLARATION OF INTEREST

It was **NOTED** that Ms G Postings declared her function in terms of completing the UIFW register and processing SCM deviations in the Office of the City Manager and that Mr D Valentine declared his role in terms of the City's Annual Report.

SPMPAC 04/05/26 QUESTIONS SUBMITTED BY MPAC MEMBERS ON THE CITY'S INTEGRATED ANNUAL REPORT FOR 2024/25 AND ANSWERS GIVEN BY THE CITY MANAGER AND EXECUTIVE DIRECTORS (PHASE 2)

Councillor Southgate expressed his appreciation to the officials for their diligence, professionalism, and the comprehensive responses submitted to the questions. He acknowledged the commitment shown towards accountability, transparency, and service delivery, and commended the administration for implementing corrective measures where targets had not been met.

Cllr K Southgate posed a follow-up in respect of question 10, and enquired why the vacancies cannot be filled, is it due to budget or is it due to lack of available skills. The Executive Director Corporate Services, Mr E Sass explained that vacancies were primarily caused by a shortage of specialised skills rather than budget constraints and emphasised that positions were not filled merely to achieve targets, but rather to ensure that suitably qualified individuals were appointed. The City Manager, Mr L Mbandazayo supported this position and indicating that filling posts without the person having the appropriate skills created long-term risks for the organisation.

The City Manager and Human Resource Department would continue to monitor the vacancy rates and maintain a cautious recruitment approach to ensure appointment of suitable qualified individuals.

Question 14, Cllr K Southgate enquired whether consideration was given to rolling out the traffic fine roadshows to more areas and whether it will form part of the basket of services provided to the community by the City. Cllr K Southgate suggested that the traffic fine roadshows be expanded to improve recovery of traffic fines.

The suggestion was welcomed, and the CFO, Mr K Jacoby and undertook to explore opportunities for collaboration with community outreach programmes.

The City Manager emphasised that traffic enforcement served an important role in promoting compliance and road safety and noted the need to maintain this focus alongside revenue considerations.

It was further indicated that caution should be exercised when setting revenue targets for fines, given external factors such as court outcomes, and to ensure that enforcement continued to function as an effective deterrent.

It was noted that the CFO would explore the integration of traffic roadshows into broader community outreach initiatives to enhance revenue collection.

Question 15, relating to the Edward Road Housing Project, Cllr K Southgate enquired what the total security cost for this project? The first contractor's appointment had been terminated without significant security incidents, while the second contractor incurred substantial security costs that were exhausted within a short period.

In response, the Executive Director Human Settlements, Ms N Gqiba indicated that the detailed costs would be provided to MPAC and it was explained that the project was located in a high-risk area affected by ongoing conflict, which presented significant challenges. Ms N Gqiba explained that security requirements had been elevated due to extortion risks and instability in the area, contributing to increased costs. It was further noted that, despite these challenges, the project had to proceed to avoid financial losses and ensure continuity.

It was requested that the Executive Director: Human Settlements submit a detailed report outlining the total expenditure on security for the Edward Road Housing Project, including a breakdown of costs incurred per contractor, reasons for the escalation in security expenses, and an explanation of the measures implemented to manage risks.

Question 16, Cllr K Southgate sought clarity on due diligence processes, particularly in respect of tax compliance and Construction Industry Development Board (CIDB) grading, noting instances where contractors became non-compliant after contract award, resulting in service delivery challenges.

The City Manager explained that compliance was verified at the time of tender evaluation and award, based on a valid tax clearance certificate. The contractors could become non-compliant after award, which is beyond the control of the City as tax compliance status could change at any time.

The CFO added that due diligence checks were conducted as close as possible to final approval, as compliance status could change within a short period.

Cllr J Witbooi, raised a concern in respect of:

- the high contract cancellation rate and enquired on the measures in place by the City to reduce the high contract cancellation rate, since it takes over six months the award a contract.
- the challenges in securing contractors in high-risk areas due to crime.

In response, the CFO acknowledged cancellations as an inefficiency and indicated that these were monitored and analysed.

The CFO indicated that reasons for cancellations included non-responsive bids, market constraints, and external compliance issues and that under these circumstances, the City engaged in market preparation processes to improve response rates and, where necessary, adjusted procurement approaches.

The CFO also highlighted that additional security requirements were incorporated into contracts in high-risk areas, although participation by service providers could not be compelled. The Committee was invited to submit specific cases for further investigation and support.

Cllr Y Adams enquired what the role is of the Department of Resilience in forward planning and addressing the need of the City.

The CFO responded that resilience was a shared responsibility across all Directorates, with Executive Directors expected to proactively manage challenges within their respective areas. It was noted that, while a resilience function existed at a corporate level, operational responses were driven through collaboration across departments.

The Executive Director: Future Planning and Resilience, Mr G Morgan further explained that workforce development planning formed part of this approach, with Directorates required to regularly update plans in response to changes in technology, including artificial intelligence, as well as broader factors such as population growth, climate change, and economic conditions.

Cllr Y Adams enquired on the measures the City have in place to deal with the fuel price increases? It was further indicated that an integrated, organisation-wide approach was followed to manage external risks. In response to geopolitical developments, Mr G Morgan indicated that a coordinated scenario planning processes had been undertaken across departments to assess potential impacts, including fuel price increases, and to identify appropriate mitigation measures, with line Directorates retaining responsibility for implementation.

The CFO added that short-term impacts were being managed within existing budgets, while ongoing monitoring and longer-term planning, including potential budget reallocations, were under consideration. It was emphasised that maintaining service delivery and limiting the financial burden on residents remained key priorities.

Cllr A Moses, queried the aging of the vacancies and whether it is longer than six months.

Mr E Sass advised that while the exact figures were not immediately available, there were a number of vacancies that had remained unfilled for periods exceeding six months and that this was attributed to factors previously raised, including the scarcity of the specialised skills required for certain positions, which were not readily available in the labour market.

Mr E Sass explained that the administration maintained detailed data on these vacancies, and that regular engagements were held with Executive Directors to monitor vacancy levels and relevant performance indicators.

Mr E Sass emphasised that Executive Directors treated the matter of vacancies with seriousness, acknowledging that the administration was funded by ratepayers and that, in principle, positions should not remain unfilled unnecessarily. Mr E Sass recognised that practical constraints and operational realities impacted the ability to fill certain posts timeously.

With regard to question 19, Cllr K Southgate enquired about the use of external service providers for due diligence assessments, in terms of whether the City have recourse in instances where contractors defaults after a positive due diligence assessment was issued, for example the Southfield Canal project was cited, where a Johannesburg contractor was appointed to perform the work and did not have any tools in Cape Town which delayed the contract. Concern was raised that, instead of cancelling the contract, the contractor was permitted to appoint a sub-contractor.

Clarification was sought on whether the sub-contractor had been properly vetted, including concerns relating to contractor capacity and the oversight and management of subcontracting arrangements.

The CFO responded that due diligence practitioners were contractually accountable and could be held responsible where inaccurate or misleading assessments were provided. The CFO stated that different levels of due diligence were applied depending on the value and complexity of contracts, and that contractor performance was monitored throughout the contract period. The CFO further indicated that subcontracting arrangements were required to be disclosed to the relevant Executive Director, and that the extent of subcontractor vetting would be reviewed.

Cllr K Southgate commended the CFO for responsiveness and highlighted the importance of timely communication by officials.

The CFO undertook to investigate the specific case raised relating to the Southfield Canal project, including the adequacy of the due diligence assessment, contractor capacity, and the vetting of subcontractors, and to report back to the Committee with findings and any recommended actions.

Note: following the departure of the Chairperson, Councillor Y. Adams, the Deputy Chairperson, Councillor A. van Zyl, assumed the role of Chairperson for the remainder of the meeting.

Regarding question 22, Cllr K Southgate acknowledged the response provided and requested clarity on the lessons learnt from past procurement challenges, specifically referencing the acquisition and use of a weed harvester. Concern was raised that a recently procured weed harvester had remained unused for an extended period, with indications that operational readiness, including trained operators, had not yet been achieved.

Mr E Sass indicated that the procurement of weed harvesters had been particularly challenging due to limited supplier capacity and technical requirements, and it was further noted that while the procurement function facilitated acquisition, the operationalisation of the equipment fell within the relevant line department.

The matter relating to the readiness and utilisation of the equipment would therefore require input from the responsible operational department.

Cllr K Southgate raised concerns regarding the lack of operational readiness, including the absence of trained personnel, unclear departmental responsibility, and the apparent underutilisation of a high-value asset. Concerns were further raised regarding planning and due diligence, particularly whether the necessary operational requirements had been considered at the procurement stage.

In response, the Ms E Naude acknowledged the concerns and undertook to provide a comprehensive response.

The Spatial Planning and Environmental Directorate / Community Services and Health Directorate (Recreation and Parks Department) was requested to submit a detailed report to MPAC outlining the lessons learned from the procurement process, the current operational status of the weed harvester at Princess Vlei, clarity on departmental responsibility, operator capacity and licensing requirements, and measures to ensure effective utilisation of the asset.

Cllr K Southgate referred to question 24 relating to landfill compactor units and queried why it took so long to realise that the compactor was delivered with the incorrect blades.

The Executive Director Urban Waste, Mr J McNeil explained that the equipment had been procured according to specified requirements and imported from overseas and upon delivery and inspection in South Africa, a variance from the required specifications had been identified. Mr J McNeil stated that the supplier subsequently arranged for the correct components to be ordered and delivered, which resulted in delays due to lead times.

Mr J McNeil further indicated that, in the interim, the equipment had been utilised with the available blades, and the supplier had replaced the incorrect components at no additional cost. Mr J McNeil highlighted that a key lesson learned was the need for enhanced verification processes, including visual inspection prior to shipment, to prevent similar occurrences in the future.

Cllr K Southgate sought clarity in respect of question 32, on why sufficient persons cannot be accessed from the job seekers database when job opportunities become available. A discussion ensued regarding job seeker database and the Expanded Public Works Programme (EPWP) processes. Officials reported that while the database contained approximately 900,000 entries, only around 180,000 were verified and contactable. Officials highlighted the fact that challenges included difficulties in contacting candidates, inefficiencies in the system, and mismatches between job locations and available labour.

Councillors raised concerns about delays and the effectiveness of the current system as follows:

- Communities often distrusted the randomisation process, with perceptions that it unfairly favoured certain individuals,
- Multiple individuals from the same household being selected for the same projects, which created community tension
- Infrastructural projects had been delayed or stalled due to the inability to source suitable local labour through the system.

The City Manager acknowledged the concerns raised and confirmed that the current system had significant limitations and indicated that the administration was actively working on reforms to improve the EPWP and Job Seekers processes.

Members also raised broader considerations regarding the structure of EPWP opportunities, including suggestions for longer-term placements to enhance skills development and sustainability.

The City Manager indicated that the current EPWP model did not adequately provide sustainable skills development, as individuals were often employed for short periods without gaining sufficient long-term benefits. He proposed that longer-term opportunities, potentially extending up to 18 months, to ensure more meaningful skills development and improve employability outcomes.

The City Manager stated that fixed-term arrangements already existed within the City, such as internships and contract-based roles, and that extending EPWP participation within a defined contractual period would not create labour law complications. He indicated that such arrangements would remain compliant provided that there was no expectation of permanent employment beyond the contract period.

The City Manager emphasised the importance of maintaining appropriate governance boundaries between administrative and political roles, while recognising the need for improved system functionality and community alignment.

Cllr K Southgate referred to question 36 relating to land parcels released to the market and requested an update on the current status of these parcels a.

The Executive Director: Human Settlements, Ms N Gqiba reported that, following market engagement initiatives, several land parcels had been successfully released, while others were currently in the advertising phase. It was noted that previous challenges had largely related to limited market interest and non-responsiveness from developers; however, market engagement had yielded improved outcomes.

Ms N Gqiba indicated that the process continued to face challenges, including objections from surrounding communities and acknowledged that these factors had impacted delivery, particularly in relation to partnerships with the private sector aimed at increasing housing opportunities in the absence of grant funding. Ms N Gqiba stated that market awareness initiatives were contributing to gradual improvement.

Cllr K Southgate referred to question 37 relating to challenges experienced at the Macassar housing project and requested what the current status of the project is and enquired on the security costs during delays.

Ms N Gqiba reported that the matter was being addressed in collaboration with Supply Chain Management, with processes being fast-tracked through the City Manager's office. She indicated that a replacement contractor was expected to be appointed by August, after which construction activities would resume.

With regard to security costs concerns, Ms N Gqiba acknowledged that such costs could be significant; however, it was noted that the Macassar project differed from greenfield developments, as it formed part of a phased development with existing occupied structures, which contributed to reduced risk and associated security costs.

Cllr J Witbooi commended the Human Settlements Directorate on the innovative housing solution implemented at Maitland Cemetery and enquired about the potential for replicating the model in other areas, including its scalability and applicability to informal settlements.

In response, Ms N Gqiba indicated that the project represented a pilot of a double-storey Affordable Basic Housing Typology (ABT), which had demonstrated cost efficiencies in terms of density. It was noted that consideration was being given to expanding the model to additional sites and potentially increasing the number of storeys.

However, Ms N Gqiba highlighted that challenges remained, particularly in relation to ownership and the management of common areas in multi-storey, low-cost developments. She indicated that further work was required to establish appropriate management or cooperative models before broader rollout could be implemented.

Cllr K Southgate referred to question 41 relating to water losses and the meter replacement programme, seeking clarity on the number of faulty meters and processes followed when meters were tested and replaced.

The Executive Director for Water and Sanitation, Mr L Manus explained that faulty meters could arise due to aging infrastructure and external factors such as debris entering the system following pipe bursts. Mr L Manus further noted that the replacement programme included both aged and defective meters, and that smart meter implementation remained a phased process alongside conventional meter replacements.

Cllr K Southgate raised concern regarding the fairness of procedures followed when testing faulty meters, particularly where residents were required to pay for testing upfront and await confirmation over an extended period and enquired at what point in the process was the owner of the property responsible for the meter to be tested for it to be replaced?

Mr L Manus acknowledged the concern and indicated that procedures aimed to balance fairness to both the City and residents, while also ensuring accurate verification of consumption.

Cllr K Southgate raised additional concerns regarding leak rebate policies and quality assurance of meters, noting the importance of fairness, accountability, and proper monitoring of service delivery.

Councillor K Southgate referred to the meter replacement programme and noted that 24,708 meters had been replaced in the financial year ending June 2025, of which 7,438 (approximately 30%) were recorded as faulty. Concern was raised regarding the high proportion of faulty meters and clarification was sought on whether this related to new (blue) meters.

Mr L Manus clarified that the percentage related to meters replaced rather than the total meter base and explained that meter faults could arise due to factors such as ageing infrastructure, pipe bursts, debris, and scaling within pipelines.

Cllr K Southgate further requested clarity on the point at which a property owner becomes responsible for the cost of testing a faulty meter.

Cllr K Southgate provided an example to illustrate concerns regarding the testing process, including upfront payment, lack of communication, delays in testing, reimbursement processes, and the delay in billing adjustments despite confirmation of a faulty municipal meter and raised concern regarding the fairness of the process and the burden placed on residents.

In response, Mr L Manus explained that the process followed standard operating procedures, including a monitoring period to confirm usage accuracy and rule out further leaks and that this approach aimed to ensure fairness to both the municipality and the resident. Mr L Manus acknowledged that delays experienced were not acceptable.

A further discussion ensured regarding whether faulty meters were replaced with conventional (blue) meters or smart meters. Mr L Manus explained that the rollout of AMI meters was phased and limited to specific areas, and that conventional meters continued to be used in the interim as part of a dual system.

Additional concerns were raised regarding the once-off leak rebate policy, with suggestions that it may be unfair over the lifespan of a property. MPAC members indicated that such matters could be considered during a future policy review.

Cllr K Southgate raised a query regarding the figures presented under Question 42, noting a discrepancy between the estimated electricity losses of R74 million and recorded recoveries of R137 million. Clarification was sought on whether the recovery amount represented a cumulative figure, possibly including amounts from previous financial years.

The representative from the Electricity Department, Mr E Capes explained that the recovery process allowed for retrospective assessment over a period of up to three financial years, in line with prescriptive provisions and this involved reviewing historical consumption patterns and identifying when meter tampering, bypassing, or defects occurred. He stated that based on this analysis, an average consumption was calculated and used to recover lost revenue.

Mr E Capes confirmed that while the estimated loss of R74 million relates to a single financial year, the recovery figure of approximately R137 million includes cumulative recoveries from prior years within the allowable retrospective period.

With regard to the Electricity Prepaid meters, Mr E Capes clarified that electricity meter testing followed a similar approach, whereby fees were charged upfront and reimbursed where faults were confirmed. Mr E Capes further explained that revenue recovery figures reflected cumulative recoveries over multiple financial years.

Cllr A van Zyl indicated that the response provided to question 46 did not fully address the question as posed and requested that a comprehensive written response be submitted.

The deputy Chairperson thanked officials for comprehensive responses and members for their participation, particular appreciation was expressed to the member for detailed questions and engagement.

RESOLVED that:

(a) the component of the City's 2024/25 Integrated Annual Report (PHASE 2) be approved without reservation.

(b) the outstanding responses be included in the MPAC Matters Receiving Attention list:

(i) Question 15: The Executive Director: Human Settlements was requested to submit a detailed report outlining the total expenditure on security at the Edward Road Housing Project, including a breakdown of costs incurred per contractor, reasons for the escalation in security expenses, and an explanation of the measures implemented to manage risks in the project area.

(ii) Question 22: The Spatial Planning and Environmental Directorate (Environmental Management Department) / Community Services and Health Directorate (Recreation and Parks Department) was requested to submit a detailed report to the Committee outlining the lessons learned from the procurement process of the weed harvester, the current operational status of the weed harvester at Princess Vlei and the other water-bodies, clarity on departmental responsibility, operator capacity and licensing requirements within the responsible department, and measures to ensure effective utilisation of the asset into the future, including sweeting of the asset.

(iii) Question 46: The Executive Director: Urban Waste Management was requested to provide a detailed written response to question 46, fully addressing the matters raised, including remedial actions implemented, the impact of SOPs on turnaround times, and the inclusion of performance targets within staff performance agreements.

ACTION: J VAN ZYL; R ALBERTS; N GQIBA; R MCGAFFIN, J MCNEIL

SPMPAC 05/05/26 REPORT OF THE AUDIT AND PERFORMANCE AUDIT COMMITTEE (APAC) TO THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC) FOR CONSIDERATION DURING THE OVERSIGHT

It is **RESOLVED** that the report of the Audit and Performance Audit Committee (APAC) to the Municipal Public Accounts Committee (MPAC) for consideration during the Oversight Process, be **NOTED**.

ACTION: F ARENDSE, S MOHAMED

THE MEETING ENDED AT 14:00

Cllr Yagyah Adams (CMC)

Digitally signed by Cllr Yagyah Adams (CMC)
Date: 2026.05.19 18:12:32 +02'00'

CHAIRPERSON: CLLR Y ADAMS **DATE**

ANNEXURE B

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

A. CITY OF CAPE TOWN

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC MEETING ON 3 MARCH 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
1.	84	Cllr Y Adams	Paragraph 2. [1] States that we need more than 500 000 housing opportunities. How many houses did we physically construct in 2024/2025? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 Is this level of delivery sufficient, given the scale of the housing needs? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
2.	84	Cllr Y Adams	How many houses will be built in 2025/2026? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
3.	84	Cllr Y Adams	Paragraph 3. [3] Why mention high land costs, why does the municipality not build houses on land it owns? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 Why is the City not build housing on land already owned by the City? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
4.	84	Cllr Y Adams	Who is responsible for the red tape mentioned?	Executive Director: Human Settlements

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
5.	87	Cllr Y Adams	How many new rentals units were introduced in 2024/2025? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 (a) How many new rental units were introduced in the 2024/25 and 2025/26 financial years? (b) Were these entirely new rental opportunities or existing units being recycled by removing current tenants and allocating the units to new beneficiaries? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
6.	87	Cllr Y Adams	How many new rental units are planned for 2025/2026? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
7.	General Question	Cllr Y Adams	General question, does the City of Cape Town strictly abide by the housing waiting list, if not what are the exceptions? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
8.	98	Cllr Y Adams	Are all BRT contracts based on strict time limits and who within the City of Cape Town is responsible for monitoring the timetables? Example the Kenilworth process is experiencing major traffic chaos. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Urban Mobility
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 Who in the City is responsible for monitoring the contractors on a daily basis and why is the public being subjected to such extensive inconvenience?	

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
9.	100	Cllr Y Adams	Is the need for bicycle lanes a request from communities or is it a political decision? The lanes in Woodstock and Salt River area seems to serve no purpose. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Urban Mobility
10.	108	Cllr Y Adams	How many illegal foreigners live on our street? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Community Services & Health
11.	108	Cllr Y Adams	How many beds in total exist for homeless, what is the cost per night per person? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Community Services & Health
12.	114	Cllr Y Adams	City generated R334 million through leasing, how does this compare with the total current total financial budget? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Economic Growth
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 Is the directorate satisfied with the level of revenue generation? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
13.	114	Cllr Y Adams	City Facilities: How can we generate more income from varied sources besides taxing ratepayers? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Economic Growth
14.	114	Cllr Y Adams	How can we create a situation where heritage sites generate revenue? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Economic Growth

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
15.	114	Cllr Y Adams	City Facilities: Do we have the required skills in-house who could generate revenue? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Economic Growth
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 What steps are being taken to address the skills gap and improve revenue generation? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
16.	71	Cllr A van Zyl	What is the target for non-revenue water? Currently 24,20% **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Water & Sanitation
17.	75	Cllr A van Zyl	Have the various programmes resulted in a decline in illegal dumping? Please provide details. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Urban Waste Management
18.	85	Cllr A van Zyl	Please provide more details about the People's Housing Process. How are beneficiaries being enabled and how is it funded. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
19.	86	Cllr A van Zyl	Please name the well-located infill land parcels being referred to. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
20.	86	Cllr A van Zyl	EPHP: where are the priority housing development areas which are being referred to. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
21.	86	Cllr A van Zyl	Where are the 69 3741 ha's of land which were acquired?	Executive Director: Human Settlements

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
22.	87	Cllr A van Zyl	How is the Development Charge Fund funded? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Economic Growth
23.	87	Cllr A van Zyl	Which 4 informal settlements progressed to phase 2? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
24.	87	Cllr A van Zyl	There is no reference to refuse removal as part of the backyarder service implementation programme. Is it included? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
25.	90	Cllr A van Zyl	As part of the Invasive species management programme, several hectares were cleared. How many hectares are actually covered by invasive species? Is it included? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Spatial Planning & Environment
26.	91	Cllr A van Zyl	Which flood mitigation, ecological restoration and public spaces upgrades were implemented as part of the Advanced Upper Elsieskraal and Vygekraal River Corridor project? And please provide the specific locations. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Spatial Planning & Environment
27.	92	Cllr A van Zyl	Please provide the details of the first green infrastructure business case. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Spatial Planning & Environment
28.	92	Cllr A van Zyl	Which stadiums, sports grounds, parks and swimming pools in the Northern Suburbs were upgraded? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Community Services & Health

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 The list provided to the Committee included projects funded through ward allocation funds, which does not fall under the Directorate's budget. It was requested that the list be amended to exclude ward allocation funding, as this created an inaccurate picture of upgrades undertaken directly by the Directorate. **MATTER RESOLVED, WRITTEN FEEDBACK WAS TABLED AT THE MPAC MEETING OF 17 MARCH 2026**	
29.	51	Cllr J Loots	5.2 makes mention of evolving risks for the city and makes mention of public safety and infrastructure vandalism. Has the city's response led to a significant decrease in the issue? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Safety & Security
30.	60	Cllr J Loots	Under the Governance, risk & compliance paragraph it makes mention of material losses of R772 million for electricity and R112 million for water. What gave affect to those losses? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Energy Executive Director: Water & Sanitation
31.	71	Cllr J Loots	It states that pipe bursts have remained relatively stable hovering at 3000 to 3900 incidents annually. What is an acceptable level of these accidents and what areas are affected the most by these occurrences. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Water & Sanitation
32.	78	Cllr J Loots	The Community Satisfaction survey shows that there is a steady decline in Traffic services & Law Enforcement. What responses were given for the perceived steady decline? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Safety & Security
33.	80	Cllr J Loots	The PECC handled over 1.2 million calls. How is the performance of the PECC measured?	Executive Director: Safety & Security

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			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 Is the EPWP call takers suitably qualified to handle emergency calls if such calls were received? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
34.	100	Cllr J Loots	With regards to Road Rehabilitation & Road resurfacing, is the roads selected based on condition assessments or complaints received? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Urban Mobility
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 (a) What type of data was included in the Pavement Management System (PMS) on which the programme was based? (b) How and when were the visual condition assessments conducted? (c) Was it triggered by service requests logged, or by councillors through sub councils? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
35.	394	Cllr J Loots	How many vehicle detection systems and advanced traffic signal controllers has already been deployed in terms of the traffic signal efficiency project (and if so, what determines the area where it is implemented)? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Urban Mobility
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 (a) Are these systems only rolled out in response to fault reports, as both “malfunctioning” and “faulty” equipment appeared to be described in similar terms? (b) Will the rollout eventually occur on a larger, systematic scale?	

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			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
36.	67	Cllr L Phakade	The findings of the 2024/2025 Community Satisfactory Survey show a consistent decline from 2023 on Water and Sanitation. What is the cause of the decline in the satisfaction of communities when it comes to Water and Sanitation **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Water & Sanitation
37.	68	Cllr L Phakade	The report mentions 126 backyard dwellings which have been electrified. How many more informal dwellings are still without electricity and on the pipeline to be electrified? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Energy
38.	85	Cllr L Phakade	The report makes mention of different housing programs but makes no mention of the Hostel Redevelopment program. What is the plan in place for the redevelopment of old migrant labour hostels in Langa, Gugulethu, Nyanga, Strand? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 Why is a substantial amount of funds continued to be spent on maintenance when redevelopment is necessary? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
39.	87	Cllr L Phakade	With the implementation of the SSRU projects in Langa and Eerste River, has a consideration being made on the current pressure on the sewer line due to growing population numbers in these communities? Are there coordinated efforts between the two departments in terms of increasing the sewer capacity while increasing the housing capacity- using the SSRU project?	Executive Director: Spatial Planning & Environment

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			MATTER RESOLVED, WRITTEN FEEDBACK WAS TABLED AT THE MPAC MEETING OF 14 APRIL 2026	
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 (a) How are the increased population and associated development being considered in relation to the sewer capacity? (b) How does the City plan to address these challenges while simultaneously promoting small-scale rental units? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
40.	163	Cllr L Phakade	The CTICC is performing strongly in terms of its finances. Is the prospective sale necessary and how will it negatively impact the operations of the CTICC from what we know it to be, and how will the residents of Cape Town be affected by this prospective sale to another shareholder? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Chief Financial Officer
41.	N/A	Cllr K Southgate	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** Is the Directorate considering multi-storey buildings as an alternative? Noting that the need was for housing rather than specifically for freestanding units and added that that higher-density options would allow the City to use its land more effectively. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Human Settlements
42.	N/A	Cllr K Southgate	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** Was the quality of the paint used for road markings ever investigated? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	Executive Director: Urban Mobility

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NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2024/25 ANNUAL REPORT	RESPONSIBLE OFFICIAL
1	6	Cllr K Southgate	(a) What has the City done to build a City of Hope for All in line with its 6 strategic objectives. (b) Provide practical examples supported by hard data. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Future Planning and Resilience
2	11	Cllr K Southgate	What is it that the City is doing differently from other municipalities that is helping it to receive these positive recognitions? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Future Planning and Resilience
3	310	Cllr K Southgate	Customer Satisfaction Survey Given the recent decline: (a) What service areas or demographic segments showed the most significant drop in sentiment? (b) What are the metrics used in the survey? (a) What targeted driven data interventions is the administration implementing to restore and or improve these levels to previous benchmarks? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Future Planning and Resilience
4	10	Cllr K Southgate	While the City needs to be applauded for its infrastructure investment the question we have to ask though is: (a) How does the narrative align with the realities on the ground when residents are experiencing daily water pipe bursts, sewer blockages and collapses. (b) How are our investments for example being aligned to the lived realities of residents on the Cape Flats. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Future Planning and Resilience

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5	15	Cllr K Southgate	(a) When last did the City do a review of the indigent beneficiaries to ensure compliance. (b) How many applications were received and how many were rejected. (c) What is the total cost to the City for these services and is it sustainable? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Chief Financial Officer Director: Revenue
6	17	Cllr K Southgate	(a) What are the reasons that only 65% of the biodiversity network is formally protected and what benefits do they derive from being formally protected. (b) Is there a plan to include the other 35% in the formally protected category. If not, why not? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Spatial Planning and Resilience
7	35	Cllr K Southgate	The average payment ratio remained the same. What efforts are being proposed to improve on the payment ratios or is this an acceptable norm? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Chief Financial Officer
8	37	Cllr K Southgate	Given the amount of illegal dumping, what plans are in place to increase the amount of households receiving basic refuse removal, especially relating to backyard dwellers. (a) Why are the current 9.22% of residents not receiving the basic service located and how are these residents currently serviced? (b) How many litter booms are there and where are they located. (c) How effective have they been in preventing litter from flowing into our waterways. how often and by whom are they maintained. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Waste Management
9	38	Cllr K Southgate	What plans are in place to mitigate against the challenges identified and if not addressed what risks are the City exposed to. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Future Planning and Resilience

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				Executive Director: Safety and Security Executive Director: Corporate Services Executive Director: Future Planning and Resilience Chief Financial Officer
10	38	Cllr K Southgate	(a) What are the reasons for the vacancy rate being at 6.27%? (b) At which tier levels are these vacancies? (c) What is being done to reduce the overall vacancy percentage? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Corporate Services
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 Why are vacancies not filled? Is it due to budget or lack of available skills? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
		Cllr A Moses	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026** Is the vacancies open for longer than six months? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	

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11	38	Cllr K Southgate	95.13 % of workplace training budget spent. (a) How much training was done internally and how much training was done by external service providers? (b) What was the total cost of the external training and how many people benefitted from the training? (c) What portion of the training was accredited? (d) Were all attendees provided with certificates if not why not? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Corporate Services
12	225/6	Cllr K Southgate	(a) What was to total amount of grant funding received from the respective available grants? (b) How much remained unspent and had to be returned? (c) What were the reasons for the underspending? (d) The report on Page 225 and 226 reflects payments to PTNG that were delayed due to underperformance (Note 17) and in some cases the funding was reduced. Provide reasons for this and what remedial actions or consequence management steps were taken if deemed necessary to address the reasons for underperformance. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Chief Financial Officer
13	134	Cllr K Southgate	(a) Given the findings raised by the AGSA, can the committee outline how the audit action plan is being monitored to ensure that these matters are effectively addressed and what mechanisms are in place to prevent recurrence? (b) Can the committee provide assurance that the action plan includes clear timelines, responsible officials and consequence management and how is ongoing monitoring conducted to ensure these issues are successfully attended to? (c) How does the committee ensure that this process moves beyond compliance into sustained improvement in governance and performance?	Chief Financial Officer

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			MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026	
14	237	Cllr K Southgate	(a) Provide the total amount of fines issued and the total monetary value thereof before the adjustment? (b) What were the mechanisms employed that led to the increase in the reduction to the initial fine amount? (c) What was the actual collection amount and what percentage did that represent of the total amount of fines outstanding? (d) How many fines remained outstanding and what actions were implemented to initiate recovery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Chief Financial Officer
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 Have consideration been given to rolling out the traffic roadshow to more areas and to make it part of the basket of services provided to the community by the City? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
15	239	Cllr K Southgate	Human Settlements Directorate: (a) Provide details of the projects that could not be completed due to community unrest? (b) How many were subject to extortion? (c) How many cases were reported to SAPS? (d) What is the current status of the affected projects? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Human Settlements
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 For Edward Street housing project, what was the total security services cost?	

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			MATTER WILL BE FOLLOWED UP VIA THE SCHEDULE OF MATTERS RECEIVING ATTENTION	
16	239	Cllr K Southgate	Urban Mobility Directorate: (a) Given that the variances are linked to underperformance, technical constraints, project deficiencies, security issues and contract performance, what concrete steps are being taken to strengthen project planning, contract management and risk mitigation to ensure that these challenges do not continue to impact service delivery? (b) Can the department indicate how it is tracking progress in resolving the identified challenges – particularly technical, security and contract related issues and what measurable improvements can we expect in the next reporting cycle? (c) There appears to be a growing concern that multiple departments are consistently citing poor contractor performance as a reason for under expenditure. What due diligence processes are currently in place during procurement and adjudication to assess contractor capacity and how will these processes be strengthened to ensure that only capable contractors are appointed and held accountable for service delivery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Mobility (points a & b) Chief Financial Officer (point c)
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 With regard to due diligence in respect of tax compliance and Construction Industry Development Board (CIDB) grading, companies are awarded contracts and after the award of the contract are non- compliant in respect of tax and CIDB grading, how and why does this occur? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	

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		Cllr J Witbooi	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026** (a) What measures does the City have in place to reduce the high contract cancellation rate since it takes up to six months to award a contract? (b) How does the City navigate the challenges in the award of contracts in high-risk areas? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
		Cllr Adams	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026** (a) What is the role of the Resilience Department in forward planning and addressing the needs of the City? (b) What measures does the City have in place to deal with the fuel price increases? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 202**	
17	239	Cllr K Southgate	Water and Sanitation Directorate: The department attributed the variance to onsite challenges, particularly the identification of existing services, as well as the recruitment of local labour for IFS projects. (a) Can the department elaborate on how these challenges are being addressed to minimise delays? (b) Specifically, how the EPWP recruitment process is being managed to ensure that it is efficient, transparent and does not hinder project implementation? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Water and Sanitation

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18	240	Cllr K Southgate	Community Services and Health Directorate: The variance is predominantly because of unspent contingencies, delays in the implementation of a new night shelter, and the late receipt of quotations for various small projects, which meant that not all work planned for the 2024/25 financial year could be completed by 30 June 2025. (a) Can the department provide details of the night shelter? (b) Provide a breakdown of each of these factors, including when the delays were first identified? (c) What specific constraints led to the late quotations? (d) Why contingencies funds remained unspent? (e) What corrective measures have been put in place to ensure improved planning, timely procurement and full expenditure in the new financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Community Services and Health
19	240	Cllr K Southgate	Economic Growth Directorate: The variance is largely the result of poor contractor performance, delayed statutory approvals, and design finalisation issues. Furthermore, delays were caused by the discovery of underground services. (a) Can a detailed account be provided of each of the factors? (b) When did they first arise? (c) How did they impact on project timelines and costs? (d) What contractual or legal remedies have been perused against underperforming contractors? (e) How are statutory approvals being mitigated? (f) What interventions are in place to manage community and site related constraints to prevent recurrence? (g) There appears to be a growing concern that multiple departments are consistently citing poor contractor performance as a reason for under expenditure. What due diligence processes are currently in place during procurement and adjudication to	Executive Director: Economic Growth (points a to f) Chief Financial Officer (point g)

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			assess contractor capacity and how will these processes be strengthened to ensure that only capable contractors are appointed and held accountable for service delivery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
			ADDDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 (a) External service providers are used for due diligence assessments, does the City have recourse should contractors' default after positive due diligence assessments were issued, for example Southfield Canal project. (b) For the Southfield Canal project, was the sub-contractor vetted? **MATTER WILL BE FOLLOWED UP VIA THE SCHEDULE OF MATTERS RECEIVING ATTENTION**	
20	240	Cllr K Southgate	Energy Directorate: The variance is largely because of delays in the award and activation of tenders, the expiry of land use management approvals, fewer-than-anticipated applications for new and upgraded supplies, unutilised contingency provisions for construction and insurance, and cost savings realised on completed projects. (a) Provide a detailed explanation as to when and why these delays occurred? (b) What led to the expiry of approvals? (c) Why were contingency allocations not utilised and whether cost savings were as a result of project delays or non-delivery? (d) What corrective measures have been put in place to strengthen procurement planning, safeguard approvals and ensure that projects are completed within the financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Energy

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21	240	Cllr K Southgate	Human Settlements Directorate: The variance is predominantly the result of land acquisitions that were not registered by 30 June 2025, and projects that could not be completed in the 2024/25 financial year due to community unrest, extortion and procurement change-over before the mid-year. (a) Can the department provide a detailed account of the affected projects, including timelines for the delayed land registrations? (b) What was the nature of the and extent of the unrest and extortion incidents? (c) Which projects were affected? (d) How many cases were formally reported to SAPS and what were the outcomes of those cases? (e) What additional security measures and costs were incurred as a result? (f) What interventions have been implemented to safeguard projects, prevent further disruptions and ensure that delivery stays withing the contractual timelines? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Human Settlements
22	241	Cllr K Southgate	Spatial Planning and Environment Directorate: The variance is predominantly because of supplier and contractor capacity constraints, contractor non-performance and delays with the delivery and assembly of the hydraulic pump for the weed harvester. (a) Please provide a detailed breakdown of the of these challenges, including which suppliers and contractors were affected? (b) What actions were taken to address non-performance? (c) How did these delays impact on service delivery? (d) Please clarify whether the delayed hydraulic pump relates to any of the new recently procured weed harvesters or to an existing machine? (e) What measures are in place to ensure that newly acquired assets are fully without delay? (f) There appears to be a growing concern that multiple departments are consistently citing poor contractor performance as a reason for under expenditure. What due	Executive Director: Spatial Planning and Environment (points a to e) Chief Financial Officer (point f)

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			diligence processes are currently in place during procurement and adjudication to assess contractor capacity and how will these processes be strengthened to ensure that only capable contractors are appointed and held accountable for service delivery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 What are the lessons learnt from the procurement of the weed harvester at Princess Vlei? **MATTER WILL BE FOLLOWED UP VIA THE SCHEDULE OF MATTERS RECEIVING ATTENTION**	
23	241	Cllr K Southgate	Urban Mobility Directorate: The variance is the result of underperformance on several high-value, complex construction contracts due to technical challenges, project dependencies and contractor performance on site. Site security issues also discouraged contractors from participating in construction work packages in certain areas (a) Please provide a breakdown of the affected projects. (b) What was the nature of the technical and project discrepancies encountered? (c) What contractual remedies and or penalties have been enforced against underperforming contractors? (d) There appears to be a growing concern that multiple departments are consistently citing poor contractor performance as a reason for under expenditure. What due diligence processes are currently in place during procurement and adjudication to assess contractor capacity and how will these processes be strengthened to ensure that only capable contractors are appointed and held accountable for service delivery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Mobility (points a to c) Chief Financial Officer (point d)

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24	240	Cllr K Southgate	Urban Waste Management Directorate: The variance is largely attributed to unspent contingencies, contract price adjustment approvals that could only be paid on replacement of a component linked to two landfill compactor plant items (a) Provide a detailed breakdown of the factors, including why the contingency provisions were not utilised? (b) What were the delays in approving contract price adjustment and how did this impact on the operational availability of the landfill compactors? (c) Regarding the reported savings can the department clarify whether these are savings are the result of genuine costs efficiencies or the result of reduced scope, delays or non-implementation of planned work? What assurance can be provided has not been compromised as a result? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026** Why did it take so long to realise that the landfill compactors had the incorrect blades? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Waste Management
25	240	Cllr K Southgate	Water and Sanitation Directorate: The variance is predominantly because of contingencies provided for in the budget, a legal dispute, challenging site conditions, and delays experienced following the identification of existing services on site. (a) Can the department provide a detailed breakdown of these factors, including the nature and status of the legal dispute? (b) How was site conditions assessed prior to the commencement of the project? (c) Why were existing services not identified earlier?	Executive Director: Water and Waste

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			(d) What measures are being implemented to strengthen upfront planning, risks assessments and project scoping to prevent similar delays and under expenditure in the future? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
26	255	Cllr K Southgate	The AGSA report the following as reasons for the IR Legal services procurement not in terms of Supply Chain Management (SCM) regulations. Expenditure incurred after contract expiry. Non-compliance with the City's SCM policy, SCM regulations and sections 33, 111 and 116(3) of the MFMA (a) Provide a detailed breakdown of these instances of non-compliance including the nature and value of the transgressions as well as the departments responsible? (b) How many cases does this involve and has it been reported to MPAC or the FMB? (c) Have any officials been identified for the non-compliance and if yes, what remedial actions were implemented? (d) If no, what processes led to the non-compliance? What specific controls are being strengthened to ensure full compliance with SCM regulations to prevent recurrence? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Specialist Advisor: OCM Manager: Investor Relations and Compliance

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27	255	Cllr K Southgate	The AGSA identified interest payment, duplicate/overpayments as the reasons for the F&W expenditure. (a) Can the department provide a detailed breakdown of each category, including the amounts involved as well as the departments responsible? (b) Was interest incurred as a result of late payments? If yes, why? (c) Can the department provide the underlying causes and the officials or processes responsible? (d) How many cases does this involve and has it been reported to MPAC or the FMB? (e) What corrective actions have been taken to recover these funds? (f) What measures have been implemented to prevent further occurrences in future years? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Specialist Advisor: OCM Manager: Investor Relations and Compliance
28	258	Cllr K Southgate	What percentage of the deviations were unforeseeable emergencies vs a failure to plan correctly? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Specialist Advisor: OCM (Above R750 000) Chief Financial Officer Director: Supply Chain Management (Below R750 000)
29	298 1H	Cllr K Southgate	The City experienced major technical problems with IT systems. What is the current status of the overhaul of the application system and has there been improvements in meeting the targets? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Economic Growth Executive Director: Corporate Services

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30	299	Cllr K Southgate	Spatial Planning and Environment Directorate: (a) What impact has this variance had on overall service delivery? (b) Has the target been revisited? (c) Have new vacancies come online and have they been filled? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Spatial Planning and Environment
31	301	Cllr K Southgate	Urban Waste Management Directorate: (a) How many extortion cases were reported to SAPS? (b) Was the difficulty experienced with the recruiting local labour due to poor planning or simply because of challenges with the EPWP database? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Waste Management
32	301	Cllr K Southgate	Water and Sanitation Directorate: Provide a list of contracts affected by the challenges listed. (a) Who were the Contractors? (b) Why is there a shortage of staff and have the matter subsequently been addressed? (c) How many cases have been reported to SAPS and what is the current status of these cases? (d) Can poor contractor performance and management also be attributed as contributing to the variance? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026** Why is it that sufficient persons cannot be accessed from the job seekers database when job opportunities become available? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Water and Sanitation

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33	304	Cllr K Southgate	4.F Service requests for non-collection of refuse resolved within three days (%) (NKPI) (a) Provide a list of the detailed challenges and how each impacts on the under achievement of targets? (b) What progress has been made with finalising the SOP to streamline the administrative process linked to the C3 notification system? (c) How will the system benefit the affected communities and improve service delivery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Waste Management Executive Director: Corporate Services (C3 notification SOP)
34	304	Cllr K Southgate	4.G Percentage of valid customer applications for new electricity connections processed in terms of municipal service standards (EE 1.13) The online system to ensure smoother processing for applications is now live yet we continue to fail in meeting the targets. Please elaborate and what is the timeline to show improvements? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Energy
35	306	Cllr K Southgate	8.A Informal settlement sites serviced (number) (a) What type of community interferences and security issues were experienced? (b) How did it impact on the project? (c) What was the impact on service delivery? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Human Settlements
36	306	Cllr K Southgate	7.A Well-located land parcels released to the private sector for affordable housing (number) (a) What were the reason for the tenders being unresponsive.	Executive Director: Human Settlements

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			(b) What will be considered when a new recovery strategy is considered. What are the envisaged timelines? Here is holding property that is not generating rates, not providing housing and likely costing the City to maintain the land to keep it from being invaded. (a) What are the total costs/loss to the City following the failure to dispose of the land parcels? (b) Did the City undertake a feasibility before putting it to the market? (c) Was there a reserved price and how was the valuation determined? (d) What changes are being considered to the recovery strategy and what progress has been made to date? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 What is the current status of the land parcels released and the corrective measures implemented and how does it impact on the delivery of housing opportunities? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
37	307	Cllr K Southgate	7.C Formal housing serviced sites provided (number) Macassar housing project (a) What are the reasons for the targets having been revised downwards? (b) Has the department initiated default proceedings and penalties against the contractor? (c) Has the department considered reporting the contractor to National Treasury Restricted Supplier database to prevent them from bidding for any future City projects? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Human Settlements

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			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 (a) What is the current status of the Macassar Housing project? (b) What is the security cost for this project to protect the assets of the City? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
		Cllr J Witbooi	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026** What is the possibility Maitland Cemetery project being replicated in other areas? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
38	307	Cllr K Southgate	8.A Informal settlement sites serviced (number) Delay in appointment of contractors (a) Provide specific details for the delays in each of the mentioned projects? (b) Provide a procurement milestone report from the time of conception to the present date? (c) How many months delay was due to internal challenges, provide details? (d) It appears that several projects within the Human Settlements directorate is affected by community disruptions. What social facilitation is done prior to contractors moving on site? (e) Provide details if any statutory processes are being by passed or accelerated? (f) Is the department ensuring that fast tracking will not lead to audit queries regarding non- compliance. Provide details Due to the delays how much of grant funding is at risk at being recalled by national Treasury? (g) How does the delays affect the pricing of the contracts? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Human Settlements

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39	314	Cllr K Southgate	16.K Percentage of official complaints responded to through the municipal complaint management system (GG2.31) Despite the City's commitment to responsive and good governance, the completion rate for complaints in the municipal management system decreased from 90% to 86.29% (a) Were there any other reasons why targets had to be reviewed? (b) Were there any staff vacancies that contributed to the under achievement? If yes, what remedial actions have been implemented? (c) What is the specific timeline to returning and or improving the target of 90% performance benchmark? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Corporate Services
40	315	Cllr K Southgate	Official complaints responded to Human Settlements Directorate: (a) Have the systems related issues been resolved and will it prevent a recurrence? Provide details. Community Services and Health Directorate: (b) Has the new adjustments and procedures yielded the necessary results? Provide evidence and if not, why not? Is the remedial actions sufficient to prevent a recurrence. Urban Mobility Directorate: (c) Has the new data science solution yielded the necessary results? If yes provide evidence and If not why not? (d) How is all of the above impacting on service delivery? (e) What is the timeline to have these challenges resolved?	Executive Director: Corporate Services

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			MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026	
41	256	Cllr K Southgate	(a) Can the department provide a detailed breakdown of total water losses for the current financial year, specifically distinguishing between technical losses (e.g., pipe bursts, reservoir leaks) and administrative losses (e.g., meter inaccuracies, unauthorized usage)? (b) What is the total volume of water lost due to reported pipe bursts versus estimated losses from undetected underground leaks? (c) How does the department define and calculate "unauthorized usage," and what percentage of total non-revenue water does this currently represent? (d) What is the current average response time for repairing reported water leaks, and how does this compare to the department's Service Level Agreement (SLA) targets? (e) What progress has been made on the implementation of pressure management initiatives in high-loss zones, and what is the projected impact on the reduction of burst frequencies? (f) Can the department provide a status report on: (i) The meter replacement program, including the number of malfunctioning meters replaced in the last reporting period. (ii) What were the main causes for meters malfunctioning (iii) What is the backlog remaining? (iv) What is the main reason for the replacement of the blue meters with the smart meters? (v) What is the total costs implication vs that which was spent on the roll out of the blue meters? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Water and Sanitation

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			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 (a) Why is it that 30% of the water meters being replaced are faulty? (b) When meter is faulty, at what point is it determined that the owner of the property is responsible for the meter to be tested for it to be replaced? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
42	256	Cllr K Southgate	The annual report cites total electricity losses of 11.23%, attributing them to system operations, theft, and vandalism, alongside a R1.6 billion loss in production. Could the Department/Executive provide a detailed briefing that includes: (a) Please provide a disaggregated percentage breakdown distinguishing between technical losses (system/grid inefficiencies) and non-technical losses (theft and vandalism)? How many cases of: (i) tampering was discovered/ reported/ investigated and what was the estimated loss to the City? (ii) What actions were taken against those found guilty and how much of the losses were recovered? (b) How much of the R1.6 billion production loss is directly recoverable through insurance or litigation versus what is considered a permanent write-off? (c) What specific infrastructure hardening measures or technological interventions (e.g., smart meters, increased security patrols) are being implemented to address the 'theft and vandalism' component? What are the projected reduction targets for these losses over the next 12 to 24 months, and what is the 'allowable' loss threshold and how does that compare to industry benchmarks?" **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Energy

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			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 Estimated loss is R74 million for the year under review and the recovery is R137 million, is the recovery a cumulative amount? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	
43	298	Cllr A Van Zyl	Par 1.B How many of the job opportunities were EPWP jobs and how many were other (full time) jobs? Please advise and provide details. Quantities and duration of job opportunities. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Economic Growth
44	298	Cllr A Van Zyl	Par 1.G How is the number of days measured? From the 1st day of the application or at another stage of the process. Please indicate at what stage of the process. **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Spatial Planning and Environment
45	300	Cllr K Southgate	Par 2.C: I note the reasons provided for the lack of performance and acknowledge that some is beyond the control of the City. This is an acceptable reason. But that does not apply to the shortage of staff? Please provide the following details: (a) When could services not be rendered as a result of staff shortages. Dates. (b) Why was there a shortage of staff? (c) What structural changes are being referred to? (d) When will it be implemented? (e) And what will the cost be? **MATTER RESOLVED AT THE MPAC MEETING ON 5 MAY 2026**	Executive Director: Urban Waste Management

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46	304	Cllr A Van Zyl	Par 4.F Remedial actions: Is any other action besides "reminding staff" being implemented to ensure that the set targets will be reached in the future? Will the newly drafted SOP increase the number of days for the service requests to be attended to? Is the turnaround time included in the performance agreements/job descriptions of the responsible officials? And if so, what was the results of the performance outcomes of those officials/staff members?	Executive Director: Urban Waste Management
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 5 MAY 2026 The question was not fully addressed through the written responses thus a comprehensive written response is required and will be tabled at MPAC. **MATTER WILL BE FOLLOWED UP VIA THE SCHEDULE OF MATTERS RECEIVING ATTENTION**	

B. CAPE TOWN INTERNATIONAL CONVENTION CENTRE (CTICC)

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
1.	General Question	Cllr Y Adams	What is the total amount of ratepayer's monies invested by the City into the CTICC since inception? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 (a) Does the R3.2 million dividend referenced constituted the "profit" received by the City?	

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			(b) Clarity was required in respect of the emerging narrative that the municipality may be “divorcing itself” from the CTICC. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
2.	General Question	Cllr Y Adams	How much money have the city received back in cash? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
3.	394	Cllr J Loots	(Appendix B2: Annual Performance Management Report – Cape Town International Convention Centre): What inputs determined the target regarding total events hosted and how many events can concurrently take place at the CTICC? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
4.	185	Cllr K Southgate	I note the clean audit opinion reflected in the Auditor-General’s Report in the Annual Report. Please confirm whether any internal control deficiencies or risk exposures were identified by Internal Audit or management that did not result in audit findings, and outline the remedial actions taken. **MATTER RESOLVED AT THE MPAC MEETIN ON 3 MARCH 2026**	CTICC: CEO
5.	186	Cllr K Southgate	Which keys controls were mostly instrumental in achieving a clean audit, and what measures are in place to ensure that these controls remain effective and are not overly dependent on individual officials. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
6.	30	Cllr K Southgate	Please outline any key governance, operational and strategic risks identified and raised by Internal audit and management during the reporting period that did not result in external audit findings and how these risks are being monitored. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO

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7.	169	Cllr K Southgate	I note the reported financial position and results for the year under review. In addition to the reported results what stress testing has been performed to assess the CTICC's resilience to potential declines in event bookings or are you confident that value of your Forward Book schedule is sufficient to mitigate against such challenges. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 What are the prospects that similar (i.e. COVID-19) global disruptions could affect CTICC operations or future bookings, given that such risks were unpredictable? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
8.	229	Cllr K Southgate	I noted 1 incident of irregular expenditure. (a) What preventative controls are in place to sustain compliance? (b) Describe the preventative controls in place to sustain compliance in respect of unauthorised, irregular, fruitless and wasteful expenditure? (c) How frequently their effectiveness is monitored and tested? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 With regard to the difference in interpretation of legislation, have the CTICC fully ventilated the matter with the AGSA, and whether there was no absolute clarity on how such matters must be interpreted and handled going forward. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
9.	227	Cllr K Southgate	I noted the total value of deviations = R 30 694 338. Please outline the controls in place to ensure value for money in time-sensitive and event-related procurement processes. Were any contracts extended, amended or subjected to deviations during the year	CTICC: CEO

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			under review that did not form part of the AGSA report as it was registered as in-year reporting? and what mechanisms exist to ensure that such decisions consistently achieve value for money. Provide a breakdown of such in year approved deviations if any and the reasons for such justification **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
10.	89	Cllr K Southgate	Were any performance indicators revised, refined or reclassified during the year and how did the board satisfy itself that these changes did not dilute the credibility of performance reporting. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
11.	229	Cllr K Southgate	Please indicate whether any matters requiring disciplinary or consequence management were identified during the year other than the matter related to Irregular expenditure even where no financial loss or audit finding arose and how they were resolved? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
12.	177	Cllr K Southgate	(a) Do all senior management undergo an annual performance review? (b) If yes, what KPI's are they measured against? (c) Provide a scorecard as to how they performed. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 (a) How did the senior management score during their performance review? (b) Does all the senior managers sign a declaration of interest? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	

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13.	86	Cllr K Southgate	I note the CTICC's strategic objectives as outlined in the Annual Report. Please confirm how these objectives align with the City of Cape Town's broader economic growth and tourism strategies. Please provide a written overview of initiatives implemented to ensure. Increased access for local and emerging events; and Meaningful participation of historically disadvantaged individuals and SMMEs. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
14.	General Question	Cllr K Southgate	What risks should MPAC prioritise for oversight in the next financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
15.	395	Cllr F Botha-Rossouw	Priority: Economic Growth: Total events hosted: Target 380 / Actual 330. How has the fact that large events resulted in lower than target number of events, impacted on the annual revenue earned from hosting events? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
16.	20	Cllr F Botha-Rossouw	Empowering our people: What are the criteria for allocating bursaries to both internal and external students? Is it purely based on race equity targets or is academic performance also considered? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
17.	20	Cllr F Botha-Rossouw	Sustainable impact for people and planet: (a) What are the criteria applied when selecting Local Community Partners (LCPs) for support? (b) Which communities are served by the three LCP's (Home of Hope, Oribi and Uthando)? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC METING OF 3 MARCH 2026**	CTICC: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			(a) How many organisations apply annually who do not qualify for the LCP programme? (b) Why are there no Afrikaans-speaking community organisations in the current LCP portfolio? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
18.	115	Cllr F Botha-Rossouw	Introducing bursaries for postgraduate students: (a) What are the criteria for allocating bursaries for postgraduate studies? (b)What is the number of such bursaries per year and what fees does it include? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
19.	General Question	Cllr J Witbooi	The CTICC is doing so well. Is there is need for another facility to host conferences within Cape Town **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) Should the City consider developing another such facility? (b) Should it instead be driven by private-sector investment? (c) Is additional space within the existing CTICC available or has capacity been fully reached? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
20.	201	Cllr J Witbooi	1.16 and 1.17 what mechanisms are we putting in place to avoid these from reoccurring and what was the rote causes of these errors. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO

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21.	204	Cllr J Witbooi	3. What instrument is used to determine the current value of the assets as recorded in the financial statements **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
22.	212	Cllr J Witbooi	9.Receivables due what are the root causes, what are we doing about it and how will we prevent it from happening again **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
23.	213	Cllr J Witbooi	11. Cash has increased significantly. What are we doing about it and where will we appropriate it going forward. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
24.	215	Cllr J Witbooi	15. Client deposit decreased significantly what was the reason? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
25.	216	Cllr J Witbooi	17. Sundries what are covered under this classification **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
26.	218	Cllr J Witbooi	21. Cashflow surplus decrease, cause for this? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
27.	221	Cllr J Witbooi	28. Electricity was R 8 mil more, rout causes and what are we doing about it going forward? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 What measures are in place to reduce the electricity consumption?	

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			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
28.	226	Cllr J Witbooi	Root causes and what are we doing about it going forward **DUPLICATE QUESTION OF #27 ABOVE.**	CTICC: CEO
29.	230	Cllr J Witbooi	Root causes and what are we doing about it going forward **DUPLICATE QUESTION OF #27 ABOVE.**	CTICC: CEO
30.	N/A	Cllr J Witbooi	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) What happens to leftover food? (b) How catering decisions were made? (c) Are catering appointments transparent and not influenced by personal interests compared with other national convention centres? The food quality was perceived as lower, despite the overall excellence of the CTICC facilities. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTICC: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

C. CAPE TOWN STADIUM (CTS)

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
1.	3	Cllr Y Adams	What was the annual financial assistance received by the Stadium for 2024/2025 from ratepayers and what is the projected financial burden for 2025/2026? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 What is the estimated grant expenditure for the year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
2.	3	Cllr Y Adams	What is the amount of money spent to date on the construction and complete maintenance of the stadium from beginning to current? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
3.	3	Cllr Y Adams	When will stadium be completely financially independent of the ratepayers? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
4.	3	Cllr Y Adams	Do we have the required skills in house to make the stadium independent? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
5.	19	Cllr C Mes	Are event organisers totally responsible for their own waste removal or the ME? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
6.	5	Cllr C Mes	What is the total cost of capital projects for 24/25 financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO

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7.	5	Cllr C Mes	What is the projected cost of planned capital projects for 25/26 financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
8.	General Question	Cllr C Mes	What are the security arrangements for the stadium, event organizers or the ME? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
9.	26	Cllr C Mes	The Risk & Audit committee is made up of 5 members but only to board/ subcommittee members attended meetings, why? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
10.	51	Cllr C Mes	The AG reports that there is material misstatement in this other information that he is required to report – what is this information? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
11.	47	Cllr K Southgate	What key management controls ensured the clean audit, and which areas remain most vulnerable to regression? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
12.	21	Cllr K Southgate	How does the Board independently test management assurances, and what difficult governance decisions were taken during the year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
13.	40	Cllr K Southgate	Are all senior managers subjected to performance reviews? If, not, why not? If yes provide details of the metrics used and how they performed? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
14.	12	Cllr K Southgate	How sustainable are current revenue streams, and what risks exist to cash flow and long-term financial viability especially now that the ME has no Premier league football games? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
15.	6	Cllr K Southgate	Of the total amount of events hosted and spectators in attendance has all the events realised the projected profits/ If not, why not? Provide details **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
16.	22	Cllr K Southgate	Where targets were not met, what corrective action was taken, and how does the entity measure value for money beyond outputs? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
17.	5	Cllr K Southgate	How many SCM deviations or contract expansions occurred, and what controls prevent abuse or supplier over-reliance? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
18.	5	Cllr K Southgate	How many SCM deviations or contract expansions occurred, and what controls prevent abuse or supplier over-reliance? **DUPLICATE QUESTION OF #17 ABOVE.**	CTS: CEO
19.	5	Cllr K Southgate	How did the additional capacity in in-house supply chain management benefit the ME? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
20.	13	Cllr K Southgate	The ME facilitates storage for SuperSport outdoor broadcast vehicles. Is there an associated cost for storage or how is it managed **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
21.	22	Cllr K Southgate	Are their critical vacancies or skills gaps. If yes, how is it being addressed and how is institutional knowledge protected? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
22.	21	Cllr K Southgate	How will the 30% directly appointed staff be funded and what % of the budget will be allocated to staffing? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
23.	21	Cllr K Southgate	I note that new positions will be created, e.g. An Engineer and HR Consultant. How will these be funded? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
24.	29	Cllr K Southgate	What are the top three strategic risks facing the entity, and how often are they reviewed at Board level? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
25.	29	Cllr K Southgate	The committee had made some recommendations to the risk management plan. What were they and were they implemented? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
26.	33	Cllr K Southgate	Were there any incidents of misconduct reported? How, are misconduct cases handled, and how does the entity ensure consistent and timely consequence management? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
27.	5	Cllr K Southgate	Are you on track to becoming self-sustainable as per the agreement with the City and is the 3 – 5 years referred to aligned with that agreement?	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
28.	15	Cllr K Southgate	Corporate Social Responsibility Policy 24/25: How many beneficiaries have already benefitted from the implementation of the policy and who are they? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
29.	67	Cllr K Southgate	Film shoots and Advertising has shown a drop in income. What has attributed to that and has it been identified as a concern? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
30.	67	Cllr K Southgate	The grant from the City shows a steady decline. Is that in line with the SLA? Are the timelines of 3 -5 years for the entity to become self-sustainable in terms of the agreement with the City and are you on track to achieve this? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
31.	15	Cllr K Southgate	The ratepayer Association appears to benefit from complimentary match day tickets. How many tickets were they given and what is the monetary value of the tickets? Please list other organisations that enjoy the same benefits. **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) If the complementary tickets are part of Corporate Social Initiative (CSI), how is the value of the CSI determined? (b) How is the service made accessible to a wider audience? (c) How is the CSI project promoted? (d) How is the public informed of the availability of complimentary tickets?	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
32.	General Question	Cllr K Southgate	What risks should MPAC prioritise for oversight in the next financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
33.	401	Cllr F Botha-Rossouw	Priority: Economic Growth: In 2024/25 a total events of 129 were hosted against a SDBIP target of 135. The target was reached due to the unplanned event that took place and increased attendance at other events and the Springboks vs Barbarians test. (a) What measures are in place to reach the SDBIP targets? (b) Will CTS host the Total Sport Two Oceans Marathon in the next financial year? (c) What high profile event is planned in place of the Springboks test match in the next financial year? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
34.	8	Cllr F Botha-Rossouw	Event day Commercial overlay: (a) Should CTS convert to 100% cashless transactions? (b) How will spectators who do not necessarily have debit or credit cards be accommodated? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
35.	8	Cllr F Botha-Rossouw	The Business Lounge Membership: (a) What is the target number for VIP packages and supporter packages aim at? (b) What is the unit costs of the two packages? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
36.	10	Cllr F Botha-Rossouw	Promoting DHL Stadium: Why is the DHL Stadium not marketed in Afrikaans Radio stations such as RSG and local Afrikaans Radio stations and printed media, such as Die Burger and Bokradio?	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
37.	13	Cllr F Botha-Rossouw	SuperSport: What is the annual financial benefit for CTS from the agreement with SuperSport? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
38.	14	Cllr F Botha-Rossouw	Property Development: What are the projected timelines for the finalisation of the leasing of parking to the Granger Bay Development **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) Will the parking lease of Granger Bay Development, part form part of the stadium's revenue stream? (b) How many parking bays will be leased? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
39.	15	Cllr F Botha-Rossouw	Social Responsibility & Community Engagement: Which schools, registered charities, PBO's, NPO's and amateur sport bodies benefitted from CTS (CRS) Policy and in what manner? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026** **ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) Which schools, registered charities, PBOs and NGOs qualified to apply for the complimentary tickets (no cost)? (previous answer did not specify this) (b) Is all the registered charities, PBOs and NGOs across the metropole eligible? (c) Is the initiative limited to organisations located near the stadium? (d) Are the limited applications received may be due to a lack of awareness?	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	
40.	15	Cllr F Botha-Rossouw	Ratepayer Association engagement: (a) How many complimentary match day tickets were issued and to which Ratepayer Associations? (b) How does CTS ensure that complimentary tickets are not used for personal purposes by members of the associations? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
41.	16	Cllr F Botha-Rossouw	Light replacement project: (a) What was the total cost of the replacement of the 9 563 luminaires? (b) What would the average cost have been to maintain the existing luminaires should it not have been replaced? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
			ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026 The average annual maintenance cost is R110 000, what type of maintenance will it entail? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	
42.	18	Cllr F Botha-Rossouw	Diesel consumption: What was the total cost of the diesel consumption for the financial year 2024/2025 **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
43.	N/A	Cllr J Loots	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** The goal of the stadium is to become fully sustainable, (a) Is the stadium still aligned with the relevant timeline (b) Is the stadium currently strategically moving towards the goal of becoming fully sustainable? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
44.	N/A	Cllr J Witbooi	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) Is it appropriate to continue depending primarily on Cape Town Stadium for the benefit of the community? (b) What's the lessons learned from the grass replacement? (c) How will the pitch be better protected and maintained going forward? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026**	CTS: CEO
45.		Cllr A Moses	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** (a) Did the cancellation of the Cape Town marathon have any impact on the stadium's operational costs? (b) With the reduction of the senior managers from 6 to 4 positions, did it result in any cost savings for the entity? **MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026+**	CTS: CEO
46.		Cllr N Tyhido	**ADDITIONAL QUESTION RECEIVED AT THE MPAC MEETING OF 3 MARCH 2026** Would the stadium management and Board consider hosting a tournament or once-off annual fixture involving these high-profile teams, since there is a substantial fan base in Cape Town?	CTS: CEO

RESOLUTIONS AND ADDITIONAL QUESTIONS FROM THE MPAC OVERSIGHT MEETINGS HELD ON 3 MARCH 2026 AND 5 MAY 2026

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS RAISED BY ALD/ CLLR	QUESTIONS SUBMITTED ON THE 2022/23 ANNUAL REPORT	RESPONSIBLE OFFICIAL
			MATTER RESOLVED AT THE MPAC MEETING ON 3 MARCH 2026	

ANNEXURE C

QUESTIONS AND COMMENTS RECEIVED VIA THE PUBLIC PARTICIPATION PROCESS

A. QUESTIONS FROM THE PUBLIC

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
1.	Member of the Public	In section 7.3.3 Strategic objective 3: End load shedding in Cape Town over time, there is this sentence "Construction started on the Atlantis 7-MW solar plant, the City's first utility-scale renewable energy project, with the intention of adding battery storage system with a minimum power output of 5 MW and a storage capacity of 8 MWh by next year" The Atlantis solar plant will not be operational by the end of financial year 2025/26 and it is far from certain that it will be completed in calendar year 2026.

B. QUESTIONS FROM PORTFOLIO COMMITTEES

None

C. COMMENTS FROM PORTFOLIO COMMITTEES

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
1.	Safety and Security Portfolio Committee	City-wide visibility and sustained resourcing: The report should acknowledge that concentrated deployments can unintentionally shift crime to neighbouring areas. We recommend a clearer commitment to consistent, ward-based coverage (Neighbourhood Safety Officers and other localised visibility), supported by expanded Metro Police capacity and a sustained LEAP presence. This should be reflected as a permanent, City-wide approach, rather than periodic hotspot interventions. We further recommend formal engagement with Provincial and National Treasury to secure co-funding for this model.
2.	Safety and Security Portfolio Committee	SAPS and SANDF context: The SANDF provides only short-term stabilisation, and sustainable safety outcomes rely on a properly resourced SAPS. We recommend that the report reflects the need for ring-fenced national funding for SAPS constable recruitment, training and

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
		equipment at station level. The City's contribution should be positioned as complementary to, rather than a substitute form the SAPS mandate.
3.	Safety and Security Portfolio Committee	Justice chain and forensics: The Committee recommends including a subsection on the justice value chain, highlighting persistent bottlenecks in forensics, ballistics and case flow. The City should continue advocating for faster laboratory turnarounds, explore appropriate devolution or partnership arrangements, and report more prominently on the conversion of arrests into successful prosecutions to demonstrate outcome-level impact.
4.	Safety and Security Portfolio Committee	Organised crime and extortion: The narrative should more clearly address organised criminality, including extortion networks and community capture. We propose emphasising targeted training for specialised units, multi-agency coordination, and strengthening a sector/ward-based policing model that maintains presence while disrupting longer-term criminal structures.
5.	Safety and Security Portfolio Committee	Highways and strategic corridors: Future reports should reference the growing risk profile along the N1/N2 corridors and indicate how the City intends to supplement SAPS capacity through increased Law Enforcement/Metro Police deployment and tailored tactics to deter attacks on motorists and public transport.
6.	Safety and Security Portfolio Committee	Data, dashboards and transparency: The Committee supports the development of an integrated safety dashboard, accessible to councillors and partners, showing real-time incident trends, convictions, case backlogs, and repeat-offender information. Such a tool will enhance oversight, support evidence-based engagement with SAPS, and strengthen accountability to communities. The Committee also supports dashboards that track progress against strategic objectives and programme outcomes, enabling a clearer view of impact rather than activity alone
7.	Safety and Security Portfolio Committee	Community responsibility and public campaigns: In line with a whole-of-society approach, the report should highlight the importance of ongoing, localised engagement—including councillor-led compliance campaigns (e.g., stop-street behaviour) and strengthened neighbourhood partnerships. These efforts build trust and reinforce the role of residents as active participants in creating safer communities.
8.	Safety and Security Portfolio Committee	Outputs and outcomes: We recommend balancing reported outputs (such as arrests or confiscations) with demonstrated outcomes, including changes in priority crime categories. Where possible, the report should draw clearer links between visible enforcement, justice-system performance, and overall safety outcomes, avoiding reliance on purely volumetric indicators.

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
9.	Safety and Security Portfolio Committee	Funding: Given fiscal constraints, we support the pursuit of external grants, co-funding arrangements and intergovernmental funding to expand technology, support infrastructure protection and grow personnel capacity. This should be framed as a deliberate strategy to sustain the city-wide ward model and improve coverage along strategic corridors.
10.	Safety and Security Portfolio Committee	Conclusion: We trust that these consolidated inputs will assist in strengthening the Safety chapter of the Integrated Annual Report and ensure it reflects both the complexities of the safety environment and the practical realities within our wards. We remain available to assist in testing proposed dashboard designs and to support joint engagements with SAPS and justice-sector stakeholders.

D. QUESTIONS FROM SUBCOUNCILS

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS SUBMITTED BY	QUESTIONS SUBMITTED ON THE 2024/25 ANNUAL REPORT	RESPONSIBLE OFFICIAL
1.	38	Ald. J van der Merwe	What was the percentage spending of: (a) Ward allocations per subcouncil? (b) Subcouncil allocation per subcouncil during the 2025-financial year?	Chief Financial Officer
2.	38	Ald. J van der Merwe	(a) How many C3- notifications were logged per subcouncil? (b) How many of these C3-notifications were closed per subcouncil?	Executive Director: Corporate Services
3.	38	Ald. J van der Merwe	(a) How many meetings of the MPT took place during the 2024/2025 financial year in comparison with the previous year? (b) How many applications has been dealt with in comparison with the previous year? (c) How many of these applications were: (i) Approved (ii) Refused	Executive Director: Spatial Planning and Environment
4.	46	Ald. J van der Merwe	What was the percentage of operational spending per directorate during the 2024/2025 financial year?	Chief Financial Officer
5.	46	Ald. J van der Merwe	What was the percentage of capital spending per directorate during the 2024/2025 financial year?	Chief Financial Officer

QUESTIONS AND COMMENTS RECEIVED VIA THE PUBLIC PARTICIPATION PROCESS

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS SUBMITTED BY	QUESTIONS SUBMITTED ON THE 2024/25 ANNUAL REPORT	RESPONSIBLE OFFICIAL
6.	47	Ald. J van der Merwe	(a) How many km of pipe replacement by Water and Sanitation took place within the Boundaries of subcouncil 14 during the 2024/2025 financial year? (b) In which areas did these replacements take place?	Executive Director: Water and Sanitation
7.	104	Ald. J van der Merwe	(a) What was the total amount of lease income of the CCT sports facilities? (b) What was the total amount of expenditure on the lease income of the sport facilities? (c) What is the status of facilities management agreements of the sport facilities	Executive Director: Community Services and Health Executive Director: Economic Growth
8.	104	Ald. J van der Merwe	(a) How many holiday resorts belongs to the CCT? (b) What was the total amount of income of the holiday resorts during the 2024/2025 financial year? (c) What was the total amount of expenditure of these resorts during the 2024/2025 financial year? (d) What is the reason(s) for this shortfall?	Executive Director: Community Services and Health
9.	104	Ald. J van der Merwe	(a) What was the total amount of income of the Kogelbay holiday resort during the 2024/2025 financial year? (b) What was the total amount of expenditure of the Kogelbay holiday resort during the 2024/2025 financial year? (c) What is the reason(s) for the abovementioned figures?	Executive Director: Community Services and Health
10.	110	Ald. J van der Merwe	(a) How many spectators made use of the MyCiti Bus during the following Events at the DHL Stadium in comparison with the previous year: (i) Rugby Games (ii) Soccer Games (iii) Other Events (b) What was the total amount of income out of this service? (c) What was the total amount of expenditure on this service	Executive Director: Urban Mobility
11.	117	Ald. J van der Merwe	How many building plans were approved within the boundaries of subcouncil 14 during the past financial year?	Executive Director: Spatial Planning and Environment

NO.	ANNUAL REPORT PAGE NO.	QUESTIONS SUBMITTED BY	QUESTIONS SUBMITTED ON THE 2024/25 ANNUAL REPORT	RESPONSIBLE OFFICIAL
12.	65	Ald. J van der Merwe	How many public participation meetings per subcouncil took place during April 2025 to discuss the draft budget for the 2025/2026 financial year?	Executive Director: Corporate Services
CAPE TOWN STADIUM (CTS)				
13.	6	Ald. J van der Merwe	How many spectators attended the following events during the 2024/2025 financial year? (a) Rugby matches (b) Soccer matches (c) Other events	Chief Financial Officer
14.	8	Ald. J van der Merwe	(a) How many seats are available at the business lounge of DHL Stadium? (b) What was the occupancy per rugby match of the business lounge seating? (c) What was the total amount of income of the business lounge seating? (d) What was the total amount of expenditure of abovementioned? (e) What is the reason(s) for abovementioned figures?	Chief Financial Officer

E. COMMENTS FROM SUBCOUNCILS

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
1.	Cllr E Langenhoven	The Annual Integrated Report clearly demonstrates the City's commitment to both safety and community development. While libraries aren't traditionally considered part of security initiatives, they've evolved into vital community hubs that provide a safe space, educational opportunities, and social connection, particularly for vulnerable residents in lower income areas. Recognizing this, I propose integrating libraries into the Civil Security Collaboration Initiative (CSCI). This isn't just about books. It's about leveraging libraries as proactive crime prevention tools. Libraries already serve as safe havens, offering constructive activities and support that divert individuals from potentially harmful situations. By incorporating library staff and resources into the CSCI network, we can create a 'soft approach' to crime, fostering a sense of community and offering pathways to skills development and positive engagement. Furthermore, aligning libraries with the CSCI presents a unique opportunity to secure additional funding streams and resources currently unavailable due to the unfunded mandate. By

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
		demonstrating their value as integral components of community safety, we can leverage safety and security budgets to bolster library services and expand their positive impact on our city.
2.	Cllr J Cupido	Crime overview: Current safety & security situation / challenges violent crime remains high; murder rate above national average; gang violence, illegal firearms, substance abuse and domestic violence are key drivers; poverty, unemployment and spatial inequality underpin crime. While the Law Enforcement Advancement Plan (LEAP), neighbourhood safety teams, violence prevention through urban upgrading and expanded CCTV/EPIC systems are in place, fewer than two thirds of residents feel safe walking alone. Suggested improvements: Complement law enforcement initiatives with social development programmes that address poverty, unemployment and spatial inequality. Expand community-based policing and prevention programmes. Provide more psychological and substance abuse support and enhance gender-based violence interventions. Ensure law enforcement training emphasises professionalism, de-escalation and community engagement.
3.	Cllr J Cupido	Evolving risks: Current safety & security situation / challenges: Public perceptions of safety are worsening; crime rate remains high (5 263 incidents per 100 000 residents); vandalism of infrastructure and extortion at construction sites disrupt services; unlawful land occupation and inadequate infrastructure amplify safety risks. Suggested improvements: Adopt a coordinated risk management approach that involves law enforcement, community stakeholders and infrastructure departments. Address extortion and vandalism through targeted interventions and improved site security. Strengthen intergovernmental collaboration and expand local economic programmes to reduce unemployment and household financial pressure.
4.	Cllr J Cupido	Tactical response & One Police Service Current safety & security situation / challenges: Rising extortion and construction-related criminal networks prompted the City to create a dedicated tactical response unit. Plans are underway to integrate Metro Police, Law Enforcement and Traffic Services into a unified “One Police Service”, alongside investments in safety technology and resource optimisation. Suggested improvements:

QUESTIONS AND COMMENTS RECEIVED VIA THE PUBLIC PARTICIPATION PROCESS

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
		Ensure any unified police service operates with clear accountability and oversight. Emphasise training in human rights, community engagement and procedural fairness. Use intelligence led strategies ethically and transparently. Align safety planning with inclusive urban design and social development programmes, not solely enforcement.
5.	Cllr J Cupido	LEAP & Technology: Current safety & security situation / challenges: LEAP deployed over 1 200 officers in high-crime areas; Project 1000 is training 1 000 new officers; the City advocates for expanded metro police powers and builds SWAT capacity; surveillance technologies (CCTV, drones, ShotSpotter) and digital evidence systems are being expanded. Suggested improvements: Prioritise community centric training for new officers and ensure technology investments respect privacy and data protection laws. Balance enforcement with social programmes, such as youth development and job creation. Provide mental health support for officers and ensure equitable deployment of resources across communities.
6.	Cllr J Cupido	Partnerships & Auxiliary officers: Current safety & security situation / challenges: Technology Safety Partnerships strengthen neighbourhood watches; CareMonX integrates health emergencies; Highway Patrol and ShotSpotter improve detection; community-based CCTV and youth tech education programmes are expanding; Civil Security Collaboration Initiative (CSCI) links the City with private security, CIDs and civic groups; auxiliary officers provide extra enforcement. Suggested improvements: Ensure community safety partnerships are inclusive and equitably supported across all areas. Offer training and resources to neighbourhood watches and enforce strict privacy safeguards for community-based CCTV. Expand youth engagement and digital literacy programmes. Provide proper training and oversight for auxiliary officers.
7.	Cllr J Cupido	Holistic Crime Prevention: Current safety & security situation / challenges: The Holistic Crime Prevention Programme focuses on substance abuse prevention, education, treatment and community outreach; initiatives include the Strengthening Families Programme, targeted interventions, public awareness campaigns and Matrix® treatment sites; Civilian Oversight Committee calls for improved protective gear, trauma informed training, reforms to disciplinary processes and expanded training capacity. Suggested improvements:

QUESTIONS AND COMMENTS RECEIVED VIA THE PUBLIC PARTICIPATION PROCESS

NO.	COMMENTS SUBMITTED BY	COMMENTS SUBMITTED ON THE 2024/25 ANNUAL REPORT
		Scale up mental health and substance abuse support and integrate social services into safety planning. Ensure trauma informed training and psychological resilience are part of standard law enforcement training. Strengthen civilian oversight and accountability. Expand programmes for ex-offenders and youth mentorship to support reintegration and reduce recidivism.
8.	Cllr J Cupido	I appreciate the significant efforts outlined in the IAR to improve safety. Addressing these areas will require a holistic approach that combines effective law enforcement with social development and community engagement. Thank you for considering these recommendations.
9.	Cllr J Cupido	Justice Value Chain and Prosecution Outcomes: To better demonstrate measurable impact, I recommend that future iterations of Section 7.4 include reporting on justice value chain performance indicators, including: Arrest-to-prosecution conversion rates, case withdrawal and conviction trends, forensic and ballistics turnaround times, case flow bottlenecks affecting serious and organised crime. Including these metrics would allow for clearer assessment of outcome-level impact beyond arrest volumes and enforcement activity.
10.	Cllr J Cupido	Sustained Ward-Based Visibility Model While hotspot deployments remain important, the report would benefit from clearer articulation of a sustained, ward-based visibility model to prevent displacement of crime into neighbouring areas. This approach would ensure: Equitable deployment across communities, consistent localised presence, reduced spatial concentration effects. Explicitly framing this as a City-wide model would strengthen alignment with equitable service delivery principles.
11.	Cllr J Cupido	Strategic Corridors and High-Risk Transport Routes: Given emerging risk patterns, it would be beneficial for the safety chapter to reference the growing vulnerability of strategic corridors and transport routes, including major highways. Targeted visibility, intelligence-led interventions and coordinated operations along high-risk routes would demonstrate proactive adaptation to evolving criminal activity patterns.
12.	Cllr J Cupido	Integrated Safety Dashboard and Transparency Measures: To strengthen oversight and evidence-based planning, I recommend inclusion of an integrated safety performance dashboard framework that tracks: Real-time crime trends, Outcome-based indicators, Justice system linkage metrics, Repeat offender patterns, Geographic deployment balance. This would enhance transparency, support data-driven decision-making and improve strategic coordination with SAPS and justice-sector partners. These additions are submitted in the spirit of strengthening the operational clarity, accountability, and measurable impact of the Safety & Security section of the Integrated Annual Report.

ANNEXURE D

**REPORT OF THE AUDIT AND PERFORMANCE AUDIT COMMITTEE
TO THE MUNICIPAL PUBLIC ACCOUNTS COMMITTEE
ON THE CITY OF CAPE TOWN'S 2024/25 INTEGRATED ANNUAL REPORT**

PURPOSE

To provide a report to the Municipal Public Accounts Committee ("MPAC") in support of its oversight function, and to inform the MPAC oversight report.

MANDATE AND AUTHORITY

The Audit and Performance Audit Committee ("APAC" or "the committee") is mandated in terms of section 166 of the Municipal Finance Management Act, Act 56 of 2003 (MFMA). These mandatory requirements together with best practice guidelines are used to determine the APAC's Terms of Reference (ToR), which was approved by MayCo on 16 September 2025 (MC 50/09/25). Key areas of focus pertinent to this report:

- 7(k)(ii): The APAC Chairperson must submit a report at least annually, or at other intervals, to the MPAC, for consideration during the MPAC engagements on the oversight report.

- The APAC has the following responsibilities related to the Annual Financial Statements and the Integrated Annual Report:
  - 6.5(e): Review the integrity of the information included in the final Integrated Annual Report before release, by considering the work and results of assurance providers (e.g. external and internal audit) relating to the validity, accuracy and completeness thereof.
  - 6.5(k): Consider the Integrated Annual Report with recommendation to MPAC regarding onward submission to Council.
  - 7(e): APAC will report to Council on how it has fulfilled its duties during the financial year. This report is included in the Integrated Annual Report of the City and its entities.
  - 7(g): APAC should have regard to all factors and risks that may impact on the integrity of the Integrated Annual Report, aligned to its role and functions.
  - 7(h): The APAC must review the disclosure of sustainability issues in the Integrated Annual Report to ensure that it is reliable and does not conflict with the financial information.

The APAC chairperson is available to discuss the report if requested by the MPAC chairperson.

RELATED AUDIT REPORTS

The APAC has considered the work performed by Internal Audit (IA) and the Auditor-General of South Africa (AGSA) on the Integrated Annual Report (IAR) in exercising its responsibilities and as required by its ToR.

Section 79A(3)(b) of the Local Government: Municipal Structures Amendment Act, Act 3 of 2021, requires the MPAC to review internal audit reports together with comments from the management committee and the audit committee and make recommendations to the municipal council. To assist MPAC in fulfilling this mandate, APAC wishes to draw MPAC's attention to the following areas flowing from APAC's activities during the year, including the quarterly review of IA projects completed, as required by section 165(2)(b) of the MFMA, and IA's Annual Statement on Governance, Risk Management and Internal Control Processes within the City of Cape Town for the year ended 30 June 2025:

- A matrix (based on COSO – Committee of Sponsoring Organizations of the Treadway Commission) is applied to measure and provide an opinion on the overall governance, risk management and internal control processes of the City. The overall assessment rating for 2024/25 was calculated at 2.95, compared to 2.73 in the previous financial year, which falls into the "Some Improvement Needed" category. The rating of "Some Improvement Needed" indicates that a few specific control weaknesses were noted. However, in general, controls evaluated are adequate, appropriate, and effective to provide reasonable assurance that risks are managed and/or objectives are met.

- Audits conducted differ from year to year and is dependent on the City's risk profile identified during the compilation of the annual risk- based audit plan and adjustment audit plan. The basis of comparatives used may therefore differ from year to year as the City's risk profile evolves from year to year.

- The overall ratings for the 29 assurance audits completed are:
  - Effective: 14% (2023/24: 11%)
  - Some improvement needed: 69% (2023/24: 67%)
  - Major improvement needed: 17% (2023/24: 22%)
  - Unsatisfactory: 0% (2023/24: 0%)

- Main root causes identified from the 29 assurance audits conducted in 2024/25 are:
  - Lack of and/or the inadequacy of existing processes, policies, SOPs and procedures (15 of the 29 audit reports = 52%).
  - Inadequate/ lack of management review, supervisory checks and oversight (17 of the 29 audit reports = 59%).
  - Inadequate/ lack of supporting evidence/information/records management processes (15 of the 29 audit reports = 52%).
  - Resource/Capacity constraints, inadequate/ lack of awareness/ skills/ guidance and training (10 of the 29 audit reports = 34%).
  - Lack of communication/collaboration/coordination/liaising (7 of the 29 audit reports = 24%).
  - Inadequate/ lack of monitoring activities (15 of the 29 audit reports = 52%).

- Follow-up audits are performed to determine if corrective actions agreed to by line management, in respect of audit findings from previous audits, have been implemented. The directorates' Key Operational Indicator for Percentage Internal Audit recommendations resolved has a target of 75% and follow-up audit results indicated that 88% (2023/24: 89%) of audit findings previously reported were addressed.

Internal Audit also completed an advisory review on the draft Annual Financial Statements where issues were raised with management for action. In addition, risks and opportunities with value-adds were shared. The report also gave the APAC comfort that subsections 6.5(b), 6.5(d) and 6.5(i) of the APAC ToR had been achieved.

The committee is satisfied that the controls evaluated are generally adequate, appropriate, and effective in providing reasonable assurance that risks are being managed and/ or objectives are met. The AGSA has acknowledged that management had identified and accurately disclosed as well as decisively dealt with irregular expenditure, and that there were no additional irregular or fruitless and wasteful expenditure identified during the audit process. This corroborates the culture of accountability within the City.

Notwithstanding significant challenges during the year under review, the City has exhibited growth and efficacy, effective governance, increased accountability, and transparency. The APAC congratulates the City's management on achieving an unqualified audit report on the Annual

Financial Statements for the 20th consecutive year. This is an excellent achievement, and we commend the entire management team for the hard work that went into this excellent achievement. It is no easy feat achieving this outcome.

The AGSA has raised a material non-compliance finding regarding five contracts that are deemed to be non-compliant with SCM regulations 21(b) and 28(1)(a)(1). Once resolved by management, any necessary adjustments to procedures will be implemented to ensure future consistent application. We will continue to monitor this matter closely and ensure that agreed corrective actions are taken to address any confirmed internal control deficiencies.

CONCLUSION

In terms of the MFMA Circular No. 32 of March 2006, relating to The Oversight Report, the APAC has the following to bring to the attention of the MPAC:

- A Report of the APAC for year ended 30 June 2025 is included in the Integrated Annual Report.
- As part of its continual monitoring and assurance, an Outstanding Matters Schedule is maintained on the APAC agenda and matters not finalised are followed up at subsequent meetings, until resolved.
- APAC maintains oversight of the key performance areas and the control environment through ongoing monitoring of indicated activities and controls, challenges and shortcomings.
- APAC monitors the implementation and maturity of the combined assurance process, integrated thinking and other initiatives to enhance governance. Risk identification, mitigation plans, and achievement of targets are robustly engaged to ensure relevance on a continuing basis.
- Governance enhancements include:
  - Management and monitoring of corrective actions to be implemented to address internal control findings, ethics, loss and risks
  - Information technology governance
  - Application of good corporate governance based on King IV
- Enhanced focus by APAC on:
  - Continued focus on the implementation and maturity of combined assurance
  - Ethics and Forensic findings and recommended management actions
  - Legal matters, including contingent liabilities
  - Governance and control improvements
  - Proactive management of critical risks
  - Compliance
  - Information, Communication and Technology (IC&T)
  - Environmental/climate change
  - Thefts and losses

The City's Integrated Annual Report presents performance against all key commitments, and the committee is satisfied with the progressive continuous improvement made by the City and expressed appreciation to the City Management and all internal and specialist assurance providers and recommends the City's Integrated Annual Report for onward submission.

Tom Blok
Chairperson: Audit and Performance Audit Committee
Date: 23 April 2026