

**MINUTE OF THE ORDINARY MEETING OF WOLFGAT SUBCOUNCIL 12 OF THE CITY OF CAPE TOWN HELD IN THE SUBCOUNCIL CHAMBERS AT THE LENTEGEUR ADMINISTRATIVE OFFICES, CNR MERRYDALE & MELKBOS ROADS, LENTEGEUR ON FRIDAY 15 MARCH 2019 AT 10:00**

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**PRESENT:**

**DEMOCRATIC ALLIANCE:**

Chairperson:

Sheval Arendse

Cllrs

Eddie Andrews  
Solomon Philander  
Daniel Christians  
Willem Doman  
Thulani Dasa  
Washiela Harris

**LEAVE OF ABSENCE**

Benedicta Van Minnen

**OFFICIALS**

Mcebisi Johnson Fetu  
Whilma Kellerman  
Keenan Williams  
Ntombegugu Mpofu  
Sisa Ngondo  
Beulah Douse  
Nwabisa Balfour  
Phumlani Ntsele  
Rafiq Allie  
Linda Swart  
Curtis Grootboom  
Darryl Colenbrander  
Ismail Green  
Lwando Boyce  
Shaheed Abrahams  
Paul Williamson

Manager: Wolfgat Subcouncil 12  
Wolfgat Subcouncil 12  
Wolfgat Subcouncil 12  
Library Information Services  
Area Economic Development  
Area Economic Development  
Area Economic Development  
Area Economic Development  
Development Management  
Finance  
Spatial Planning and Development  
Environment Management  
Energy  
WDM  
WDM  
Area Economic Development

**PUBLIC, PRESS, CONSULTANT**

Fouzia Van der Fort  
Lynn Baggott  
Matthew Cummings  
Reverend P September

Plainsman

**ACRONYMS USED IN MINUTES/DEPARTMENTAL REPORTS**

DA: Democratic Alliance  
ANC: African National Congress  
MEC: Member of the Executive Committee  
Cllr: Councillor  
PR: Proportional Representative  
MAYCO: Mayoral Committee  
IDP: Integrated Development Plan  
PCER: Progressive Capital Expenditure Report  
CAPEX: Capital Expenditure  
OPEX: Operational Expenditure  
COCT: City of Cape Town  
ABSD: Area Based Service Delivery

NEMA: National Environmental Management Act  
CTZS: Cape Town Zoning Scheme  
SPUD: Spatial Planning and Urban Design  
SPELUM: Spatial Planning, Environment and Land Use Management  
EESP: Energy, Environmental and Spatial Planning  
EIA: Environmental Impact Assessment

USDG: Urban Settlement Development Grant  
ICDG: Intercity Development Grant

ATNS: Airport Transport Network Services  
PRASA: Passenger Rail Agency of South Africa

MPTC: Mitchell's Plain Town Centre  
PTI: Public Transport Interchange  
SRA: Special Rating Area  
CID: City Improvement District  
CCTV: Close Circuit Television Camera  
CDW: Community Development Worker

**STANDARD BUSINESS**

**12SUB01/03/19 OPENING AND PRAYER/MOMENT OF SILENCE**

The Chairperson, Cllr Sheval Arendse, welcomed everyone to the March 2019 Subcouncil Meeting and requested that Mr Elroy Jacobs open the meeting with a prayer which was duly acceded to.

**NOTED**

**12SUB02/03/19 APOLOGIES/LEAVE OF ABSENCE**

The Chairperson, Cllr Sheval Arendse, enquired whether there were any apologies or requests for leave of absence to which the Manager: Wolfgat Subcouncil 12: Mr Mcebisi Johnson Fetu responded that:

- Cllr Benedicta van Minnen submitted an apology.

Apologies were received from the following official:

- Mrs Abigail Jacobs-Williams

**NOTED**

**12SUB03/03/19 CONFIRMATION OF MINUTES**

**ADOPTED** subject to the following amendments:

**Folio 19 Item 12SUB09/02/19 Par. 1 should read:** He further commented that the property **collection** rates are encouraging and it is expected that **the valuation of** new properties will lead to quite **an extra** contribution meaning that our properties are worth something and we are progressing.

**12SUB04/03/19 MATTERS ARISING FROM THE SUBCOUNCIL MINUTE 2019-02-21**

Wolfgat Subcouncil 12 **NOTES** that there are no matters arising from the minute of the Subcouncil meeting held on 21 February 2019.

**12SUB05/03/19 MATTERS RECEIVING ATTENTION**

**5.1 OVERVIEW OF FALSE BAY COASTLINE: SUNRISE TO MONWABISI**

The Manager, Mr Mcebisi Johnson Fetu, reported that Mr Darryl Colenbrander is in attendance to speak to the item.

Mr Darryl Colenbrander introduced himself to the house and stated that he would be conducting a presentation on Coastal Optimisation and the initiatives in False Bay and how to use development for social regress and promote economic upliftment in the area. He explained that the Presentation outlines the initiatives in place and the constraints experienced from a budget and environmental perspective. He advised the house that he is conducting the presentation on behalf of Mr Greg Oelofse.

**A copy of the presentation is filed under the official minute as Annexure A**

Mr Darryl Colenbrander commenced his brief by explaining that he would be highlighting key issues in each area and providing recommendations to combat the challenges experienced in each area.

**1. Monwabisi Beach**

Key issues:

- No functioning sewerage system;
- Collapsing road and
- A backlog of tidal pool maintenance with blocked valve

The Motivation for change is that:

- The Beach and tidal pool are considered to be significant coastal and public assets;
- Designed and built with little consideration for coastal dynamic systems such as wind-blown sand;
- Lack of ongoing maintenance and investment

Recommendations for Monwabisi are that:

- It should be returned to a more natural state public beach with reduced public infrastructure;
- Derelict and non-functional buildings should be demolished and
- Tidal pool infrastructure should be unbundled to coastal engineers for long term maintenance and management

## **2. Monwabisi Resort**

### Key issues:

- Harsh environment and escalated cost to City of maintenance and management of resort

### Motivation for change:

- Area identified as a Coastal Nodal Development Point
- Development opportunity should remain a real consideration and reviewed and assessed by the planning department

### Recommendation for Monwabisi Resort:

- To Retain as an overnight resort and day resort area within Rec and Parks

## **3. Wolfgat Nature Reserve**

### Key issue:

- Eroding accrete cliffs to be assessed and any interventions identified

### Motivation for change

- Future impact on Baden Powell Drive could be significant and this is an increasingly important transport route

### Recommendation for Wolfgat Nature Reserve:

- TDA roads engineers to advise

## **4. Mnandi Beach**

### Key issues:

- None, quality coastal visitor experience

### Motivation for change:

- Standards to be maintained and used as a bench mark

### Recommendation for Mnandi Beach:

- Management of amenity infrastructure retained and sustained as is

## **5. Mnandi Day Resort**

### Key issues

- Water availability for the pool infrastructure

### Motivation for change:

- Quality day recreational venue
- Services a large catchment area and is a valuable social asset
- Consideration be given to switching the public pool to direct salt water

### Recommendations for Mnandi Day Resort:

- Remain as a quality day visitor park managed by Rec and Parks
- Coastal Management to assist with relevant technical inputs and permits if direct salt water access for pool operations is considered

## **6. Lukannon Drive to Strandfontein Pavillion Parking Area**

### Key issues:

- illegal vehicle access onto the coast
- Safety and security issues
- Windblown sand regularly closes Lukannon Drive
- NSRI station access can be sand blocked
- Blue Waters beach front and surrounding municipal buildings are in relatively good condition but may not be optimally used?

### Motivation for change:

- Entire coastal area falls within the False Bay Nature Reserve
- Recommended that the area is managed holistically as part of the Nature Reserve
- Open and free public access to be retained with increased security

### Recommendations:

- Implement direct site management of dunes to reduce wind-blown sand issues, sand source area

- must be vegetated and maintained
- Consider Armco barrier along coastal edge of Lukannon Drive
- Close additional access points and rehabilitate back to dune systems

## **7. Strandfontein Pavillion to Zeekoevlei Mouth**

### Key issues

- Old public infrastructure, no recent investment by the City in the area
- Collapsed Fisherman's Lane and parking area
- Sonwabe Parking area in poor state

### Motivation for change

- Strandfontein Tidal Pool is one of the largest tidal pools in Africa and is an irreplaceable asset of significance
- The NSRI has indicated the need for a National NSRI Training Facility and have expressed an interest in possibly being located here

### Recommendations:

- Protection of the parking area at Fisherman's Lane with a gabion structure
- Consider a formal discussion with the NSRI with regards their proposed Training Facility
- Allocate the tidal pool structure to the coastal engineers to be managed
- Amend the sand management practises of Baden Powell Drive/Lukannon Drive

Mr Darryl Colenbrander stated that the department are in the process of establishing a new Coastal branch. He advised that one Coastal Engineer has been appointed to date with another being appointed on 1 April 2019. He made mention that this is a skill set new to the City and will aid in addressing some of the issues faced along the coast.

He further advised that there is a need to address windblown sand along the coastline and stated that a Dune and Beach Maintenance and Management Plan was developed and was approved by Province. This plan is applicable to the entire Cape Town Coastline. He

explained that the plan will make it easier to rehabilitate Dune systems without having to get Environmental Authorisation every time the department undertakes rehabilitation as this can be quite time consuming.

Mr Darryl Colenbrander concluded his brief by thanking the house for the opportunity to present this item and enquired whether there were any questions or comments from the house.

**The presentation elicited the following comments:**

Cllr Daniel Christians thanked the official for his presentation and commented that the black coastal communities want to tap into the coast and what it offers, therefore the Coastal Economic and Spatial Strategic Framework needs to be approved.

He explained that The Draft Coastal, Economic and Spatial Strategic framework was meant to be approved by the former Commissioner Melisse Whitehead. There have been changes in the department and yet the framework is still not approved. He stated that years have passed and there are still no economic opportunities for the people who live on this coastline.

Cllr Daniel Christians further highlighted the following:

- That a request was made that provision be made within the presentation to include the record of decisions taken by the Department in respect of the stretch of coast from Big Bay to Hout Bay;
- On 1 June 2011, he attended the Planning and Environmental Portfolio Committee meeting to address a motion which agreed that the nodal points on the coastline would be developed;
- There are three nodal points between Sunrise and Monwabisi;
- In terms of Fisherman's Lane, the first remedial action was only taken in 2003, the department provided no further assistance or maintenance thereafter;
- In other areas, marinas are fixed and remedial action is taken when necessary and the problems are not ascribed to Climate Change, yet it is used as the excuse along the Black Coastal communities;
- Fear is created within the people by giving them the idea that they should not develop the coastline



due to climate change, yet they have a sovereign right to develop the coast;

- It was requested for the ED to be present at the Subcouncil meeting to present the record of decisions taken by the Department for the Big Bay – Hout Bay stretch of coast and to explain why development was seen as economically viable there, yet in this area the Environmental policy restricts the black coastal communities from developing the coast.

Mr Darryl Colenbrander responded as follows:

- It is not the intention of the department to use the issue of Climate Change to scare communities. It is in line with international best practice to step back from the coast. He explained that Globally, many Cities are exposed to the risks associated with climate change and it is important to identify these risks and build it into future decision making;
- It is important to note that there are many departments that play a role in decision making along the coast;
- He understands Cllr Christians' frustration and expressed that there is an institutional deficit in the City of Cape Town from a Coastal Governance perspective and there is a lack of capacity from a Coastal Management perspective thus resulting in some of the roles and responsibilities falling through the cracks. He stated that this is the challenge they are currently trying to resolve.

Cllr Eddie Andrews referred to the recommendations alluded to in the presentation and stated that these recommendations require funding. He concurred with the comments made by Cllr Christians in respect of the department not allocating adequate funding in order to maintain the assets along the coast.

Cllr Eddie Andrews enquired how to better manage and coordinate the coast as Monwabisi and Strandfontein are in a state of disrepair. He commented that the City needs to find a mechanism within the events permit which ensures that the applicant contributes towards the upkeep of the facility and not just the payment of the application fee.

He expressed that no timelines or responsible departments were included in the presentation, and

advised that it is important to understand who the stakeholders are as part of the Subcouncil's oversight role. He stated that this would assist the subcouncil in ensuring that traction on the project is sustained and that the recommendations come to fruition.

Cllr Eddie Andrews referred to the comment made by the presenter regarding the NSRI and stated that there seems to be a disconnect between the asset owner, the Spatial Planning department and the external stakeholders and expressed the importance of coordinating the process to ensure that all relevant stakeholders are kept abreast of any developments taking place.

He recommended that a precinct management plan be formulated which includes details of the infrastructure as well as all the activity happening on the premises.

Mr Darryl Colenbrander responded that he has timelines for two of the areas mentioned in the presentation and advised as follows:

- Fisherman's Lane: The funding is available and it is anticipated that the project will be completed in two years. He requested the house to note that extensive work will go into the design as well as the public consultation process;
- Kapteinsklip Development Proposal: The environmental authority is granted based on an appeal made in 2016.

Cllr Daniel Christians stated that he is very familiar with the Kapteinsklip development proposal as he was the one who made the appeal in 2016 as there were no development rights granted for South of Baden Powell Drive.

He requested a document stating what development will take place at the nodal point and stated that he expected this to be addressed in today's presentation. He brought the meeting's attention to the parking area at Sonwabe that was tarred in 2005 and has not been maintained or upgraded since, despite it being a parking area that is used every weekend.

Cllr Daniel Christians further expressed that there needs to be a plan of action formulated for the sand migration of

Lukannon Drive as this remains a scenic route for the people living on the coast.

Cllr Eddie Andrews commented that while he understands that this has been a long and frustrating process, the meeting needs to allow Mr Colenbrander to respond to questions where he can. Further to this, he advised that the development framework is required as it will galvanise all the issues together and give guidance in terms of the responsible departments. He expressed that it is important to understand that the City will not necessarily be developing or investing in a node but will ensure that the necessary zoning is in place and that the node can be developed.

Cllr Thulani Dasa commented that the Subcouncil is the platform that represents the community of Mitchell's Plain. He stated that Cllr Christians has mentioned on numerous occasions that the people of Mitchell's Plain would like to be the beneficiaries of their own coast through the development of the coastline. He requested that the Subcouncil manager writes to the Executive Director who takes decisions on this matter to attend the next Subcouncil meeting.

Cllr Willem Doman commented that a lot was covered in today's presentation and subsequent discussion, however he has a few questions pertaining to the overnight facilities at Monwabisi.

He enquired as follows:

- Does the provision of accommodation form part of the City's function;
- What is the linkage between the private sector in terms of developments
- Are the needs of the community taken into consideration for each facility and what does the department consider as the municipalities responsibility and what in turn does the private sector engage on.

The Chairperson, Cllr Sheval Arendse, acknowledged the frustration expressed by Cllr Christians and emphasized that even with the community outcry over the years, nothing has been done to improve Mitchell's Plain. He stated that the area is falling apart and the councillors are held responsible.

Mr Darryl Colenbrander responded that with regards to

the Kapteinsklip appeal, the department actively promoted the development of that space. He made mention that throughout the meeting reference is made to the "department" but they are a branch which forms part of a department.

He explained that the parking area issue at Sonwabe is the responsibility of Roads Management so he would not be able to comment on this matter. He reiterated that they are in the process of defining the various roles and responsibilities which has always been a gap in the department and will assist in holding the relevant departments accountable.

He referred to Cllr Doman's question regarding the overnight facilities at Monwabisi and advised that resorts are managed by Recreation and Parks.

He further stated that he agrees that there has been a lack of investment in the False Bay Coastline since the old apartheid resorts were built and since then nothing has happened in the area. He explained that the creation of a nodal space for development in Kapteinsklip was a policy statement done through the SDF and advised that multiple line departments will need to come together to deal with this area.

Cllr Daniel Christians commented that Erf 1212 encompasses the three nodal points alluded to earlier. He explained that there is a need to develop Bluewater's and Strandfontein. He reiterated that on 1 June 2011 the Portfolio committee agreed to nodal development. A proposal was submitted to develop a facility similar to Hartenbos on that site, while still maintaining the biodiversity. He enquired who would be the responsible department to initiate Environmental Impact assessments on those nodal points.

Mr Darryl Colenbrander advised that the EIA would be the responsibility of the department who takes the lead of the development of plans for that space.

Cllr Daniel Christians commented that it may take another 30 years for Bluewater's to be developed and it is important to run a parallel process to establish the needs of the community and drive it collectively.

Cllr Eddie Andrews commented that there is a need to

practically discuss what the community wants and the next step would be to secure input from the community and to understand the needs of the market. He stated that he is keen to move forward on the matter and there is a need to unpack how to commence a public participation process so there is something in writing. He concluded his comment by adding that the process needs to be mapped out to determine how to sustain traction on this matter going forward.

The Chairperson, Cllr Sheval Arendse, recommended that the ED is invited to the next Activity Day meeting to discuss this issue at length and to come up with a way forward.

Cllr Daniel Christian's concurred that an Activity day would be better suited to focus on all outstanding matters pertaining to the coast. He thanked Mr Colenbrander for his presentation and requested that the blueprints of the nodal points to be developed are brought to the Activity Day as well as the record of decisions taken for the coast from Big Bay to Hout Bay as alluded to earlier. He concluded his comment by stating that this would assist the house in influencing the decisions for this side of the coast.

## **RESOLVED**

1. That Wolfgat Subcouncil 12 **NOTES** the comments made on this matter;
2. That the Manager, Mr Mcebisi Fetu, invite the Executive Director: Spatial Planning and Environment to the Next Activity Day meeting;
3. That a record of decisions taken by the department for the development of the coastline from Big Bay to Hout Bay be presented at the Activity Day alluded to in point 2 above;
4. That blueprints of the nodal points to be developed are presented at the Activity Day alluded to in point 2 above.

## **5.2 NEW PROPOSED ATHLETICS TRACK SITES**

The Manager, Mr Mcebisi Johnson Fetu, reported that at the February subcouncil meeting, the house agreed that a meeting between the Executive Mayor, Mayco Member

and representatives from the Subcouncil needs to be arranged to further engage on the issues surrounding the preferred site identified for the Athletics Track.

Cllr Solomon Philander advised that an email request was sent to the office of the Executive Mayor requesting a meeting and they are awaiting confirmation of the Mayor's availability from his office. He enquired whether all councillors will represent the Subcouncil at this engagement or whether the house will elect representatives to attend on behalf of the Subcouncil.

Cllr Daniel Christians recommended that all Councillors are invited to attend the meeting in order to fully represent Mitchell's Plain and motivate in terms of what the Subcouncil aims to achieve with the establishment of the Athletics Track.

Cllr Solomon Philander requested that it be recorded in the minute that all councillors are invited to attend the Athletics Track Site meeting once the Mayor's availability is confirmed.

Cllr Eddie Andrews suggested that the Chairperson's office contact the Mayor's Office to confirm his availability and to make recommendations in terms of the meeting date, perhaps after Caucus or Council when all the councillors are present and at the same venue.

The Chairperson, Cllr Sheval Arendse, requested that his EPA contact Ms Geduld at the Mayor's office and requested that a meeting request be sent to all councillors once the meeting date is confirmed.

## **RESOLVED**

1. That Subcouncil 12 **NOTES** the comments made on this matter;
2. That the Chairperson's Office engage with the Office of the Executive Mayor to determine a suitable date on which to meet and once confirmed, an electronic appointment is sent to all councillors of Wolfgat Subcouncil 12.

### **5.3 MINUTE OF A MEETING ON THE BUSINESS HIVES HELD ON 2017-04-06 IN THE CONFERENCE ROOM, LENTEGEUR ADMINISTRATIVE OFFICES, CNR MELKBOS AND MERRYDALE ROADS, LENTEGEUR**

The Manager, Mr Mcebisi Johnson Fetu, reported that it was resolved that the department are to submit progress reports to the Subcouncil to advise on the outstanding matters at the Hives until all issues are resolved. A report served at the January Subcouncil meeting under item **12SUB18/01/19**. There is no further feedback at this stage and Mr Alexander Dykes is to submit the next report to the April or May Subcouncil Meeting.

**RESOLVED**

1. That Wolfgat Subcouncil 12 **NOTES** the comments made on this matter;
2. That Mr Alexander Dykes submit quarterly reports on the progress at the Hives until the matter is resolved.

**5.4 AUDIT OF LAND POCKETS & DEVELOPMENT PROPOSALS WITHIN SUBCOUNCIL 12**

The Manager, Mr Mcebisi Johnson Fetu, reported that a meeting on the Audit of Land Pockets and Development Proposals in Subcouncil 12 was held on 05 March 2019.

Cllr Eddie Andrews provided a summary of the meeting discussion as follows:

- That the subcouncil resolved that he convenes ad hoc meetings to gain traction on the matters relating to the Audit of Land pockets and development proposals in Subcouncil 12 and to put forth the strong resolution of the Subcouncil to close all lanes in Mitchell's Plain;
- Due to all relevant stakeholders not being in attendance, the meeting focussed on the matter of lane closures;
- There was some contestation regarding closing lanes leading into a transport corridor, however after taking into consideration that the safety of residents should be prioritised and the fact that it is only a slight inconvenience for commuters to use the road as an access point to the transport corridor, it was resolved that those lanes could also be considered for closure;
- Clarity is required in terms of the Municipal Assets Transfer Regulations (MATR) process and how to facilitate the transaction to commence the closing of lanes as some lanes have services running through them.

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**RESOLVED**

1. That Mr. Morne de Wet is required to confirm how many lanes there are to be closed;
2. That Cllr Eddie Andrews convenes a meeting with the Public participation unit to commence discussions to draft a participation plan for the consultative process to be undertaken. The Abutting homeowners would have to confirm who is interested to lease the lane and the MATR process will commence thereafter. This could be done prior to point (1) actioned;
3. That Mr. Morne de Wet is to draft a Project Initiation Document (PID) for an EPWP project. The scope of the project would include surveying the lanes, costing the closure of lanes and installation of the fence to close the lanes;
4. That Wolfgat Subcouncil 12 **NOTES** the comments made on this matter;

12SUB06/03/19

**CHAIRPERSON'S REPORT**

**A direct translation of the Chairperson's speech is recorded hereunder. The speech is documented in the Official Minute as Annexure B**

Good morning fellow Councillors, Manager Wolfgat Subcouncil (12), Officials, Members of Public, Media, welcome to our Subcouncil 12 meeting.

Cape Town has received much needed rain last week, a good boost to our decline in dam levels. Our dam levels storage capacity area as follows: Bergriver: -73,8%; Steenbras lower: R51,1%; Steenbras upper: -70%; Theewaterskloof: -41,5%; Voelvlei-63,4%; Wemmershoek-59,1%. Our overage storage capacity stands at 52,7% and when comparing our dam levels to last year at this time it was at 23,2%. We urge our citizens to continue to save water as it is a scarce resource, vital to our very existence.

I wish to highlight the upcoming events and public participation programmes applicable to Wolfgat Subcouncil as follows:

1. Mayoral Committee Member, Ald Grant Twigg's City's Basket of Services Roadshow: 20 March at the Rocklands Civic Centre: 09:00 to 13:00 and Eastridge Community Hall at 16:00 to 20:00;



2. Open Streets Event will be held on 31 March 2019, the fourth such event for Mitchell's Plain. Three other successful events were hosted in Mitchell's Plain in previous successive years drawing hordes of public, roughly around 8000 citizens. This is an event where the community will take back their street and spend a leisurely afternoon with children playing safely at their bliss in Eisleben Road
3. Budget Participation 19/20 Public Participation Events: The public participation for the City's Budget will commence after the tabling of the draft Budget at the March Council meeting. The anticipated period for Area South is between 3 and 10 April and I am busy finalising the date for Wolfgat Subcouncil 's engagement. I urge that all Councillors avail themselves for this vital community discussion.

Our agenda today reflects the following:

- Capacity Building Programme for Informal Trading-This sector of trade must be developed for informal traders to grow into Small, Medium, Micro Entrepreneurs. Some traders are already ready to branch into an SMME but need to be guided to take the leap to prosper their business even more;
- Progressive Capital Expenditure report: This report reflects our Ward Allocation Project spend which to date stands at 30,6% spend and 75% committed. Manager and Councillors you are reminded that we have three months left to the end of the financial year and Subcouncil 12 has always in the past set the trend to maximise spend on Ward Allocations. I would like to see the same spend of 99,5 % happening at the end of June;
- Property Matters in regard to the granting of rights for: Erf 29822, Volvo Street for residential purposes and for Early Childhood Development Centres in the City of Cape Town
- Amendments to certain sections in the Municipal Planning Bylaw-it is imperative that our Bylaws and policies are revisited from time to time to keep it relevant and cater for the City's processes and programmes within legal parameters. The public participation in regard to the MPBL is underway;
- Library and Information Services' Quarterly Activity Report;
- Expanded Public Works Programme: An overview of Job Seekers and Demographics;
- C3 Notification Progress report

Ladies and gentlemen, this brings me to the end of my speech. The floor is open for comment.

**The chairperson's report elicited the following questions and comments:**

Cllr Solomon Philander reported that Ward 79 partnered with a Home Based Care Training centre in October last year where over 100 participants were trained to do home based care. The training consisted of 1 month of theory and 6 months of practical training and today 46 of the 100 participants were found competent. The course graduates were awarded with NQF Level 4 Certificates and were a diverse group of people from various walks of life, some of whom had been previously unemployed or abusing substances. He concluded his comment by stating that in future, there are plans to roll out the training in various areas across Mitchell's Plain.

**NOTED**

Cllr Eddie Andrews commented on the Open Streets Event alluded to by the Chairperson and stated that the event in Mitchell's Plain is the last event of the series and is the one that attracts the most people out of all the other sites across the City. He expressed the importance of hosting events such as Open Streets and urged all councillors to show their support at the event.

Cllr Eddie Andrews further commented on the upcoming Jobseeker initiative and expressed that the subcouncil needs to maximise the resources available and use this initiative to piggyback on processes where efficient governance can be effected. One such way to do this is to invite small and medium enterprises to register as vendors with the City via the Community Supplier Database. He requested that the Subcouncil Manager invite businesses to the Jobseeker Initiative to register as vendors.

The Chairperson, Cllr Sheval Arendse, stated that the manager should liaise with the Office of the Director: UM South, as the drive was initiated by her office.

**NOTED**

**WARD COMMITTEE, ACTIVITY  
DAY AND OTHER MINUTES**

**12SUB07/03/19**

**NOTING OF THE MINUTE OF THE ACTIVITY DAY MEETING  
HELD ON FRIDAY, 15 FEBRUARY 2019 AT 09:00**

There were no corrections to be made to the Minute of the Activity Day meeting held on 15 February 2019.

**RESOLVED**

That Wolfgat Subcouncil 12 **NOTES** the Minute of the Activity Day Meeting held on Friday 15 February 2019.

**HEARING/ PRESENTATIONS**

12SUB08/03/19

**PRESENTATION: CAPACITY BUILDING PROGRAMME FOR INFORMAL TRADING**

Mr Sisa Ngodo introduced himself to the house and advised that he was requested to present on the Capacity Building Programmes for Informal Trading in Area South.

He commenced his brief by providing the objective of Capacity Building Programmes as follows:

- To Increase skills and capacity of small, medium and micro enterprises (SMME) in diverse sectors so as to improve access to economic opportunities and the expansion of businesses/trading platform as part of the Area Economic Development role within the Urban Management Directorate

He unpacked the target audience as:

- **Self Employed Owners** – Which refers to Micro Enterprises many of whom are business that are sole entrepreneurs and do not employ more than two –three people;
- **Small Businesses** – Businesses trading within various sectors and across trading platforms;
- **Informal Traders;**
- **Shops and Tuck Shops** – Cutting across those who sell a range of products from processed and packaged good to those who produce goods.

He explained that the intended outcomes of the Capacity Building Projects are to:

- Improve Business management;
- Assist with the understanding of the Value Chain;
- Understanding Competitiveness and Compliance

He explained that competitiveness and compliance are key elements and stated that their department would like to see businesses grasp the meaning of competitiveness and how to respond to competition and position themselves as emerging businesses in the community.

He further stated that compliance is a big issue which the department aims on improving and they will do so by ensuring that the challenges faced by the SMME's are addressed via these capacity building projects.

Mr Sisa Ngodo referred to slide 6 of the presentation and explained that the **challenges** faced by the SMME's are:

- Unfavourable Local economic climate;
- Safety Concerns – social ills and rise of substance abuse;
- Big Business
- Competition with unlicensed/unregistered business
- Access to market/clients – start to assist SMME's to be ready to tap into opportunities available as they continue to grow their businesses within a diverse market

He proceeded to provide a brief overview of the Capacity Building Projects currently undertaken by the Area Economic Development team and listed the projects as follows:

#### **1. WALMART FOUNDATION TOWNSHIP ENTREPRENEUR PROGRAMME**

The purpose of the programme is Upskill entrepreneurs within the retail space and Early Childhood Development businesses in Mitchell's Plain.

This project will be done in partnership with Walmart and the Gordon Institute of Business Science where 60 scholarships will be offered to budding entrepreneurs to enrol in the #GrowYourBiz programme. He advised that the programme will take place in Mitchell's Plain and is aimed at existing businesses within the retail and ECD business.

The outcomes of the course include:

- Business Management skills;
- Development of township economy;
- Business network and
- Township business development

#### **2. HOW TO TENDER PROGRAMME: How to do business with the City of Cape Town**

The purpose of the programme is to Support supplier development of city registered/newly registered community vendors.

Mr Sisa Ngodo explained that the programme will be conducted via a 1 day "how to tender and doing business with the City of Cape Town" training programme and the outcomes of the workshop include networking, tender management skills and development of small businesses.

### **3. YOUTH ANGLING EVENT**

This project aims to increase awareness of youth in ocean economic opportunities through a recreational project. It will take place at Mnandi Beach and will take the form of an amateur competitive event that will determine who catches and releases the biggest fish and is aimed at Youth (High School learners).

The project outcomes include:

- Angling skills;
- Ocean safety;
- Environmental awareness;
- Team work and
- Friendship

### **4. CODING/DIGITAL SKILLS PROGRAMME**

This 22 week programme aims to equip youth with leadership skills, a range of digital skills (Basic Coding and UI/UX Design), including the build and design of a website for an NGO as well as selling and building websites for SMME's. The skill set is in demand and could open up a host of employment opportunities and opportunities for self-employment.

### **5. INFORMAL TRADER DEVELOPMENT TRAINING**

The purpose of this programme is to provide traders with One-on-one information sharing and by-law awareness training (high level) by the Area Co-ordinator. This training will take the form of quarterly round table information sharing sessions with the respective Area Coordinators.

The outcomes of the programme include:

- Informal Trading By-Law awareness;
- Health compliance awareness;
- Waste compliance awareness;
- Training and Development opportunities and
- Informal Trading Plan information

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Mr Sisa Ngodo proceeded to provide an overview of what the Department aims to achieve going forward and stated that Area Economic Development South aims to:

- Identify specific key growth sectors across the area – plough resources into the sectors with high growth opportunities and those that can contribute towards the growth of the area;
- Develop critical SMME intervention programmes;
- Strengthen partnership with local Business/Sector bodies (e.g. Associations, Chambers etc.);
- Improve working relations with City funded agencies;
- Link SMME growth with Precinct Development and
- Integrate capacity building with other Urban Management projects

**The presentation elicited the following questions and comments:**

Cllr Eddie Andrews expressed his satisfaction that some of the projects initiated during his tenure as ABSD Mayco are sustained.

He alluded to his earlier point about marrying the vendor registration drive with the upcoming jobseeker drive to maximise the number of potential registrations on the Community Supplier Database/Vendor Database.

Mr Sisa Ngodo responded that they would want as many entrepreneurs to register as possible as the supplier registration is a simple process from the City's side. He stated that if the councillors so require, the department can set aside a day to do registrations on a jobseeker registration day. He stated that this can be done via the Subcouncil Manager and the registration day can be used for those businesses who need to update their details as well.

Cllr Eddie Andrews sought clarity on the LAED's relationship with the Tourism sector now that the City has a Tourism Department. He enquired as to where the LAED office would slot in.

Mr Sisa Ngodo responded that he cannot provide an answer to this question at this time as Tourism no longer forms part of Urban Management. He commented that from a sectoral perspective LAED would like to work with their colleagues in Tourism to ensure that the entrepreneurs of Area South are assisted accordingly.

Cllr Eddie Andrews referred to the Walmart partnership alluded to in the presentation and enquired what the partnership entails and whether there is payment involved.

Mr Sisa Ngodo responded that Walmart are co-funding the Township Entrepreneur Programme and providing the bulk of the training.

Cllr Eddie Andrews commented on the venue listed for the Heritage and Cultural Conference and enquired whether the venue is able to accommodate the participants and whether it is the ideal venue as it is not part of the transport corridor.

Mr Sisa Ngodo noted the comment made by Cllr Andrews and advised that the project is currently under discussion and certain aspects of the project will need to be revisited.

Cllr Eddie Andrews clarified that the reason he enquired about tourism was because previously, there was a sustained focus on opportunities for the sector in the South and he is concerned that this will no longer be the case now that we are looking at City wide tourism. He further stated that he will avail himself to have discussions with LAED, Tourism and SPV's in terms of what is happening in Mitchell's Plain as the area needs potential operators with the right capacity to tap into the market and it is important to sustain traction in the area. He concluded his comment by stating that he would engage with Mr Sisa Ngodo outside of the meeting.

Cllr Solomon Philander commented that he is pleased that the department are going the extra mile with regards to the informal traders and hopes to strengthen the partnership between the association and the City of Cape Town. He commented that he aims to ensure a better Town Centre by partnering with the department and the community and encouraging the people to take ownership of the MPTC as progress will only happen if they work together. He concluded his comment by stating that the by-law training is important and will definitely assist in MPTC

Mr Sisa Ngodo expressed that he appreciates the support from the councillor and explained that the department wants to make it clear to the traders that their permits are associated/linked to the by-law and it is important that the by-laws are adhered to. He appealed to the councillors to contact his office should they have any concerns pertaining to informal trading in their respective wards.

Cllr Daniel Christians thanked the official for the presentation and advised that the Youth Angling Event would take place on

15 June 2019 at Mnandi Beach and advised that there would be training sessions held before the event.

Mr Sisa Ngodo confirmed that the details provided by Cllr Christians are correct and stated that his team have gone on site to check the venue for the event and met up with colleagues from the Recreation Department who assisted at the last event. He stated that there would be 4 training sessions prior to the event and he will be able to provide more specific feedback once the SCM process is finalised.

**RESOLVED**

That Wolfgat Subcouncil 12 **NOTES** the content of the presentation on Capacity Building Programmes for Informal Trading.

**FINANCIAL REPORTS AND IDP**

**12SUB09/03/19      PROGRESSIVE CAPITAL EXPENDITURE: FEBRUARY 2019**

**Items 12SUB09/03/19 and 12SUB10/03/19 were simultaneously considered**

**RESOLVED**

That Subcouncil 12 **NOTES** the Progressive Capital Expenditure Report as at February 2019.

**12SUB10/03/19      WARD ALLOCATION 2018/19 MONITORING DASHBOARD  
AS AT 28 FEBRUARY 2019 - 2018/19 FINANCIAL YEAR**

**Items 12SUB09/03/19 and 12SUB10/03/19 were simultaneously considered**

**RESOLVED:**

That Subcouncil 12 **NOTES** the Ward Allocation Dashboard as at 28 February 2019.

**PROPERTY MATTERS**

**12SUB11/03/19      PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR  
THE TRANSFER, BY PUBLIC COMPETITION, OF VACANT  
ERF 29822 MITCHELLS PLAIN, VOLVO STREET, BEACON  
VALLEY, FOR RESIDENTIAL PURPOSES**



The chairperson Cllr Sheval Arendse, introduced the item and enquired whether there were any comments or questions pertaining to the granting of an in-principle approval for the transfer by public competition of Erf 29822 situated in Volvo Street, Beacon Valley Mitchells Plain.

Cllr Solomon Philander commented that he supports the recommendation outlined by the department and commented that there will be many applicants from the area responding to the competitive process. He stated that he visited the area and found excessive dumping on the Erf which needs to be cleared as soon as possible. He concluded his comment by requesting that the transfer of this vacant land is advertised in the local community newspapers as there is a demand for vacant land in the area.

Miss Merle Visagie introduced herself to the house and advised that an advertisement will be placed in local newspapers as well as the Weekend Argus.

**NOTED.**

**RESOLVED**

- 1) That Wolfgat Subcouncil 12 **NOTES** the content of the report
- 2) To recommend that:
  - a) In terms of section 14(2) (a) and (b) of the Municipal Finance Management Act (MFMA) Act 56 of 2003:
    - i) Council resolved that Erf 29822 Mitchells Plain situated at Volvo Street, Beacon Valley, Mitchells Plain in extent approximately 251M2, zoned Single Residential 1, shown on attached Plan, not required for the provision of the minimum level of basic municipal services:
    - ii) Council confirm that the fair market value of the asset described in (a) (i) and the economic and community value to be received in exchange for the assets described in (a) (i) have been considered;
  - b) In terms of Regulation 5(1)(b) of the Municipal Transfer Regulations (MATR), R.878 promulgated on 22 August 2008, Council approve in principle the transfer of Erf 29822 Mitchells Plain, situated at Volvo Street, Beacon Valley, Mitchells Plain as described in (a)(i);
  - c) Erf 29822 Mitchells Plain, situated at Volvo Street, Beacon

Valley, Mitchell's Plain be disposed by public competition, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.

**12SUB12/03/19      PROPOSED GRANTING OF RIGHTS TO USE, MANAGE AND CONTROL 27 EARLY CHILDHOOD DEVELOPMENT FACILITIES OF THE CITY'S SOCIAL DEVELOPMENT AND EARLY CHILDHOOD DEVELOPMENT (SDECD) DEPARTMENT**

The Chairperson, Cllr Sheval Arendse, introduced the item and enquired whether there were any comments or questions pertaining to the proposed granting of rights to use, manage and control 27 Early Childhood Development Facilities of the City's Social Development and Early Childhood Development Department.

Cllr Willem Doman commented that he is in support of the item and noted that the conditions outlined by the City are favourable and no property taxes will be paid on these facilities.

Cllr Solomon Philander stated that there are ECD's in Mitchell's Plain specifically in Tafelsig, Eastridge and Portlands that operate in City facilities. He expressed that with the conditions stipulated in the Children's Act, facility owners need to grant consent to the ECD's utilising their facility. This has left many ECD's unable to operate effectively. He commented that the Subcouncil needs to identify such ECD's in the respective wards and submit the list to Property Management to assist with a way forward. He concluded his comment by stating that this matter can be tabled at an Activity Day workshop.

The chairperson, Cllr Sheval Arendse, advised that the comments would be sent to the relevant official.

Wolfgat Subcouncil 12 **RESOLVED:**

- 1) To **NOTE** the contents of the report;
- 2) To **Recommend** that the right to use, control and manage ECD centres on behalf of Council on the 27 Erfs listed on Folios 151 and 152 of the report, subject inter alia to the following conditions:
  - a) A consideration of R883 per annum excl VAT calculated at the rate applicable at the time of transaction be payable. Rates not applicable;
  - b) The management agreement will endure for a period of ten (10) years;

- c) The consideration will be adjusted annually in terms of the tariff structure as approved by Council;
- d) The property to be used for early childhood development 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 and
- g) No compensation will be payable for any improvement made to the property

**POLICIES & BY-LAWS**

**12SUB13/03/19      AMENDMENTS TO THE CITY OF CAPE TOWN MUNICIPAL  
PLANNING BY-LAW, 2015 (MPBL)**

**RESOLVED:**

That Wolfgat Subcouncil 12 **NOTES** the advertising of the proposed amendments to the City of Cape Town Municipal Planning By-Law as outlined in the report.

**MONTHLY/QUARTERLY REPORTS,  
EXCLUDING FINANCIAL REPORTS**

**12SUB14/03/19      LIBRARY AND INFORMATION SERVICES' QUARTERLY  
ACTIVITY REPORT FOR THE PERIOD 1 OCTOBER 2018 TO  
31 DECEMBER 2018**

**RESOLVED**

That Wolfgat Subcouncil 12 **NOTES** the content of the Library and Information Services Quarterly Activity Report for the period 1 October to 31 December 2018.

**12SUB15/03/19      EXPANDED PUBLIC WORKS PROGRAMME (EPWP):  
OVERVIEW OF JOBSEEKERS AND DEMOGRAPHICS IN  
WOLFGAT SUBCOUNCIL 12 AS AT 28 FEBRUARY 2019**

**RESOLVED**

That Wolfgat Subcouncil 12 **NOTES** the report on the Overview of Jobseekers and Demographics in Subcouncil 12 as at 28 February 2019.

12SUB16/03/19      **C3 NOTIFICATION PROGRESS REPORT: WOLFGAT  
SUBCOUNCIL**

**RESOLVED**

That Wolfgat Subcouncil 12 **NOTES** the C3 Notification Progress Report

**LATE ITEMS**

12SUB17/03/19      **PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR  
THE TRANSFER OF VACANT ERF 14324 (UNREGISTERED  
PORTION OF ERF 21740) SITUATED AT WELCOME  
STREET, PORTLANDS, MITCHELLS PLAIN, BY PUBLIC  
COMPETITION FOR RESIDENTIAL PURPOSES**

The Chairperson, Cllr Sheval Arendse, introduced the item and enquired whether there were any comments or questions pertaining to the proposed granting of in-principle approval for the transfer of vacant Erf 14324 situated at Welcome Street Portlands Mitchells Plain. Cllr Daniel Christians commented that he is in support of the recommendations outlined on Folio 228 of the report and welcomes the recommendation to transfer the vacant Erf.

Wolfgat Subcouncil 12 **Resolved** to **Recommend** that:

- a) In terms of section 14(2) (a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003:
  - i) Council resolve that Erf 14324 (Unregistered portion of Erf 21740) Welcome Street, Portlands, Mitchells Plain in extent approximately 396m<sup>2</sup>, zoned Single Residential (SR1), shown lettered ABCD on Plan LIS 2025, not be required for the provision of the minimum level of basic municipal services;
  - ii) Council confirm that the fair market value of the assets described in (a)(i) and the economic and community value to be received in exchange for the assets described in (a) (i) have been considered;
- b) In terms of Regulation 5(1) (b) of the Municipal Asset Transfer Regulations (MATR), R.878 promulgated on 22 August 2008, Council approve in principle the transfer of Erf 14324 (Unregistered portion of Erf 21740), Welcome Street, Portlands, Mitchells Plain as described in (a) (i);

- c) Erf 14324 (Unregistered portion of Erf 21740), Welcome Street, Portlands, Mitchells Plain be transferred of by public competition, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.

**12SUB18/03/19      REVIEW PROPOSED 12 SITES RECOMMENDED FOR THE  
DISCHARGE OF FIREWORKS**

**RESOLVED**

That Wolfgat Subcouncil 12 **NOTES** the 12 proposed sites recommended for the Discharge of Fireworks and do not propose any amendments or additions for Subcouncil 12.

**CLOSING ITEMS**

**MEETING CLOSING**

**The meeting adjourned at 12:45**

**NEXT MEETING DATE**

The next Subcouncil meeting will be held on Thursday 18 April 2019 at 10:00

**CHAIRPERSON:** ..... **DATE:** .....