

**Minutes of the Continuation of the 2nd Special Council Meeting of the Local Council for
Beaufort West
held in the Council Chambers, 15 Church Street, Beaufort West**

on Tuesday, 14 February 2023 at 08:08

Present:

Alderman JJ Van Der Linde
Councillors A Sauls [**Executive Mayor**], LV Piti [**Deputy Executive Mayor**], N Constable [**Speaker**], N Abrahams, EF Botha, CL De Bruin [*virtually*], LBJ Mdudumani, S Essop, AM Slabbert, SM Meyers [*virtually*], JDK Reynolds [*virtually*]

Absent:

Councillor R Skuza [*no apology*]

In service:

Acting Municipal Manager [RR Links], **Director: Corporate Services** [AC Makendlana], **Acting Director: Community Services** [MC Tshibo], **Acting Director: Financial Services** [NP Mabhena], **Senior Manager: Corporate Services** [P Strumpher] and **Senior Clerk: Committees** [L.D. Draghoender]

1. OPENING AND WELCOMING

The Speaker welcomes Councillors at the meeting and opens the meeting with prayer.

2. APOLOGIES

NONE

The Speaker informs Council about the following important dates:

21 February 2023 – Second Community Meeting in Hillside. The Venue will be confirmed during the day and notices distributed.

23 to 24 February 2023 – Workshop on Risk Committee Policies.

26 February 2023 – Community Meeting in Kwa-Mandlenkosi.

28 February 2023 – 2nd Monthly Council Meeting.

The Speaker requests Ward Councillors to arrange Ward Committee meetings during the week in order for the Administration to attend the meetings and minimise meetings over weekends.

3. PROPOSED DEVELOPMENTAL PROJECTS

7/3/4/1/3/1; 7/3/4/2/3/5; 7/3/4/1/3/2

The Acting Municipal Manager requests the Senior Manager: Corporate Services to continue with the briefing and clarification regarding the following projects:

- Proposed Golf Estate. The Senior Manager: Corporate Services informs Council about the existing Infrastructure that needs to be taken into consideration on the land that was identified for the development of a Golf Estate. Furthermore that the Senior Manager: Corporate Services advice Council to waive the development of a Golf Estate at the specific location.
- Proposed Residential Development at Damkoppie. The Senior Manager: Corporate Services informs Council that the specific location that was identified is feasible for Residential Development. Furthermore that Council should consider to combine the development of the Golf Estate and residential development at the specified/identified location.
- Proposed Renewable Energy: IPP. The Senior Manager: Corporate Services informs Council that a 25 hectar land on Portion 1 of Farm 163, Bulskop has been identified for development of IPP.
- Proposed Civic Centre. The Senior Manager: Corporate Services explains that currently Amore Green has been identified, however it consists of three properties. Furthermore that the Beaufort West Municipality currently has a lease agreement with the Amor Green Sport Committee in place. Mr P Strumpher is of the view that the initial idea to develop a civic centre on Erf 3464 would be the best option. Beaufort West Municipality is in the process of having the land transferred back from South Cape College. Furthermore Mr P Strumpher request Council to clearly state their requirements with regards to the Civic Centre in order to ensure each aspect is properly specified in tender documents.
- Proposed Airport Development. The Senior Manager: Corporate Services explains to Council that certain areas needs to be excluded from the land that was originally identified for the development of an airport:
 - The area through which the Brandwag pipeline is laid;
 - The area that has been identified for the proposed powerline;
 - The area that is leased by a private person with whom the Beaufort West Municipality has a lease agreement;
 - The river that serves as the main supply to the Springfontein dam; and
 - The shooting range that forms part of the identified land.

The Senior Manager: Corporate Services explains that these factors will hamper aspects of the development and/or obtaining licences from The South African Civil Aviation Authority. Furthermore the Senior Manager: Corporate Services advices Council that the identified land is not conducive for developing an airport and that no other suitable land can be identified for the proposed purpose.

The Speaker requests clarity on whether the land adjacent to the current airport can be develop for another airport. The Senior Manager: Corporate Services is of

the view that the better option is the land opposite the airport/N1. However Council must be reminded that Kalabash Holdings must submit a bid and conclude a power purchase agreement with Eskom on the next bidding round, which has not been announced yet.

The Acting Municipal Manager is of the view that the Thusong Centre might be an option for developing a Civic Centre to bring service delivery closer to the community. Furthermore that the Administration should investigate the possibility of partnering with Department of Public Works on the development of a civic centre.

Councillor EF Botha is in agreement with the Acting Municipal Manager and proposed that the Thusong Centre be the guinea pig to test feasibility.

Alderman JJ Van Der Linde is of the view that Council be cautious when selling land to avoid selling the land for cheap and as soon as the development is there then the value of the land increases.

The Acting Municipal Manager assures Council that the sale of land are regulated through legislation and that certain clauses are written into contracts to benefit the Municipality.

The Speaker informs Council that the Spatial Development Framework needs to be reviewed with regards to the urban edge.

The Senior Manager: Corporate Services informs Council that the Administration is in the process of reviewing the Urban Edge and that Council must take note that the Urban Edge is fixed for a period of 5 years.

Councillor LV Piti reminds Council that the park opposite to the Thusong Centre was identified by Council for the erection of an outdoor gym.

Councillor A Sauls I reiterates that Council should receive inputs in good faith to develop Beaufort West. Furthermore Councillor A Sauls I proposes that the Administration investigate what distance is acceptable with regards to the proximity of two airports, which might imply that the existence of one airport might contribute positively to the development of another airport with regards to legalities/feasibility.

The Acting Municipal Manager expresses his view that the developer must include the issues mentioned by the Executive Mayor in his feasibility study and suggests that Council just make the land available for the development.

After further in-depth discussion on the matter Councillor N Abrahams propose that approval be granted for the Senior Manager: Corporate Services to seek legal opinion on the development of all the above-mentioned proposed projects.

Councillor N Abrahams withdrew his proposal.

Councillor JDK Reynolds seconded by Councillor SM Meyers proposes:

- That Council in principle accept and approve the following development initiatives on the specified land to be sold for development, excluding the Proposed Airport:
 - Proposed Golf Estate and Residential Development at Damkoppie, portion

of Farm 185 attached as **Annexure 001** to these minutes.

- Proposed Renewable Energy: IPP on Portion 1 of Farm 163, Bulskop attached as **Annexure 002** to these minutes.
- Proposed Civic Centre at the Thusong Centre or Erf 3464 attached as **Annexure 003** to these minutes.
- That the development of a Civic Centre be held/postponed till erf 3464 is registered in Beaufort West Municipality's name.
- That the Senior Manager: Corporate Services in collaboration with the Acting Municipal Manager be authorized to seek legal consultation in preparation of the tender conditions and to request valuation reports.

Councillor EF Botha requests for a caucus at 09:54.

At resumption of the meeting at 10:00 the following were:

Present:

Alderman JJ Van Der Linde
Councillors A Sauls I [**Executive Mayor**], LV Piti [**Deputy Executive Mayor**], N Constable [**Speaker**], N Abrahams, EF Botha, CL De Bruin [*virtually*], LBJ Mdudumani, S Essop, AM Slabbert, SM Meyers [*virtually*], JDK Reynolds [*virtually*]

In service: **Acting Municipal Manager** [RR Links], **Director: Corporate Services** [AC Makendlana], **Acting Director: Community Services** [MC Tshibo], **Acting Director: Financial Services** [NP Mabhena], **Senior Manager: Corporate Services** [P Strumpher] and **Senior Clerk: Committees** [L.D. Draghoender]

Councillor N Abrahams seconded by Councillor LBJ Mdudumani proposes:

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- 3.1 That Council in principle accept and approve the following development initiatives on the specified land to be sold for development:
- 3.1.1 Proposed Golf Estate and Residential Development at Damkoppie, portion of Farm 185 attached as **Annexure 001** to these minutes.
 - 3.1.1 Proposed Renewable Energy: IPP on Portion 1 of Farm 163, Bulskop attached as **Annexure 002** to these minutes.
 - 3.1.2 Proposed Civic Centre at the Thusong Centre or Erf 3464 attached as **Annexure 003** to these minutes.

- 3.1.3 That the development of a Civic Centre be held/postponed till erf 3464 is registered in Beaufort West Municipality's name.
- 3.1.4 Proposed Airport on the remainder of Portion 6 of Farm 161, Kuilspoor adjacent to the current Airport attached as **Annexure 004** to these minutes.
- 3.2 That the Senior Manager: Corporate Services in collaboration with the Acting Municipal Manager be authorized to seek legal consultation in preparation of the tender conditions and to request valuation reports.

The Speaker brought both proposals to a vote.

7 Votes in favour of the proposal of Councillor N Abrahams seconded by Councillor LBJ Mdudumani.

4 Votes in favour of the proposal of Councillor JDK Reynolds seconded by Councillor SM Meyers.

THUS RESOLVED

The Speaker requests the Administration to answer the question of Councillor CL De Bruin regarding low-cost housing and how far the process is.

The Acting Municipal Manager explains to Council that the low-cost housing tender will be re-advertised as the Committee was uncomfortable with certain aspects with the specific bidder. Furthermore the Acting Municipal Manager informs Council that timeframes for the re-advertisement will be communicated to Council after the Heads of Departments Meeting that will be held today.

Alderman JJ Van Der Linde requests that Merweville, Nelspoort and Murraysburg be included in the timeframes as part of the low-cost housing.

The meeting closes at 10:12.

Minutes approved this _____ day of _____ 2023.

 N Constable
[Speaker]