

MINUTES OF THE HYBRID COUNCIL MEETING OF WITZENBERG MUNICIPALITY, HELD IN THE COUNCIL CHAMBERS, JOHN STEYN LIBRARY, OWEN STREET, CERES ON TUESDAY, 31 MARCH 2026 AT 10:00

NOTULE VAN DIE HIBRIEDE RAADSVERGADERING VAN MUNISIPALITEIT WITZENBERG, GEHOU OP DINSDAG, 31 MAART 2026 OM 10:00 IN DIE RAADSAAL, JOHN STEYN BIBLIOTEEK, OWENSTRAAT, CERES

PRESENT

Councillors

Alderlady EM Sidego (Speaker) (DA)
Councillor TE Abrahams (Executive Mayor) (DA) (Virtual attendance)
Councillor JF Nel (Executive Deputy Mayor) (ICOSA)
Alderman K Adams (DA)
Councillor WJ Alexander (Patriotic Alliance)
Councillor P Daniels (DA)
Councillor S de Bruin (DA)
Councillor GJ Franse (DA)
Councillor JP Fredericks (Vryheidsfront Plus)
Councillor AL Gili (ANC)
Councillor GG Laban (Witzenberg Aksie)
Councillor JS Mouton (ANC)
Councillor MJ Ndaba (ANC)
Councillor N Nogcinisa (ANC)
Councillor N Phatsoane (ANC)
Councillor KA Robyn (GOOD)
Councillor J Rooi (Witzenberg Party)
Alderman HJ Smit (DA)
Alderman D Swart (DA)
Councillor IL Swartz (EFF)
Alderman JJ Visagie (DA)
Councillor K Yisa (ANC)
Councillor J Zalie (ANC)

Officials

Mr D Nasson (Municipal Manager)
Mr HJ Kritzingen (Director: Finance)
Mr S Swartz (Director: Community Services)
Mr J Steyn (Director: Technical Services)
Mr M Mpeluzi (Director: Corporate Services)
Ms N Oerson (Chief Internal Audit Executive)
Ms L Nieuwenhuis (Senior Manager: Legal Services)
Ms G Baatjies (Media Liaison Officer)
Ms M Arendse-Smith (Acting Manager: Administration)
Ms J du Toit (Intern: Administration)
Mr J Pieterse (Senior ICT Officer)

1. OPENING AND WELCOME / OPENING EN VERWELKOMING

The Speaker welcomed everyone present and requested Alderman D Swart to open the meeting with prayer.

Die Speaker heet almal teenwoordig welkom en versoek raadsheer D Swart om die vergadering met gebed to open.

NOTED / AANGETEKEN

2. LEAVE OF ABSENCE AND CONFIDENTIALITY AND CONFLICT OF INTEREST DECLARATION

**2.1 Consideration of application for leave of absence
Aansoeke om verlof tot afwesigheid
(3/1/2/1)**

None / Geen

NOTED / AANGETEKEN

**2.2 Confidentiality and Conflict of Interest Declaration
Vertroulikheid en Botsing van Belange Verklaring
(3/2/1)**

The Confidentiality and Conflict of Interest Declaration is attached as **annexure 2.2.**

The declaration was duly signed by all Councillors. No conflict of interest was declared.

NOTED / AANGETEKEN

**2.3 Consideration of application for leave of absence: Council meeting
30 July 2025
Aansoeke om verlof tot afwesigheid: Raadsvergadering 30 Julie 2025
(3/1/2/1)**

Council resolved on 30 July 2025 that the applications for leave of absence from the meeting, received from Councillors GG Laban; N Phatsoane and K Yisa, be held in abeyance until the next Council meeting for the submission and consideration of the written applications for leave of absence.

Council unanimously resolved on 29 October 2025 that the applications for leave of absence from the meeting, received from Councillors GG Laban; N Phatsoane and K Yisa, be held in abeyance for investigation.

UNANIMOUSLY RESOLVED

that the applications for leave of absence from the meeting, received from Councillors GG Laban, N Phatsoane and K Yisa, be approved and accepted.

EENPARIG BESLUIT

dat die aansoeke om verlof tot afwesigheid van die vergadering, ontvang vanaf raadslede GG Laban, N Phatsoane en K Yisa, goedgekeur en aanvaar word.

2.4 Consideration of application for leave of absence: Special Council meeting 27 August 2025: Councillor J Zalie
Aansoek om verlof tot afwesigheid: Spesiale Raadsvergadering 27 Augustus 2025: Raadslid J Zalie
(3/1/2/1)

A verbal application for leave of absence from the meeting was received from Councillor J Zalie.

Council resolved on 27 August 2025 that the application for leave of absence from the meeting, received from Councillor J Zalie, be held in abeyance until the next Council meeting for the submission and consideration of the written application for leave of absence.

Council unanimously resolved on 29 October 2025 that the application for leave of absence, received from Councillor J Zalie for the Special Council meeting held on 27 August 2025, be held in abeyance for further investigation.

UNANIMOUSLY RESOLVED

that the application for leave of absence from the meeting, received from Councillor J Zalie, be approved and accepted.

EENPARIG BESLUIT

dat die aansoek om verlof tot afwesigheid van die vergadering, ontvang vanaf raadslid J Zalie, goedgekeur en aanvaar word.

2.5 Consideration of application for leave of absence: Ad hoc Committee for Unauthorised Expenditure 11 September 2025: Alderman D Swart
(3/1/2/1)

A verbal application for leave of absence from the meeting was received from Alderman D Swart.

The Ad hoc Committee for Unauthorised Expenditure resolved on 11 September 2025 that the application for leave of absence from the meeting, received from Alderman D Swart, be held in abeyance until the next meeting for the submission and consideration of the written application for leave of absence.

A written application for leave of absence from Alderman D Swart, dated 11 September 2025, is attached as **annexure 2.5**.

UNANIMOUSLY RESOLVED

that the written application for leave of absence from the meeting, received from Alderman D Swart, be approved and accepted.

EENPARIG BESLUIT

dat die skriftelike aansoek om verlof tot afwesigheid van die vergadering, ontvang vanaf raadsheer D Swart, goedgekeur en aanvaar word.

2.6 Consideration of application for leave of absence: Council meeting 11 December 2025: Councillor IL Swartz (3/1/2/1)

A verbal application for leave of absence from the meeting was received from Councillor IL Swartz.

Council resolved on 11 December 2025 that the verbal application for leave of absence from the meeting, received from Councillor IL Swartz, be held in abeyance pending the submission of the written application for leave of absence.

A written application for leave of absence from Councillor Swartz, dated 12 December 2025, is attached as **annexure 2.6**.

UNANIMOUSLY RESOLVED

that the written application for leave of absence from the meeting, received from Councillor IL Swartz, be approved and accepted.

EENPARIG BESLUIT

dat die skriftelike aansoek om verlof tot afwesigheid van die vergadering, ontvang vanaf raadslid IL Swartz, goedgekeur en aanvaar word.

**3. STATEMENTS, ANNOUNCEMENT OR MATTERS RAISED
MEDEDELINGS, AANKONDIGINGS OF SAKE GEOPPER**

**3.1 Gratitude, Congratulations and Commiseration
Waardering, Gelukwensing en Meelewing
(11/4/3)**

Councillor J Mouton, on behalf of Council, conveyed congratulations to the following Councillors for their birthdays:

- Councillor MJ Ndaba 3 March
- Councillor G Laban 19 March
- Councillor S de Bruin 30 March

NOTED / AANGETEKEN

Councillor K Robyn joined the meeting at 10:22.

**3.2 Matters raised by the Speaker / Sake deur die Speaker geopper
(9/1/1)**

The Speaker conveyed the following:

- Blessed Easter and safe travels to Councillors and all those who will be celebrating Easter.
- Eid Mubarak to Alderman K Adams and the Muslim community who recently celebrated Eid ul Fitr.
- Members of ANC requested to be excused from the meeting to attend to political duties.

Councillor W Alexander, on behalf of the Patriotic Alliance, wished all a blessed Easter and that all that has been sacrificed during the Holy week be out of love.

NOTED / AANGETEKEN

Councillors AL Gili, N Phatsoane, J Mouton, M Ndaba, J Zalie and K Yisa were excused from the meeting at 10:31.

Executive Mayor Councillor TE Abrahams was excused from the meeting at 10:32.

**3.3 Matters raised by the Executive Mayor
Sake deur die Uitvoerende Burgemeester geopper
(9/1/1)**

None / Geen

NOTED/ AANGETEKEN

3.4 Matters raised by the Municipal Manager
Sake deur die Munisipale Bestuurder geopper

The Municipal Manager informed the meeting that the Media Liason Officer will be conducting a presentation during the meeting for the proposed jackets for Council.

Councillors are to indicate their respective choices after which a quotation and deduction plan will be tabled.

Furthermore, that the Director: Technical Services and Director:v Finance commence the procurement process for the Green Drop T-shirts once the Green Drop award has been received.

NOTED / AANGETEKEN

4. MINUTES / NOTULES

4.1 Corrections to the minutes / Regstelling van notule

None / Geen

NOTED / AANGETEKEN

4.2 Matters arising from the minutes / Sake voortspruitend uit notule

None / Geen

NOTED / AANGETEKEN

4.3 Approval of minutes / Goedkeuring van notule

The minutes of the Council meeting, held on 25 February 2026 are attached as **annexure 4.3**.

UNANIMOUSLY RESOLVED

that the minutes of the Council meeting, held on 25 February 2026, be approved and signed by the Speaker.

EENPARIG BESLUIT

dat die notule van die Raadsvergadering, gehou op 25 Februarie 2026, goedgekeur en deur die Speaker onderteken word.

**4.4 Outstanding matters / Uitstaande sake
(3/3/2)**

Number	File ref.	Item no. and date	Subject	Resolution	Responsibility	Target date
4.4.1	15/4/P	8.2.1 of 28-01-2026	Draft Witzenberg SDF 2025 - 2030	That a Public Participation Process be embarked upon to obtain the community's inputs for further consideration by Council and final adoption.	Technical Services	
4.4.2	17/7/2/2	11.1 of 25-02-2026	Fire at Skoonvlei, Ceres	The matter will be reported on as soon as there is no further prejudice for Council.		
4.4.3	7/1/4/1	8.3.2 of 25-02-2026	Availing and lease of land for Dunlop Business in a Box Initiative	That the matter be held in abeyance to clarify further processes.		
4.4.4	1/3/1/25	8.4.1 of 26-02-2026	By-law: Rules of Order	That the matter be held in abeyance for further amendments after promulgation of the amended Structures Act.		

UNANIMOSULY RESOLVED

- (a) *that notice be taken of the outstanding matters.*
- (b) *that item 4.4.3 (Dunlop Business in a Box) was dealt with and finalised under item 9.1.*

EENPARIG BESLUIT

- (a) dat kennis geneem word van die uitstaande sake.*
- (b) dat item 4.4.3 (Dunlop Business in a Box) bespreek en gefinaliseer is onder item 9.1.*

**5. MOTIONS AND NOTICE OF SUGGESTIONS
MOSIES EN KENNISGEWING VAN VOORSTELLE**

None / Geen

NOTED / AANGETEKEN

**6. INTERVIEWS WITH DELEGATIONS
ONDERHOUDE MET AFVAARDIGINGS**

None / Geen

NOTED / AANGETEKEN

7. DELEGATED POWERS / GEDELEGEERDE BEVOEGDHEDE

7.1 Minutes: Committee meetings / Notules: Komiteevergaderings (3/3/2)

The minutes of the following meetings are attached:

- (a) Committee for Local Economic Development and Tourism, held on 16 October 2025: **Annexure 7.1(a).**
- (b) Committee for Corporate and Financial Services, held on 11 November 2025: **Annexure 7.1(b).**
- (c) Committee for Community Development, held on 13 November 2025: **Annexure 7.1(c).**
- (d) Committee for Housing Matters, held on 18 November 2025: **Annexure 7.1(d).**
- (e) Special Committee for Housing Matters, held on 1 December 2025: **Annexure 7.1(e).**
- (f) Mayoral Committee, held on 5 December 2025: **Annexure 7.1(f).**
- (g) Mayoral Committee, held on 26 January 2026: **Annexure 7.1(g).**

UNANIMOUSLY RESOLVED

that notice be taken of the minutes of the Committee meetings and same be accepted.

EENPARIG BESLUIT

dat kennis geneem word van die notules van die Komiteevergaderings en genoemde aanvaar word.

8. RESERVED POWERS / GERESERVEERDE BEVOEGDHEDE

8.1 Directorate Finance / Direktoraat Finansies

**8.1.1 Section 71 Monthly Budget Statement Report of Directorate Finance:
February 2026
Artikel 71 Maandelikse Begrotingsverslag van Direktoraat Finansies:
Februarie 2026
(9/1/2/2)**

The Section 71 Monthly Budget Statement Report of the Directorate Finance for February 2026 is attached as **annexure 8.1.1**.

The Executive Mayoral Committee resolved on 26 March 2026 to recommend to Council:

- (a) that notice be taken of the Section 71 Monthly Budget Statement Report of the Directorate Finance for February 2026.
- (b) that the Section 71 Monthly Budget Statement Report of the Directorate Finance for February 2026 be referred to the Portfolio Committee for Corporate and Financial Services, the Performance, Risk and Audit Committee and the Municipal Public Accounts Committee to take notice or to advise Council if deemed necessary.

UNANIMOUSLY RESOLVED

- (a) *that notice be taken of the Section 71 Monthly Budget Statement Report of the Directorate Finance for February 2026.*
- (b) *that the Section 71 Monthly Budget Statement Report of the Directorate Finance for February 2026 be referred to the Portfolio Committee for Corporate and Financial Services, the Performance, Risk and Audit Committee and the Municipal Public Accounts Committee to take notice or to advise Council if deemed necessary.*

**8.1.2 Finance: Draft Budget 2026/2027, Draft Review of IDP 2026/2027
and Draft Top Layer SDBIP 2026/2027
(5/1/1/25; 2/2/1 & 5/1/5/19)**

Memorandum from the Director: Finance, dated 18 March 2026:

"1. Purpose

The purpose of this report is to table the Draft Budget 2026/2027, Draft Review of the IDP 2026/2027 and Draft Top Layer SDBIP 2026/2027 to the Executive Mayor and Council.

2. Legal framework

Section 16 to 18 of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003) stipulates as follows:

'Annual budgets

16. (1) The Council of a municipality must for each financial year approve an annual budget for the municipality before the start of that financial year.
- (2) In order for a municipality to comply with subsection (1), the Mayor of the municipality must table the annual budget at a Council meeting at least 90 days before the start of the budget year.
- (3) Subsection (1) does not preclude the appropriation of money for capital expenditure for a period not exceeding three financial years, provided a separate appropriation is made for each of those financial years.

Contents of annual budgets and supporting documents

17. (1) An annual budget of a municipality must be a schedule in the prescribed format –
- (a) setting out realistically anticipated revenue for the budget year from each revenue source.
 - (b) appropriating expenditure for the budget year under the different votes of the municipality.
 - (c) setting out indicative revenue per revenue source and projected expenditure by vote for the two financial years following the budget year.
 - (d) setting out –
 - (i) estimated revenue and expenditure by vote for the current year and
 - (ii) actual revenue and expenditure by vote for the financial year preceding the current year and
 - (e) a statement containing any other information required by Section 215(3) of the Constitution or as may be prescribed.

- (2) An annual budget must generally be divided into a capital and an operating budget in accordance with international best practice, as may be prescribed.
- (3) When an annual budget is tabled in terms of Section 16(2) it must be accompanied by the following documents:
 - (a) Draft resolutions –
 - (i) approving the budget of the municipality.
 - (ii) imposing any municipal tax and setting any municipal tariffs as may be required for the budget year.
 - (iii) approving the budgets for the relevant financial year of each municipal entity under the sole or shared control of the municipality and
 - (iv) approving any other matter that may be prescribed.
 - (b) Measurable performance objectives for each vote in the budget, taking into account the municipality's integrated development plan.
 - (c) A projection of cash flow for the budget year by revenue source, broken down per month.
 - (d) Any proposed amendments to the municipality's Integrated Development Plan following the annual review of the Integrated Development Plan in terms of Section 34 of the Municipal Systems Act.
 - (e) Any proposed amendments to the budget-related policies of the municipality.
 - (f) Particulars of the municipality's investments.
 - (g) Any prescribed budget information on municipal entities under the sole or shared control of the municipality.
 - (h) Particulars of all proposed new municipal entities which the municipality intends to establish or in which the municipality intends to participate.

- (i) Particulars of any proposed service delivery agreements, including material amendments to existing service delivery agreements.
- (j) Particulars of any proposed allocations or grants by the municipality to –
 - (i) other municipalities.
 - (ii) any municipal entities and other external mechanisms assisting the municipality in the exercise of its functions or powers.
 - (iii) any other organs of state.
 - (iv) any organisations or bodies referred to in Section 67(1).
- (k) The proposed cost to the municipality for the budget year of the salary, allowances and benefits of –
 - (i) each political office-bearer of the municipality.
 - (ii) Councillors of the municipality and
 - (iii) the Municipal Manager, the Chief Financial Officer, each Senior Manager of the municipality and any other official of the municipality at a remuneration package at least equal to that of a Senior Manager.
- (l) The proposed cost for the budget year to a municipal entity under the sole or shared control of the municipality of the salary, allowances and benefits of –
 - (i) each member of the entity's board of directors and
 - (ii) the Chief Executive Officer and each Senior Manager of the entity.
- (m) any other supporting documentation as may be prescribed.

Funding of expenditures

18. (1) An annual budget may only be funded from –
- (a) realistically anticipated revenues to be collected.
 - (b) cash-backed accumulated funds from previous years' surpluses not committed for other purposes and
 - (c) borrowed funds, but only for the capital budget referred to in Section 17 (2).
- (2) Revenue projections in the budget must be realistic, taking into account –
- (a) projected revenue for the current year based on collection levels to date and
 - (b) actual revenue collected in previous financial years.'

3. NERSA requirements

The National Energy Regulator of South Africa (NERSA) requires that Council 'approves' the electricity tariffs before submitting same to them on 31 March 2026.

4. Tabling

The National Minister of Finance tabled the national budget on 22 February 2026 in parliament.

The following documents are attached:

- (a) Draft Top Layer SDBIP for 2026/2027: **Annexure 8.1.2(a).**
- (b) Draft Review of IDP 2026/2027: **Annexure 8.1.2(b).**
- (c) Draft Budget: 2026/2027 – 2028/2029: **Annexure 8.1.2(c).**
- (d) Draft Budget Related Policies: 2026/2027: **Annexure 8.1.2(d).**
- (e) Draft Budget Schedules: 2026/2027 – 2028/2029: **Annexure 8.1.2(e)."**

The Executive Mayoral Committee resolved on 26 March 2026 to recommend to Council:

- (a) that the Draft Budget, the Draft Review of the IDP and the Draft Top Layer SDBIP of the Witzenberg Municipality for the financial year 2026/2027 and the indicative budget for the two years 2027/2028 and 2028/2029 that have been tabled by the Executive Mayor in Council, be workshopped by Council and thereafter notice be taken by Council.
- (b) that the documents be advertised and made available at all libraries and municipal offices of Council.
- (c) that public meetings be conducted as per the IDP Public Participation Programme.
- (d) that Council approves the electricity tariffs in principle, subject to public participation and NERSA consideration.

Councillor GG Laban raised a point of order based on the fact that the Executive Mayor was permitted to attend the Council meeting virtually, whilst others were not permitted to do so, thus noting that the Speaker is biased.

The Speaker noted that the refusal for virtual attendance was for the Council workshop and not the Council meeting and that said matter is an item on the agenda to be dealt with.

UNANIMOUSLY RESOLVED

- (a) *that, after being workshopped, Council takes notice of the Draft Budget, the Draft Review of the IDP and the Draft Top Layer SDBIP of the Witzenberg Municipality for the financial year 2026/2027 and the indicative budget for the two years 2027/2028 and 2028/2029 that have been tabled by the Executive Mayor in Council.*
- (b) *that the documents be advertised and made available at all libraries and municipal offices of Council.*
- (c) *that public meetings be conducted as per the IDP Public Participation Programme.*
- (d) *that Council approves the electricity tariffs in principle, subject to public participation and NERSA consideration.*

8.1.3 AGSA Audit Report: 2024/2025
(5/14/1/20)

The AGSA Audit Report for 2024/2025 is attached as **annexure 8.1.3**.

The Performance, Risk and Audit Committee resolved on 23 January 2026 to recommend to Council that notice be taken of the AGSA Audit Report for 2024/2025.

UNANIMOUSLY RESOLVED

that notice be taken of the AGSA Audit Report for 2024/2025.

EENPARIG BESLUIT

dat kennis geneem word van die Ouditeur-generaal SA se auditverslag vir 2024/2025.

8.1.4 Audited Annual Financial Statements 2024/2025
(5/3/1)

The Audited Annual Financial Statements for 2024/2025 is attached as **annexure 8.1.4**.

The Performance, Risk and Audit Committee resolved on 23 January 2026 to recommend to Council that notice be taken of the Audited Annual Financial Statements for 2024/2025 and, after consideration, same be accepted.

UNANIMOUSLY RESOLVED

that notice be taken of the Audited Annual Financial Statements for 2024/2025 and, after consideration, same be accepted.

EENPARIG BESLUIT

dat kennis geneem word van die Geouditeerde Jaarlikse Finansiële State vir 2024/2025 en, na oorweging, genoemde aanvaar word.

8.1.5 Finance: Unauthorised expenditure: Financial year 2021/2022
(9/1/2/2)

The following documents are attached:

- (a) Memorandum from Director: Finance, dated 19 March 2026:
Annexure 8.1.5(a).

- (b) Email messages from Director: Finance to Provincial Treasury:
Annexure 8.1.5(b).

The following recommendations were tabled to Council:

- (a) that notice be taken of the updated report relating to unauthorised expenditure.
- (b) that notice be taken that the budget for the 2021/2022 financial year was not exceeded and hence there should not have been unauthorised expenditure.
- (c) that notice be taken that there is no need for an adjustment budget.

UNANIMOUSLY RESOLVED

that the matter be held in abeyance until the next Council meeting in order to engage with National and Provincial Treasury for their availability at the Ad hoc Committee meeting.

EENPARIG BESLUIT

dat die aangeleentheid tot die volgende Raadsvergadering oorstaan ten einde met die Nasionale en Provinsiale Tesourie in gesprek te tree oor hul beskikbaarheid by die Ad hoc Komiteevergadering.

8.2 Directorate Technical Services / Direktoraat Tegniese Dienste

8.2.1 Resubmission: Lease and operation of Material Recovery Facility (MRF): Erf 364/82, Ceres (17/3/2)

A report from the Chief Financial Officer, dated 23 March 2026, is attached as **annexure 8.2.1**.

The Executive Mayoral Committee resolved on 26 March 2026 to recommend to Council:

- (a) that the Council resolution of 31 March 2025 be rescinded.
- (b) that the municipality continues to operate the Material Recovery Facility.

UNANIMOUSLY RESOLVED

that the matter be held in abeyance until the next Council meeting.

EENPARIG BESLUIT

dat die aangeleentheid tot die volgende Raadsvergadering oorstaan.

8.3 Directorate Community Services / Direktooraat Gemeenskapsdienste

8.3.1 Proposed amendments to Indigent Policy (5/1/1/13)

Report from Director: Finance, dated 19 January 2026:

"1. Purpose

The purpose of this report is to submit proposed amendments to the Indigent Policy for consideration to Council. The Indigent Policy is attached as **annexure 8.3.1**.

2. Legal framework

The qualification criteria for urban households to receive assistance are as follows:

- (a) The head of the household must be a South African citizen.
- (b) An application on the prescribed form, fully completed with the required information and signed, must be provided.
- (c) The household, except in the case of rural households, must receive an account from the Municipality of Witzenberg.
- (d) If the municipal account is not in the name of the people residing in the house the following procedures may be followed:
 - (i) An indigent application process to determine whether the household qualifies for benefits. If they qualify then:
 - A letter from the owner, or the executor of the estate, if applicable, authorising the municipality to open a service account in the name of the person residing in the house.
 - If the owner has died and an executor has not been appointed, all the children of the deceased must give permission with an affidavit that the account can be opened in the specific person's name.
 - In the case of municipal property, the Housing Committee will determine the lessee.
 - (ii) In exceptional circumstances the Municipal Manager can authorise the opening of an account in the name of the person residing on the premises. (When it is not possible to obtain approval from the owner/s or heir/s to open an account in the name of the people residing in the house).

- (e) The Municipal Manager is delegated to write off the old debt on the property if the property is transferred into the name of the beneficiary within 24 months after the approval of the indigent application.
- (f) No member of the household, except in the case of rural households which resides on the farm where he/she works and is not the owner, may own a fixed property other than the site on which the household resides; and
- (g) The household joint gross income may not exceed the level of R6,000.00 per month. The average monthly income for seasonal workers may be calculated by multiplying the monthly income with the number of months the person normally works and dividing the answer by 12. The monthly income for weekly wages may be calculated by multiplying the weekly wage by 4.3.
- (h) The household income as per paragraph 6.1.5 may be reduced with the monthly bond expenditure.
- (i) Two individual government pension (old age or disability) that exceeds the threshold as per 7.1 may qualify for the 100 % benefit if it is the only household income.
- (j) The Municipal Manager may approve a household as indigent in exceptional circumstances.
- (k) As a pre-requisite the municipality will install water demand management meters free of charge at indigent properties as a prerequisite to be registered as an indigent and all water leaks on the property will be repaired by the municipality at the cost of the municipality.
- (l) No applicants who have a mobile shop in their erven (whether they are the owner or operator of the shop or not) is eligible for any Indigent benefit.
- (m) No Indigent application will be approved if any illegal trading is conducted on the property.
- (n) Where there is a business operated by the main account holder or their spouse/ life partner, an affidavit must be accompanied stating that the income (profit) from the business is not more than the thresholds of the Indigent (100 % or 50 %) subsidy. Where discretion regarding this matter is needed, the application is to be referred to the Municipal Manager or Director: Community Services for approval.

3. Discussion

Some of the households in the Eskom area do qualify for indigent support, but they do not apply as they receive the free electricity units from Eskom based on the size of the electricity connection.

The households in informal areas do not receive accounts for municipal services and therefore do not apply for indigent support although they receive municipal services.

The abovementioned households are therefore not included in the official municipal statistics of indigent households."

Council resolved on 28 January 2026:

- (a) That the following paragraphs be added to the Indigent Policy:
 - (i) Paragraph 6.1.5.1: The households on the Eskom list for free electricity units automatically qualify for full indigent benefits.
 - (ii) Paragraph 6.1.5.2: The households in informal areas qualify for limited indigent benefits which excludes free basic electricity.
- (b) That the Indigent Policy will be dealt with at the next Council workshop for amendments to the policy.

The Executive Mayoral Committee resolved on 23 February 2026 to recommend to Council that, after being workshopped, the amended Indigent Policy be approved.

UNANIMOUSLY RESOLVED

that, after being workshopped, the amended Indigent Policy be approved.

EENPARIG BESLUIT

dat, na bespreking tydens 'n werkswinkel, die gewysigde Deernisbeleid goedgekeur word.

8.3.2 Notice of motion of exigency: Amendment of policy pertaining to swimming pools and appointment of additional lifeguards at municipal swimming pools (8/1/R & 4/3/3/3)

A notice of motion of exigency from Councillor K Robyn, dated 11 December 2025, is attached as **annexure 8.3.2(a)**.

Council resolved on 25 February 2026 that a report related to the proposals noted in the motion be workshopped and tabled to Council.

A report from the Director: Community Services, dated 17 March 2026, is attached as **annexure 8.3.2(b)**.

The Executive Mayoral Committee resolved on 26 March 2026 to recommend to Council:

- (a) that notice be taken of the notice of motion of exigency and the feedback from the Department Community Services.
- (b) that the Department Community Services be given time to do an assessment and the policy be reviewed and amended if necessary.

UNANIMOUSLY RESOLVED

- (a) that notice be taken of the notice of motion of exigency and the feedback from the Department Community Services.*
- (b) that the Department Community Services be given time to do an assessment and the policy be reviewed and amended if necessary.*

EENPARIG BESLUIT

- (a) dat kennis geneem word van die mosie en die terugvoer vanaf die Departement Gemeenskapsdienste.*
- (b) dat die Departement Gemeenskapsdienste tyd gegun word om 'n evaluering te doen en die beleid hersien en, indien nodig, gewysig word.*

8.3.3 Review of Witzenberg Policy on Expanded Public Works Programme (EPWP) (4/1/1/P)

Memorandum from Manager: Local Economic Development, dated 17 March 2026:

"Background

The current Policy on the Expanded Public Works Programme (2013) is outdated and is in need to be reviewed in order to be aligned with the latest EPWP Phase 5 requirements as well as to address EPWP municipal administration.

Review

The Policy on the Expanded Public Works Programme was extensively reviewed, taking into consideration changing EPWP legislation, internal EPWP arrangements and the current EPWP Phase 5 that must be implemented. Inputs were also received from Senior Management and Managers.

The reviewed Policy on the Expanded Public Works Programme is attached as **annexure 8.3.3**.

The Executive Mayoral Committee resolved on 26 March 2026 to recommend to Council that the reviewed Policy on the Expanded Public Works Programme, after consideration, be approved.

UNANIMOUSLY RESOLVED

that the reviewed Policy on the Expanded Public Works Programme be held in abeyance until the next Council meeting.

EENPARIG BESLUIT

dat die hersiene Beleid oor die Uitgebreide Openbare Werke Program tot die volgende Raadsvergadering oorstaan.

8.4 Directorate Corporate Services / Direktooraat Korporatiewe Dienste

8.4.1 Proposed lease of Toll House, Michells Pass, Ceres (7/1/4/2)

A report from the Senior Manager: Legal Services, dated 19 March 2026, is attached as **annexure 8.4.1**.

The Executive Mayoral Committee resolved on 26 March 2026 to recommend to Council:

- (a) that Council approves the leasing of the Toll House situated in Michells Pass, Ceres to the prospective applicant in principle, subject to the lease being advertised for comment, and objections before the conclusion of a formal lease agreement.
- (b) that Council considers the negotiation of a long-term lease agreement of up to 25 years, taking into consideration the significant capital investment required for restoration and development. That the long-term lease agreement be notarised and registered against the Title Deed, and the costs associated therewith shall be for the account of the lessee.
- (c) that Council considers a deviation from market-related rental, given the estimated private capital investment of approximately R6 million.
- (d) that a sliding scale rental structure be applicable, which may include a nominal rental during the initial restoration phases (year 1 to 5) and then rental equal to at least the insurance premium of the premises, which is covered by the municipality.
- (e) that all restoration and development activities must comply with applicable heritage legislation and the requirements of the relevant heritage authority.
- (f) that the Municipal Manager be authorised to facilitate the necessary processes and sign the lease agreement.

Alderman K Adams requested that his dismay regarding this item be recorded as there are rumours that the Jewish community are buying and renting properties in order to take over.

Councillors GG Laban and K Robyn noted their unhappiness with the fact that the item never served at the Committee for Local Economic Development and requested that the correct processes be followed.

Councillor W Alexander pointed out that buildings are dilapidated or being destroyed and that the municipality spends thousands on security services to protect the buildings, and for this reason, the proposal is supported.

The Speaker informed the meeting that notice is taken of the objection and that correct procedures are to be followed in future.

UNANIMOUSLY RESOLVED

- (a) *that Council approves the leasing of the Toll House situated in Michells Pass, Ceres to the prospective applicant in principle, subject to the lease being advertised for comment and objections before the conclusion of a formal lease agreement.*
- (b) *that Council negotiates a long-term lease agreement of up to 25 years, taking into consideration the significant capital investment required for restoration and development. That the long-term lease agreement be notarised and registered against the Title Deed, and the costs associated therewith shall be for the account of the lessee.*
- (c) *that Council deviates from market-related rental, given the estimated private capital investment of approximately R6 million.*
- (d) *that a sliding scale rental structure be applicable, which may include a nominal rental during the initial restoration phases (year 1 to 5) and then rental equal to at least the insurance premium of the premises, which is covered by the municipality.*
- (e) *that all restoration and development activities must comply with applicable heritage legislation and the requirements of the relevant heritage authority.*
- (f) *that the Municipal Manager be authorised to facilitate the necessary processes and sign the lease agreement.*

9. URGENT MATTERS SUBMITTED AFTER DISPATCHING OF THE AGENDA
DRINGENDE SAKE INGEDIEN NA AFSENDING VAN DIE AGENDA

9.1 Availing and lease of land for Dunlop Business in a Box Initiative: Erf 389 Tulbagh, erf 1640 Wolseley and portion of erf 5958, Nduli, Ceres (7/1/4/1)

A memorandum from the Manager: Local Economic Development, dated 12 January 2026, is attached as **annexure 9.1**.

Council resolved on 25 February 2026 that the matter be held in abeyance to clarify further processes.

UNANIMOUSLY RESOLVED

- (a) *that the objection be dismissed as it is not based on the merits of the case.*
- (b) *that a lease period of five years be signed with Dunlop and/or the nominated entrepreneur with the option to extend for another five years.*
- (c) *that the rental amount not be market-related and that the rental amount be determined by the Municipal Manager.*
- (d) *that the cost of the kerbing for erf 389 be carried by the municipality.*
- (e) *that the Bulk Service Cost (bulk distribution costs of R124 863-78 per erf) be budgeted for by the municipality.*
- (f) *Municipal Services costs*
 - (i) *that all the identified erven be rezoned to Business and to determine who will be responsible for the rezoning costs.*
 - (ii) *that erf 389 Tulbagh, erf 1722 Wolseley and erf 5958 Nduli be subdivided and that Council considers the portion size of 500 square meters and all costs for the subdivision be carried by Council*
 - (iii) *that the lease agreement be subject to the successful subdivision and rezoning.*

10. FORMAL AND STATUTORY MATTERS
FORMELE EN STATUTÊRE SAKE

10.1 Feedback on matters of outside bodes
Terugvoering oor sake van buite-organisasies
(3/R)

None / Geen

NOTED / AANGETEKEN

**11. QUESTIONS and/or MATTERS RAISED BY COUNCILLORS
VRAE en/of SAKE DEUR RAADSLEDE GEOPPER**

None / Geen

NOTED / AANGETEKEN

12. COUNCIL-in-COMMITTEE / RAAD-in-KOMITEE

These items are dealt with in the confidential minutes.