

**MINUTES****OF A MEETING OF SUBCOUNCIL 24 OF THE CITY OF CAPE TOWN HELD IN THE SKYPE MEETING ON THURSDAY, 21 JANUARY 2021 AT 10:00****PRESENT****COUNCILLORS**

| Name                | Ward | Party | Notes       |
|---------------------|------|-------|-------------|
| Ald. Stuart Pringle | 84   | DA    | Chairperson |
| Gregory Peck        | 15   | DA    | Ward Cllr   |
| Victor Isaacs       | 109  | DA    | Ward Cllr   |
| Xolisa Ngwekazi     | 95   | ANC   | Ward Cllr   |
| Danile Khatshwa     | 96   | ANC   | Ward Cllr   |
| Siqhamo Batala      |      | DA    | PR Cllr     |
| Franklyn Raymond    |      | DA    | PR Cllr     |
| Anda Ntsodo         |      | DA    | PR Cllr     |
| Amos Komeni         |      | ANC   | PR Cllr     |

**OTHER COUNCILLORS**

| Name | Ward | Party | Notes |
|------|------|-------|-------|
| None |      |       |       |
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**ABSENT WITH APOLOGIES**

| Name | Ward | Party | Notes |
|------|------|-------|-------|
| None |      |       |       |
|      |      |       |       |
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**ABSENT WITHOUT APOLOGIES**

| Name | Ward | Party | Notes |
|------|------|-------|-------|
| None |      |       |       |
|      |      |       |       |

**OFFICIALS**

| <b>Name</b>          | <b>Representing</b>       |
|----------------------|---------------------------|
| Adele Bannister      | Property Management       |
| Melani Ohlson        | Transport Department      |
| Anneke Klue          | Property Management       |
| Raafiq Kolia         | Property Management       |
| Sirraaj Samsodien    | Informal Settlements      |
| Rafiek Khan          | Recreation & Parks        |
| Theo Booysen         | Recreation & Parks        |
| Siphathise Dyongo    | Area Economic Development |
| Steven Davids        | Solid Waste Management    |
| Thembisa Gqamane     | Water & Sanitation        |
| Chuma Nombewu        | Water & Sanitation        |
| Sigqibo Nogaya       | Water & Sanitation        |
| Goodman Rorwana      | Subcouncil 24             |
| Chrystal Frantz      | Subcouncil 24             |
| Chrizelda Kleinsmith | Subcouncil 24             |
| Bulelwa Mamba        | Subcouncil 24             |
| Magdelina Molefi     | Subcouncil 24             |

**ACRONYMS FREQUENTLY USED IN MINUTES**

|         |  |
|---------|--|
| Ald.    | Alderman                               |
| ANC     | African National Congress              |
| Cllr(s) | Councillor(s)                          |
| COCT    | City of Cape Town                      |
| DA      | Democratic Alliance                    |
| MAYCO   | Mayoral Committee                      |
| NGO     | Non-Governmental Organisation          |
| MURP    | Mayoral Urban Regeneration Programme   |
| CCTV    | Close Circuit Television               |
| SAPS    | South African Police Services          |
| VAT     | Value Added Tax                        |
| RNSS    | Resumption of Normal Services Strategy |
| MRA     | Matters Receiving Attention            |
| AED     | Area Economic Development              |
| PTI     | Public Transport Interchange           |

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| <b>STANDARD BUSINESS</b> |
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**24SUB 1/1/2021 OPENING AND PRAYER/MOMENT OF SILENCE**

The Chairperson welcomed all present to the meeting and a moment of silence was observed in memory of our colleagues, the staff who is assisting all those have lost loved ones and families that are sick.

**24SUB 2/1/2021 APOLOGIES/LEAVE OF ABSENCE**

The following apologies were received from Eugene Kotze, Barry Schuller and Racquel Barnard.

That it **BE NOTED**, that no leave applications for leave of absence had been received via the Chief Whips office for the meeting of Sub-council 24 dated 21 January 2021.

**24SUB 3/1/2021 CONFIRMATION OF MINUTES - 19 NOVEMBER 2020 & SPECIAL SUBCOUNCIL MINUTES - 26 NOVEMBER 2020**

The minutes from pages 13 - 59 were taken as read and no corrections were made to it.

**RESOLVED**

That the minutes of Sub-council 24 meeting dated 19 November 2020 and the Special Subcouncil meeting dated 26 November 2020, **BE CONFIRMED**.

The minutes were **moved** by **Cllr Gregory Peck** and **seconded** by **Cllr Victor Isaacs**.

**24SUB 4/1/2021 CHAIRPERSON'S REPORT****Contents**

- *Introduction*
- *Matters Receiving Attention*
- *Public Participation: Stormhaven Park Dog Park, Somerset West*
- *Area Economic Development Report*
- *Progressive Capital Report*
- *C3 Reports*
- *Ward Allocation Projects 2021 / 21*

**Introduction**

CS Lewis once said: 'Hardships often prepare ordinary people for an extra-ordinary destiny.'

*While the numbers of people infected and affected by Covid-19 have become names, and the names have become those of people we know, we continue to see so many people in the community fulfilling their extra-ordinary destinies. From families supporting each other; parents caring for their children; neighbours supporting each other in times of need; frontline workers and staff; and those involved in feeding programs, the positive actions by people rising up to meet the challenges have been inspiring.*

*Communication has been, and remains, a key focus of the sub council as we work to ensure that residents are aware of what services the City provides and what is being done to deal with the pandemic and its impact. In this regard I particularly wish to thank the staff of the Sub Council and the City; operating in reduced numbers to meet the ever-increasing need in the community, tackling backlogs and operating at the coal-face of service delivery. Like all other front line staff, they too have families, they too have been impacted by Covid-19 and they carry on regardless.*

*All of them, from the cash office workers, the cleansing staff, social development and health care staff; traffic and law enforcement and those officials doing the necessary repair work, are in daily contact with members of the public striving to deliver professional services while following the health protocols to ensure the safety of themselves, their families, and others.*

*Mayor Dan Plato initiated greater communication links between the City's senior management, Mayoral Committee and Sub Councils which has proved invaluable in improving service delivery, even in these difficult times, by enabling Sub Councils to escalate important service delivery issues for greater and more immediate attention. While some of the City's projects have been pushed back or delayed slightly as a result of the impact of Lockdown Regulations, they continue and are recorded in the Budget Progressive Capital Expenditure Report, and the Matters receiving attention on the Sub Council Agenda.*

*One of the areas of particular concern has been the long queues of people outside government buildings, which the City has sought to address; among others; via online transactions as far as possible and by engaging National Government around dangerous situations at Home Affairs and Labour offices. This has finally led to National Government being given 2 weeks to come up with strategies to deal with the long queues and lack of social distancing.*

*It is a shocking fact that a student finishing school this year has never known a time when South Africa did not have load shedding. Thanks to a number of initiatives, and regular maintenance and upkeep of infrastructure, City of Cape Town supplied areas of electricity supply have been able to avoid the worst effects of Government's failure to ensure Eskom provides regular, uninterrupted electricity supply. Currently, the City spends about 65% of the income from electricity tariffs to buy bulk energy from Eskom.*

*With the cost of renewable energy going down constantly as new technology is deployed, it holds such potential for big cities to procure cleaner energy for their customers at potentially lower bulk prices, while at the same time making energy more accessible.*

*The City continues to maintain its electricity infrastructure and to expand its potential to purchase electricity directly from Independent power producers, while awaiting the outcome of its Court challenges to enable local government to deliver more efficiently on electricity supply, which is vital for people's lives and livelihoods.*

*The City and Province made good use of the initial lockdown to prepare the hospitals*

and medical facilities to deal with spikes in Covid-19 infections, and thanks to the tireless efforts of those involved, particularly the frontline staff and the extra facilities, we are seeing the flattening and gradual decline of the second wave of infections here in Cape Town. The City has therefore called on the National Minister to lengthen the curfew from 9pm to 11pm to enable the restaurant industry in particular to trade for longer hours. Businesses are struggling to survive and doing their utmost to comply with health and safety protocols and they require as much support as possible.

Businesses are reminded and encouraged to consider applying for the following offers of support where applicable:

- Certain guesthouses and Bed and Breakfast establishments can reclassify as residential properties on a temporary basis. This will allow owners to reduce their rates bills during this period, noting there could also be commensurate changes in water and/or electricity tariffs. Conditions and related forms are specified on the City's website. Apply for help via email: [Valuations.RCC@capetown.gov.za](mailto:Valuations.RCC@capetown.gov.za)
- The City adopted rental relief options for its business lessees. It is aimed at helping to cushion the blow of restricted economic activity and the potential loss of business.
- Rental remission will be provided to commercial lessees based on an application made to the Property Management Department and evaluated in terms of a proven business case by the applicant. Lessees may apply for rental remission via email: [realestate.service@capetown.gov.za](mailto:realestate.service@capetown.gov.za)
- The Business Support Programme, run through the Business Hub within the City's Enterprise and Investment (E&I) Department and in partnership with Productivity SA, provides assistance to small businesses (15 to 50 employees) in distress by proactively addressing the challenges businesses are facing and to prevent possible liquidation, closure or job losses.

I encourage businesses in distress to contact the Business Hub on 021 417 4043 or email [business.support@capetown.gov.za](mailto:business.support@capetown.gov.za), or visit the website at <https://www.investcapetown.com/how-can-we-help/business-hub/>.

Cape Town has long been a favourite with digital nomads, yet this is almost our best kept secret. The city was recently listed #42 on the 'Best cities for remote working' list, alongside countries such as Indonesia, Germany and Argentina by Big 7 Travel. [Big 7 Travel](#) is a travel website, with an online community of 2.5 million people.

Visit <https://destination.investcapetown.com/> for more information.

The Food Gardens Project forms part of the City's Urban Management Support Programme's initiative to establish sustainable food gardens which will aid in addressing food insecurity in vulnerable areas and It is earmarked to commence in January 2021. Organisations and communities in each ward have been identified and the program will commence in the Sub Council shortly.

Each of the subcouncils was asked to identify 30 participants to start up food gardens. Assessments of the gardens are currently underway. The Food Gardens Project will provide support to new and existing farmers that is not limited to backyards, schools, open spaces around City-owned buildings, churches, NGOs, clinics and libraries, that require no capital costs.

### **Matters Receiving Attention**

*There are currently 78 matters receiving attention on the Sub Council agenda, ranging from speed calming measure assessments in all wards; repairs and upgrades to roads and other infrastructure such as water and electricity; upgrades of City Parks; to issues of fencing off of parks and public open spaces to lighting and sanitation issues in informal settlements. Every month councilors also raise new issues via motions and this ensures that we drive delivery and development in all the wards.*

*Some of these issues are resolved sooner rather than later, depending on whether they have budgetary requirements or are dependent on the capacity of the City at any given time, but all of them are important and are being addressed systematically. Progress regarding these issues is also reported via the Ward Committees and members of the public are encouraged to engage their ward councilors regarding these matters.*

### **Area Economic Development Report and economic matters**

*The Sub Council this month will be dealing with a number of leases of City owned land to members of the public as well as Liquor Licence applications while supporting the calls by the Premier of the Western Cape, Alan Winde, that the ban on the sale of alcohol be reconsidered, particularly as it impacts on so many businesses and the jobs of so many residents.*

*There is a need to re-consider how governments at every level deal with the land and buildings they own, many of them in excess of what is required, and via the Sub Council, this is being addressed, and will be further amplified and dealt with in the next few months. The Sub Council is also raising the issues of land and buildings belonging to National Government, such as the buildings around the Police Station in Somerset West, which are simply left abandoned at vast expense to the fiscus and will continue to pressure these National Departments to get to grips with the property they own and decide what they wish to do with these assets.*

*The report from Area Economic Development on this month's agenda speaks to progress in dealing with a range of issues, from greater support and review of informal trading to better manage this important economic driver in Macassar, Khayelitsha and Somerset West; to the Informal Urban Agriculture Project in Sir Lowry's Pass Village which seeks to address the relocation of informal farmers from the Transnet site they are currently occupying to a more appropriately zoned site and the development of an Economic Precinct Management Plan for Sir Lowry's Pass Village. These initiatives are long overdue, and I am thankful to the City for responding to the numerous requests from the Sub Council in this regard.*

### **Progressive Capital Report and Grants in Aid**

*Progress of all major budget spend in the Sub Council area is reported to the monthly ward committee and residents are welcome to attend to find out more about developments in their areas. The monthly update shows generally good progress implementing major capital projects such as the finalization of the new Fire Station in Somerset West; the Helderberg Nature Reserve Education Centre; Zandvliet Waste Water Treatment Plant; Informal Settlement Upgrades in Khayelitsha; and Roads Upgrades throughout the Sub Council.*

*Housing projects such as the finalization of Lourensia Park; progress with Macassar Housing development and the Sir Lowry's Pass development due to commence in the latter part of 2021 are all progressing well. Fortunately; none of these have been negatively affected by National Government's budget cuts; but these cuts will impact in future on the delivery of housing, and do impact on informal settlement upgrades*

projects.

*Appointment of contractors for the Public Transport Interchanges in Somerset West and Makhaza are to be finalized in the next few months and commencement of these projects will have significant impacts on the areas they serve, with positive impacts on the experiences of commuters and the general public.*

### **C3 Reports; backlogs and resumption of normal services to informal settlements**

*The Sub Council and Councilor's ward offices continue to follow up on outstanding C3 reports which detail service delivery issues raised by the public, and assist in reacting to structural problems. Ongoing investigations into Road; Water and Sewage Infrastructure, for instance, is being acted on to repair and upgrade where needed. Aging infrastructure is always an issue, and thanks to the pro-active approach, the City has reduced loss of water through leaks and breakages, for instance, to about 14%, where the National average for such loss is closer to 50%.*

*At the start of the Covid-19 pandemic, special provision of water and sanitation to informal settlements was treated as a priority and the City is preparing to resume normal services to informal settlements which is now modified to take into account the Covid-19 pandemic and also including proposals by the Sub Council for rationalization of sanitation services, which are funded by National Government from an ever decreasing pool of money.*

### **Ward Allocation Projects 2021 / 21 and Mayoral Urban Regeneration Program**

*Across the Sub Council, City Parks is receiving funding for the upgrade of Parks, the purchase of outdoor gym and play equipment from ward allocations, with funding from MURP for fencing, which was unfortunately delayed but which we are getting back on track now.*

*Hardening of surfaces in Khayelitsha, Macassar, Somerset West, Sir Lowry's Pass; Garden Village and Chris Nissen Park, are all funded from Ward Allocations; while specific MURP projects for Youth Development; support for Early Childhood Development and Food Gardens are to be implemented throughout the Sub Council. Equipment and training for Neighbourhood Watches and installation of CCTV cameras, is being rolled out in all wards in the Sub Council, as the City strives to support community initiatives to make communities safer and to support the SAPS, who are the primary agency in the fight against crime.*

*Food Gardens in wards across the sub council are a major priority as we move towards sustainable food security projects and these are being rolled out, supported with funding from the Mayoral Urban Regeneration Program and Ward Allocations.*

*Thank you.*

## **24SUB 5/1/2021 MATTERS RECEIVING ATTENTION**

This item was discussed at yesterday's Activity Day's meeting held on 20 January 2020.

### **RESOLVED**

That further follow-ups be made on all outstanding MRA's.

Action: Chrystal Frantz & Goodman Rorwana

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| <b>GENERAL</b> |
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**24SUB 6/1/2021 PUBLIC PARTICIPATION FOR STORMHAVEN TO BE RECLASSIFIED AND DESIGNATED INTO A DOG OFFLEASH PARK**

The Chairperson, Ald Pringle accepts the report but requested a copy of the Annexure A.

**RESOLVED**

Not delegated: for decision by Council:

It is recommended that:

- a) The Subcouncil **NOTE** the public participation process that followed.
- b) Subcouncils **NOTE** the comments received as per Annexure A.

Action: Sipumelele Mbusi

**24SUB 7/1/2021 PROJECT PROGRESS REPORT BY AREA ECONOMIC DEVELOPMENT: AREA EAST FOR THE YEAR 2020/21 IN SUBCOUNCIL 24**

The Chairperson commended the Department for a sterling job so far.

Siphathise Dyongo of Area Economic Development provided feedback on the report and highlighted on the following:

- Economic Precinct Management;
- Informal Urban Agriculture;
- Review of the Informal Trading By-Law;
- Review of Macassar Trading Plan – Duncan Alcock not present to provide feedback;
- Makhaza Informal Trading Plan – there is no budget in this year but will set aside funding in the 21/22 financial year.

The following points raised that need to be included in the next report:

- The Chairperson wanted to know on the pig farming whether this is the only piece of land or is the City exploring other alternatives if this piece of land falls through the cracks.
- Suggested that the City need to engage with the private land owners.
- How they will deal with the public participation due to Covid-19.

**RESOLVED**

It is recommended that:



- a) That the report **BE NOTED** by Subcouncil 24.
- b) That the tender problem regarding SCM be forwarded to the Subcouncil as the Chairperson will take it up with Finance Directorate.
- c) That the points raised be included in the next AED report to the Subcouncil.

**Action: Racquel Barnard**

**Cc: Siphathise Dyongo**

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| <b>PROPERTY MATTERS</b> |
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| <b>24SUB<br/>8/1/2021</b> | <b>PROPOSED LEASE PORTION OF CITY LAND AND PUBLIC STREET, PORTIONS OF ERVEN 2597, 9356 AND 7307, CORNER OF LOURENSFORD ROAD AND MORGENSTER AVENUE, SOMERSET WEST: RIVERSIDE PARK BODY CORPORATE</b> |
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Adele Bannister of Property Management gave a brief overview of the report.

Ald. Pringle supported the application.

**RESOLVED**

Subcouncil 24 **SUPPORTS** the recommendation:

It is recommended that the lease of portion of City land and public street, being portions of erven 2597, 9356 and 7307 situated at corner of Lourensford Road and Morgenster Avenue, Somerset West, shown hatched and lettered ABCDEFGHJKL, MNPRSTUV and BWXYZA1B1CD1 on the attached sketch EZ 128 marked annexure A, in extent approximately 2 930 m<sup>2</sup>, to Riverside Park Body Corporate, owner of erf 7367 Somerset West or its successors in title, **BE APPROVED** subject to inter alia the following conditions:

- a) A tariff rental of R3 289, 57 per annum excluding VAT calculated at the rate applicable at the time of transaction be payable. Rates not applicable;
- b) The lease will endure for a period of ten (10) years with an option to renew for a further period of ten (10) years;
- c) The rental will be adjusted annually in terms of the rental tariff structure as approved by Council;
- d) The property be used for gardening and security purposes only;
- e) Subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority;
- f) Subject to compliance with any other statutory requirements;

g) No compensation will be payable for any improvement made to the property.

**Action: Nompumelelo Faku**

**Cc: Adele Bannister**

**24SUB 9/1/2021 AUTHORISATION TO COMMENCE WITH A PUBLIC PARTICIPATION PROCESS IN RESPECT OF THE PROPOSED GRANTING OF RIGHTS TO USE, CONTROL OR MANAGER A PORTION OF REMAINDER STELLENBOSCH FARM 794 AND PORTION OF PUBLIC STREET ERF 20036 SOMERSET WEST, SITUATED AT W.R. QUINAN BOULEVARD PAARDEVLEI SOMERSET WEST: CAPE POINT FILM STUDIOS (PTY) LTD OR ITS SUCCESSORS IN TITLE**

Adele Bannister of Property Management gave a brief overview of the report.

Cllr Isaacs had no comment.

Cllr Peck commented and referred to page 237, (pg. 3 of 15) 5.1 Background, the end of the first paragraph where it reads *"The City is currently renewing all the commercial leases situated in Paardevlei Precinct for five years with an option to renew for a further period of five years"*.

And in the 2<sup>nd</sup> paragraph where it reads *"CPFS has proposed that to make the project feasible and sustainable, it would require security of tenure and have proposed a 30-year lease term"*.

He suggested that if it is going out to the public then the five years' portion need to be removed as it is confusing and people won't understand it and would mention why is it for five years but the CPFS is getting a 30-year lease.

## **RESOLVED**

Subcouncil 24 **SUPPORTS** the recommendation:

For decision by Council:

It is **RECOMMENDED** that:

In terms of regulation 34(3)(a) of the Municipal Asset Transfer Regulations 2008, Council authorizes a public participation process regarding the proposed granting of rights to use, control or manage the Erven: being a portion of Remainder Stellenbosch Farm 794 and portion of public street erf 20036 Somerset West, situated at W.R. Quinan Boulevard, Paardevlei, Somerset West, in total extent approximately 4,330 hectares zoned Risk Industrial as shown on Plan EZ 123 attached as Annexure A, for a period of (30) years, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated powers.

**Action: Raafiq Kolia**

**Cc: Adele Bannister**

**24SUB 10/1/2021 PROPOSED LEASE OF PORTION OF CITY LAND, ERF 32394 HLELA AND MAKHULU STREETS KHAYELITSHA: IKAMVA LABANTU CHARITABLE TRUST (082-581 NPO)**

Adele Bannister of Property Management gave a brief overview of the report.

Cllr Khatshwa supported the application.

**RESOLVED**

Subcouncil 24 **SUPPORTS** the recommendation:

It is recommended that the lease of portion of City land, portion of erf 32394 Khayelitsha situated at Hlela and Makhulu Streets, Khayelitsha, shown bordered grey and lettered ABCD on the attached sketch EZ 771 marked annexure A, in extent approximately 1 062 m<sup>2</sup>, to Ikamva Labantu Charitable Trust (082-581 NPO), or its successors in title, **BE APPROVED** subject to inter alia the following conditions:

- a) A tariff rental of R966,09 per annum excluding VAT calculated at the rate applicable at the time of transaction be payable. Rates not applicable;
- b) The lease will endure for a period of ten (10) years with an option to renew for a further period of ten (10) years;
- c) The rental will be adjusted annually in terms of the rental tariff structure as approved by Council;
- d) The property be used for social care (senior clubs for the elderly) purposes only;
- e) Subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority;
- f) Subject to compliance with any other statutory requirements;
- g) No compensation will be payable for any improvement made to the property.

**Action: Eleanor Arends**

**Cc: Adele Bannister**

**24SUB 11/1/2021 PROPOSED TRANSFER OF PORTIONS OF ERVEN 3279, 3280 AND 3037 CROYDON: KELDERHOF COUNTRY VILLAGE OWNERS' ASSOCIATION PROPOSED CLOSURE OF PUBLIC PLACE, PORTIONS OF ERVEN 3279, 3280 AND 3037 CROYDON**

Anneke Klue of Property Management gave a brief overview of the report and responded to questions of clarity.

Cllr Isaacs supported the application.

**RESOLVED**

Subcouncil 24 **SUPPORTS** the recommendation:

- a) Council resolve that, in terms of section 14 of the Local Government Municipal Finance Management Act 56 of 2003, the subject property, being portions of erven 3279, 3280 and 3037 Croydon, situated between Station Street and Bloemfontein Road, Croydon, in extent approximately 165 721 m<sup>2</sup> as shown hatched and stippled on Plan EZ125 (annexure A), is not needed to provide the minimum level of basic municipal services and has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset;
- b) Council grants in-principle approval in terms of regulation 5(1)(b)(ii) of the Municipal Asset Transfer Regulations for the transfer of being portions of erven 3279, 3280 and 3037 Croydon, situated between Station Street and Bloemfontein Road, Croydon, in extent approximately 165 721 m<sup>2</sup> as shown hatched and stippled on Plan EZ125 (annexure A);
- c) Council, in terms of section 4 of the City of Cape Town Immovable Property By-law, 2015, approve the closure of the subject property being portions of erven 3279, 3280 and 3037 Croydon, situated between Station Street and Bloemfontein Road, Croydon, in extent approximately 165 721 m<sup>2</sup> as shown hatched and stippled on Plan EZ125 (annexure A);
- d) The transfer of portions of erven 3279, 3280 and 3037 Croydon, situated between Station Street and Bloemfontein Road, Croydon, in extent approximately 165 721 m<sup>2</sup> as shown hatched and stippled on Plan EZ125 (annexure A) to Kelderhof Country Village Owners' Association, or its successor(s) in title, **BE APPROVED**, subject to the following conditions, that:
  - i) A purchase price of R2 500 000 excluding VAT be payable;
  - ii) The purchase price is to be escalated by 8% per annum compounded annually on a pro rata basis commencing 2 months after date of valuation, i.e. as from 1 January 2020 reduced to 5% per annum from 1 April 2020 on account of the coronavirus and the resultant economic fallout which has dampened growth prospects for the property market until date of registration;
  - iii) The valuation is to be reviewed if not implemented within 18 months from date of valuation is to be reviewed if not implemented within 18 months from date of valuation, i.e. by 1 May 2021;
  - iv) Rates and municipal charges, if applicable, be levied;
  - v) Subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority, including inter alia the following:
    - aa) that all further statutory and land use requirements be complied with, i.e. rezoning of public streets to private streets, the closure of public roads on the general plan and consent use relating to air and underground rights;

- bb) that service servitudes be registered over any underground municipal services traversing the subject property;
- cc) the applicant should accept that it would take ownership of the existing water and sanitation services within the subject property and will therefore be responsible for all maintenance and repairs to the private water and sewer services;
- dd) the applicant should make application and payment for a bulk water meter to be installed on Council property on the water supply to the development;
- ee) all costs related and incidental to the transaction be borne by the purchaser.

**Action: Anneke Klue**

**24SUB 12/1/2021 PROPOSED LEASE OF PUBLIC PLACE ERF 1267 ADJACENT ERF 1243, BAYVIEW ROAD, SOMERSET WEST: LETITIA AND JOHAN DIRK VAN DER MEER**

Adele Bannister of Property Management gave a brief overview of the report.

Cllr Peck had no objection to the application but commented and stated that it is a very narrow piece of land between two erven and not sure why the City is owning it and if there is a servitude on it, then he would understand but that he could not find a servitude on the City map. He suggested that the City should sell the piece of land to the applicant for a small amount and then the City don't have hassles going forward as it seems crazy that the City owns these little tiny strips of land.

**RESOLVED**

Subcouncil 24 **SUPPORTS** the recommendation:

It is recommended that the lease of public place, erf 1267 adjacent erf 1243 situated at Bayview Road, Somerset West shown hatched and lettered ABCD on the attached sketch ET 774 marked annexure A, in extent approximately 119 m<sup>2</sup>, to Letitia and Johan Dirk Van Der Meer or their successors in title, **BE APPROVED** subject to inter alia the following conditions:

- a) A tariff rental of R1,096,52 per annum excluding VAT calculated at the rate applicable at the time of transaction be payable. Rates not applicable;
- b) The lease will endure for a period of ten (10) years with an option to renew for a further period of ten (10) years;
- c) The rental will be adjusted annually in terms of the rental tariff structure as approved by Council;
- d) The property be used for gardening and security purposes only;

- e) Subject to such further conditions to be imposed by the Director: Property Management in terms of her delegated authority;
- f) Subject to compliance with any other statutory requirements;
- g) No compensation will be payable for any improvement made to the property.

**Action: Eleanor Arends**  
**Cc: Adele Bannister**

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| <b>FINANCIAL REPORTS AND IDP</b> |
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**24SUB PROGRESSIVE CAPITAL EXPENDITURE: DECEMBER 2020**  
**13/1/2021**

**Ward 15**

**Helderberg Design and Development (drop-off)**

- Cllr Peck reported that he has written to both Province and Transport Department of the City, Ald Purchase as well as to Water & Sanitation Portfolio Committee as he was concerned about the road that runs in front of it belongs to Province and they refused to maintain the road because it is an old Divisional Council road. Province wants to give it to the City and the City does not want to accept it because it is a whole road that needs to be rebuilt. He stressed the fact that road needs to be sorted out before they can build the drop off facility. The road is currently badly deteriorated and there are 55 potholes on the road and cannot have trucks using the road.

**CCTV Cameras**

- Sergeant Meissenheimer has been appointed to do the installation of the cameras in Ward 15 and is doing a great job and the project is progressing well.

**10Ha Somerset West Housing Project**

- All the beneficiaries have been allocated a house and the project is being completed. The outstanding matter is the title deeds and is working on it so that it can sorted out as soon as possible.

**Parks projects**

- Concerned that the projects are standing still and no funds committed on the projects.

**Canal Cleaning**

- He sent an email to Mr Abed as to when the canal cleaning project will and his response that there is no tender in place and not sure when the project will start. Funding from both ward allocations and MURP for Wards, 15, 84 & 109 which is a substantial amount of funding allocated towards the project that might not be able to be spent and wanted to know whether this funding has been reallocated in the Adjustment Budget that is forthcoming in this month in the full Council meeting.

- The Chairperson responded that according to his knowledge the canal and river cleaning projects were supposed to start in January/February 2021 and asked the Subcouncil Manager to provide clarity. He also requested that Cllr Peck send the email to himself and the Manager as this is exactly what Finance has asked to send SCM issues to them and will escalate it Executive Director.
- Goodman Rorwana responded that it is too late to change projects that should have been included in the Adjustments Budget especially operational projects but what can happen is to arrange a meeting with the Department and find out if there is no tender whether they are able to do request for quotations. They have agreed to implement the project by signing the control document and had to put measures in place.

## **Ward 84**

### **Somerset West PTI**

- Melani Ohlson of Transport Department reported that they received back the tenders and the first BEC meeting was held on the 10<sup>th</sup> December 2020. Busy with evaluations and the consultants are preparing gratification letters for information that they need for further evaluations and will be going out soon. There are outstanding information that the consultants need to clarify with the potential contractors. The contractor is required to be on site in November 2021.

### **Parks**

- Projects are also standing still no progress made thus far.

### **CCTV Cameras**

- Commend the officials as the project went very well.

### **Transport Projects**

- Had a range of projects that were for the under R30 000 and wanted to whether they are being dealt with via the community based vendors.
- Goodman Rorwana responded that especially in the Transport Department where they have tenders in place and were pushing for the projects to be completed before end December 2020. He has a tender box in the office for the under R30 000 but it is entirely up to the Department which method they would prefer. Even though the City's mandate is that 30% of the corporate budget need to be spent towards the under R30 000, the Line Departments still make use of their tenders.
- The Chairperson then requested a list of projects that are under R30 000 that reflects on the PCER are actually been dealt with by community based vendors as he wants to engage on this at a higher level.

### **Sir Lowry's Pass Village Housing Project & Farm 920 & Bloubos Road Housing Construction**

- Chairperson requested the confirmation of the time frames is of these housing projects.

**Ward 95****Public Transport: Makhaza Bus Facility**

- Melani Ohlson reported that the project is based at the Chris Hani Railway Station and what they have done thus far is the conceptual layout and the next step is to have a meeting with Golden Arrow in the first week of February 2021. After that then they have the internal PMT meeting.

**Ward 96****Public Transport Facility: Makhaza Mini Bus Taxi**

- Melani Ohlson reported that they went through the whole process of cancelling the tender because the previous tender could not come up with his guarantee. They had their first Bid Specification meeting on the 14 December 2020 and the plan is to advertise on 24 February 2021. The project would be about a ten-month construction period. The public participation will be dealt with Anele Viti's office.

**Ward 109****Facilities Upgrade Area 2: Macassar Mun.**

- Cllr Isaacs reported that the building is completed and has been handed over to Facilities Management. Need to get the officials back into the office were supposed to move in by two weeks ago but some of the service delivery offices are waiting on furniture. He will put out some sort of communication to the community that the building will be operational from the 1<sup>st</sup> February 2021.

**RESOLVED**

- a) That Cllr Peck forward the email regarding the canal cleaning to the Subcouncil and the Chairperson and that an urgent meeting be arranged with the Water & Sanitation Department.
- b) That the Subcouncil forward to the Chairperson a list of projects that are under R30 000 that reflects on the PCER that are actually been dealt with via the community based vendors as he wants to engage on this at a higher level.
- c) That the Subcouncil follow-up on the confirmation of the timelines on both Sir Lowry's Pass Village Housing Project & Farm 920 & Bloubos Road Housing Construction in Ward 84.
- d) That it is recommended that the attached progressive capital expenditure report as at the end of December 2020 be submitted to the Subcouncil for information and **NOTING**.

**Action: Karen Fourie**

**Cc: Goodman Rorwana**



**RESOLVED**

Not delegated: for decision by Council:

It is recommended that:

Subcouncil **[24] SUPPORT AND RECOMMEND** to Council the allocation of funds to the various ward projects as set out in **Annexures A and B** in the 2021/22 Budget.

**Action: Chrystal Frantz**

**Cc: Elmien Jordaan; Nicolette Smit & Goodman Rorwana**

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| <b>MONTHLY/QUARTERLY REPORTS, EXCLUDING FINANCIAL REPORTS</b> |
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**24SUB MONTHLY REPORT ON LAND USE APPLICATIONS RECEIVED FOR  
15/1/2021 SUBCOUNCIL 24: DECEMBER 2020**

**RESOLVED**

That the monthly report on Land Use Applications received for Subcouncil 24 for December 2020 period **BE NOTED**.

**Action: Chrystal Frantz**

**24SUB PROGRESS REPORT: C3 NOTIFICATIONS  
16/1/2021**

- The Chairperson stated that the Ward Assistance are busy with the C3 report and thanked the Subcouncil and particularly to the Subcouncil Manager for all the hard work in this regard. He further stated that the sewerage department who are unable to get a camera down for nine months as they don't have one as this reflects bad management and need to be addressed.
- Cllr Peck stated that some of these C3 notifications are outstanding for a very long time and need to get some of the close as the work has already been done.
- Cllr Isaacs is the water device and has a problem with regards to the time frames of repairing the device and switching it on after it has been disconnected as well as water leakages. He said he has been struggling with the Water & Sanitation Department sending emails and including the MAYCO member. A contractor has been assigned in Macassar but the contractor is not doing what he is required to do. In alert level 3 people's water is disconnected and they are sitting without for days and given the pandemic that we are currently in, it is not healthy as the golden rules need to be applied i.e. sanitizing and places need to be kept clean. He requested the Subcouncil to write a letter to the Department on the guidelines for what the contractor is required to do.

**RESOLVED**

- a) That all these issues raised above be submitted to the Executive Director of Water & Sanitation, Mr Michael Webster for his attention.
- b) That the Ward Assistance deal with all the C3's that are older than 90 days and to

group them into the different departments and submit to the depot's to have it closed.

c) That the C3 notifications **BE NOTED**.

**Action: Chrystal Frantz**

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| <b>MOTIONS</b> |
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**24SUB 17/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT SUBCOUNCIL 24 HOST A CIVIC AWARDS CEREMONY TO HONOUR RESIDENTS; ORGANISATIONS AND OFFICIALS IN THE JURISDICTION OF THE SUBCOUNCIL**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that Subcouncil 24 host a Civic Awards ceremony to honour residents, organisations and officials in the jurisdiction of the Subcouncil whose work, dedication and commitment in and to the community who deserve recognition.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Danile Khatshwa with no objections to the motion.

**Action: Chrystal Frantz**

**24SUB 18/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT THE SUBCOUNCIL REQUEST A REPORT FROM THE CITY OF CAPE TOWN REGARDING THE REQUEST TO PLACE A CONCRETE SLAB AT OR NEAR THE GARDEN VILLAGE PARK WITH ONE OR TWO NETBALL NETS TO FACILITATE SPORT AMONG THE YOUTH**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that the Subcouncil request a report from the City of Cape Town regarding the request to place a concrete slab at or near the Garden Village Park with one or two netball nets to facilitate sport among the youth.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Danile Khatshwa with no objections to the motion.

**Action: Chrystal Frantz**

24SUB 19/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT THE SUBCOUNCIL INITIATE A PUBLIC PARTICIPATION PROCESS AROUND PROPOSALS FOR THE NAMING OF THE NEW MULTI-PURPOSE EDUCATIONAL CENTRE AT THE HELDERBERG NATURE RESERVE AND THE ENTRANCE GATE TO THE HELDERBERG NATURE RESERVE AFTER THE LATE ALDERMAN GISELA JESPERSEN AND THE LATE MR GERALD WRIGHT

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that the Subcouncil initiate a public participation process around proposals for the naming of the new multi-purpose educational Centre at the Helderberg Nature Reserve and the entrance gate to the Helderberg Nature Reserve after the late Alderman Gisela Jespersen and the late Mr Gerald Wright.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Victor Isaacs with no objections to the motion.

**Action:** Chrystal Frantz

24SUB 20/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT THE SUBCOUNCIL REQUEST A REPORT FROM THE CITY OF CAPE TOWN REGARDING PROGRESS WITH THE PAINTING OF STREET MARKINGS AND SPEED HUMPS IN WARD 84, PARTICULARLY IN CHRIS NISSEN PARK, PAREL VALLEI ROAD AND AUDAS ESTATE

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that the Subcouncil request a report from the City of Cape Town regarding progress with the painting of street markings and speed humps in Ward 84, particularly in Chris Nissen Park, Parel Vallei Road and Audas Estate.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Danile Khatshwa with no objections to the motion.

**Action:** Chrystal Frantz

24SUB 21/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT THE SUBCOUNCIL REQUEST A REPORT FROM THE CITY OF CAPE TOWN'S ENVIRONMENTAL HEALTH DEPARTMENT'S DEALING WITH THE ISSUE OF THE PIG FARMING ALONG THE RAILWAY LINE IN SIR LOWRY'S PASS VILLAGE WHICH IS HAVING A NEGATIVE IMPACT ON LOCAL, NEIGHBOURING RESIDENTS

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that the Subcouncil request a report from the City of Cape Town's Environmental Health Department's dealing with the issue of the pig farming along the railway line in Sir Lowry's Pass Village which is having a negative impact on local, neighbouring residents, given that the City's search for alternative land has not yet been successful and that the Urban Management Directorate convene an urgent meeting of all stakeholders to determine a way forward.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Victor Isaacs with no objections to the motion.

**Action:** Chrystal Frantz

**24SUB 22/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT THE SUBCOUNCIL REQUEST A REPORT FROM THE CITY OF CAPE TOWN REGARDING THE CITY'S PLAN TO DEAL WITH THE VANDALISM AT THE SIR LOWRY'S PASS SPORTS FACILITY**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that the Subcouncil request a report from the City of Cape Town regarding the City's plan to deal with the vandalism at the Sir Lowry's Pass Sports Facility.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Danile Khatshwa with no objections to the motion.

**Action:** Chrystal Frantz

**24SUB 23/1/2021 MOTION RECEIVED FROM ALDERMAN STUART PRINGLE THAT THE SUBCOUNCIL REQUEST A REPORT FROM THE CITY OF CAPE TOWN REGARDING PROGRESS BY THE ELECTRICITY DEPARTMENT WITH REGARDS TO THE ISSUE OF ADDITIONAL LIGHTING IN VOORTREKKER ROAD PARK, SOMERSET WEST PURSUANT TO THE CITY VISITS IN 2020**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is **RECOMMENDED** that the motion submitted by Ald Stuart Pringle be **SUPPORTED** and that the Subcouncil request a report from the City of Cape Town

regarding progress by the Electricity Department with regards to the issue of additional lighting in Voortrekker Road Park, Somerset West pursuant to the City visits in 2020 with Ms Nombini of the Electricity Department.

**Mover:** Ald Stuart Pringle and **seconded** by Cllr Anda Ntsodo with no objections to the motion.

**Action: Chrystal Frantz**

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| <b>ROAD TRAFFIC MATTERS</b> |
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**24SUB 24/1/2021 REMEDIAL ENGINEERING MEASURES WARD 15 – BAKKERSKLOOF ROAD**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

- a) That the Sub-council **SUPPORTS** and **RECOMMENDS** the proposed request for remedial measures at Bakkerskloof Road, Helderberg Village, Somerset West.
- b) That the request be forwarded to the Transport Department for their action and be placed on the Matters Receiving Attention for monitoring.

**Action: Chrystal Frantz**

**24SUB 25/1/2021 REMEDIAL ENGINEERING MEASURES WARD 15 – T2/N2 & DE BEERS AVENUE**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

- a) That the Sub-council **SUPPORTS** and **RECOMMENDS** the proposed request for remedial measures at T2/N2 & De Beers Avenue, Somerset West.
- b) That the request be forwarded to the Transport Department for their action and be placed on the Matters Receiving Attention for monitoring.

**Action: Chrystal Frantz**

**24SUB 26/1/2021 REMEDIAL ENGINEERING MEASURES WARD 15 – REMBRANDT ROAD**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

- a) That the Sub-council **SUPPORTS** and **RECOMMENDS** the proposed request for remedial measures at Rembrandt Road, La Concorde, Spanish Farm, Somerset West.

- b) That the request be forwarded to the Transport Department for their action and be placed on the Matters Receiving Attention for monitoring.

**Action: Chrystal Frantz**

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| <b>LIQUOR LICENCE MATTERS</b> |
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**24SUB 27/1/2021 LIQUOR LICENCE APPLICATION: DECISION TAKEN UNDER SUBDELEGATED AUTHORITY BY THE SUBCOUNCIL MANAGER, THE WARD COUNCILLOR AND THE CHAIRPERSON IN RESPECT OF: MERAKI WINES REF. NO.: LLA20110017**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is recommended that:

It be **NOTED** that an application for a liquor licence received from MERAKI WINES was considered in terms of sub delegated authority and that the following recommendation was forwarded to the Liquor Authority in terms of the Western Cape Liquor Act, 2008, as amended:

SubCouncil 24 recommends that the application for a Micro Manufacturer Off Consumption Liquor Licence, reference no. LLA20110017, for the business Meraki Wines **BE SUPPORTED**.

**Action: Goodman Rorwana**

**24SUB 28/1/2021 LIQUOR LICENCE APPLICATION: DECISION TAKEN UNDER SUBDELEGATED AUTHORITY BY THE SUBCOUNCIL MANAGER, THE WARD COUNCILLOR AND THE CHAIRPERSON IN RESPECT OF: MERAKI WINES REF. NO.: LLA20110018**

**RESOLVED**

Subcouncil 24 supports the recommendation that:

It is recommended that:

It be **NOTED** that an application for a liquor licence received from MERAKI WINES was considered in terms of sub delegated authority and that the following recommendation was forwarded to the Liquor Authority in terms of the Western Cape Liquor Act, 2008, as amended:

SubCouncil 24 recommends that the application for a Consumption OFF Premises Liquor Licence, reference no. LLA20110018, for the business Meraki Wines **BE SUPPORTED**.

**Action: Goodman Rorwana**

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| <b>WARD COMMITTEE, ACTIVITY DAY AND OTHER MINUTES</b> |
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**24SUB MINUTES OF SUB-COUNCIL'S 24 ACTIVITY DAY HELD ON 18 NOVEMBER 2020  
29/1/2021****RESOLVED**

That the minutes of the Activity Day **BE NOTED**.

**Action: Chrystal Frantz**

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| <b>LATE ITEMS</b> |
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**24SUB IMPLEMENTATION OF THE ISBS RESUMPTION OF NORMAL SERVICES  
30/1/2021 STRATEGY, BY 31ST JANUARY 2021**

Chuma Nombewu, Thembisa Gqamane and Siggibo Nogaya of Water and Sanitation was present for the item.

Siggibo Nogaya gave a brief overview presentation on the Implementation of the ISBS Resumption of Normal Services Strategy and highlighted on the following:

- Purpose of the strategy;
- Background;
- Response: Informal Settlements Basic Services
- Scenarios Considered;
- Scenarios Assumptions;
- Scenarios;
- Proposed Option: Scenario 4;
- Impact Assessment;
- Consequences of NOT Implementing Strategy;
- Communications of Strategy;
- Strategic Messages;
- Impact by Regions;
- Subcouncil 24 Impacted Areas;
- What value did Covid-19 Response Programme Provide;
- What is the impact of the change and what will City continue do;
- Planned RNSS: Timeframes.

Questions was raised by the Cllrs and answered by the officials.

**Comments from Cllrs**

- Ald Pringle stated that there should be a communication link between the Ward Cllr on the ground and the City and if there is no link between the two then there is no link between the City and the community and does not see it in this document and requested the department to have a look at it.
- That pressure also be placed on the City to approach National Government for additional funding.
- That the motion be considered regarding additional toilets in the informal settlements in Sir Lowry's Pass Village in Ward 84 and to tie into this document.

**RESOLVED**

- a) The Subcouncils **NOTE** the Resumption of Normal Services Strategy documents and communicate the contents thereof to Ward Cllrs, Residents and other concerned and relevant stakeholders.

**Action: Mogamat Armeen Mallick**

**Cc: Siggibo Nogaya; Chuma Nombewu & Thembisa Gqamane**

**24SUB 31/1/2021 FIRST SCREENING OF GRANTS-IN-AID FOR THE FINANCIAL YEAR 2020/2021**

**RESOLVED**

Subcouncil 24 supports the recommendation.

- a) That it **BE NOTED** an amount of R100 000 is available on the 2020/2021 budget Ward Allocation Operational Budget for Grants-In-Aid.
- b) That the amount of R100 000 available as per (a) above **BE ALLOCATED** as follows:

**Ward 15**

|   |                        |
|---|------------------------|
| Patch-Helderberg Child Abuse Centre   | R 30 000               |
| Helderberg Hospice  | R 20 000               |
| Heartlands Baby Sanctuary   | R 30 000               |
| Gabriella Centre for Physically and Intellectually Challenged Children & Young adults | <u>R 20 000</u>        |
| <b>Total</b>  | <b><u>R100 000</u></b> |

**Action: Chrystal Frantz**

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| <b>CLOSING ITEMS</b> |
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**ANNOUNCEMENTS**

The following items need to be placed on the Ward committee agendas and they are as follows:

- The Stormhaven report in Ward 84;
- AED report for all ward committees;
- Property Matter items to be placed according to the particular ward;
- Ward Allocation report to all the Wards;
- Land Use Management report to all the Wards if it applies to the ward;
- Resumption of Normal Service Strategy to all the wards



**NEXT MEETING DATE**

The next meeting will be on Thursday, 18 February 2021 at 10:00 via Skype.

**MEETING CLOSING**

The meeting closed at 12:30.

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**ALD STUART PRINGLE**  
**CHAIRPERSON**

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**DATE**