SPECIAL COUNCIL MEETING

OPEN



KOUGA
local municipality
Good Governance through Service Excellence

DATE: 7 November 2023
TIME: 08:00
Virtual

KOUGA MUNICIPALITY (EC108)	UMASIPALA I-KOUGA (EC108)	MUNISIPALITEIT KOUGA (OK108)
NOTICE CONVENING A MEETING	**ISAZISO NGENTLANGANISO**	**KENNISGEWING VAN VERGADERING**
NOTICE IS HEREBY GIVEN that in terms of Section 19 of the Local Government: Municipal Systems Act, 2000 (Act No.32 of 2000) that a Special Council Meeting will be held virtually on	**ISAZISO** sikhutshiwe ukuba ngokweCandelo-19 uMthetho weeNkqubo zikaMasipala, (uMthetho 32 ka-2000), ukuba kubanjwe intlanganiso ebonakalayo yesigqeba Ye khansile	**KENNIS GESKIED HIERMEE** dat ingevolge Artikel 19 van die Wet op Munisipale Stelsels, 2000 (Wet No.32 of 2000), dat 'n virtuele raadsvergadering gehou sal word op
DATE: 7 November 2023	**UMHLA: 7 EyeNkanga 2023**	**DATUM: 7 November 2023**
TIME: 08:00	**IXESHA: 08:00**	**TYD: 08:00**
B.WILLIAMS **SPEAKER**	**B.WILLIAMS** **USOMLOMO**	**B.WILLIAMS** **SPEAKER**

Councillors are required to comply with the Standing Rules and Orders of Council and all its Committees By-law as promulgated in the Provincial Gazette on 22 October 2018 No.4134 and applicable to this meeting of Council. Any person who willfully contravenes any provision of these rules shall be guilty of an offence and which contravention shall be dealt with in accordance with the disciplinary procedures for Councillors.

A G E N D A

1. **NOTICE OF MEETING**
2. **OPENING AND WELCOME**
3. **ABSENT WITH LEAVE**
4. **ABSENT WITHOUT LEAVE**
5. **PRESENTATIONS**
6. **ACKNOWLEDGEMENTS, CONDOLENCES & CONGRATULATIONS**
7. **STATEMENTS OR COMMUNICATIONS BY THE SPEAKER**
8. **STATEMENTS OR COMMUNICATIONS BY THE EXECUTIVE MAYOR**

9. **DISCLOSURE OF INTEREST**

10. **STATUTORY MATTERS**

11. **MATTERS DEALT WITH IN TERMS OF DELEGATED AUTHORITY BY THE EXECUTIVE MAYOR**

(The reports by the Executive Mayor, in terms of the provisions of Section 63 of the Local Government Municipal Systems Act, 32 of 2000, on matters dealt with by the Executive Mayor in terms of delegated authority as detailed in the Minutes to be noted).

12. **REPORTS BY THE EXECUTIVE MAYOR**

12.1 **REPORTS BY THE PORTFOLIO CHAIRPERSON: FINANCE AND ECONOMIC DEVELOPMENT**

23/11/FED1 2023/24 Approved Water Tariffs: Category Change Application from Part C to Part B

Pages: 7 – 10

23/11/FED2 Sponsorship Agreement Between Kouga Local Municipality And Challenge Family – Multi Festival For Kouga

Pages: 11 – 31

23/11/FED3 Implementation of a Water Amnesty for a 3 Month Period

Pages: 32 – 39

23/11/FED4 Sponsorship Agreement Between Kouga Local Municipality and Jeffreys Bay Tourism to Host the J-Bay Summer Fun Programme 2023

Pages: 40 – 47

12.2 **REPORTS BY THE PORTFOLIO CHAIRPERSON: PLANNING AND DEVELOPMENT**

23/11/PD1 Rescind Previous Council Resolution: Request For Council's In-Principle Approval to Alienate (Lease) of Council Properties to Early Childhood Development Centres (Creches) to Registered Social Care Users

Pages: 49 – 66

13. **CLOSURE**

Distribution list:
Executive Mayor
Executive Deputy Mayor
Speaker
All Councillors
Municipal Manager
All Directors
Relevant Managers
Committee Services

REPORTS BY THE EXECUTIVE MAYOR

KOUGA
local municipality
Good Governance through Service Excellence

REPORTS BYTHE PORTFOLIO CHAIRPERSON:

FINANCE AND ECONOMIC DEVELOPMENT

KOUGA
local municipality
Good Governance through Service Excellence

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE & ECONOMIC DEVELOPMENT

DATE: 7 NOVEMBER 2023 **ITEM NO: 23/11/FED1**

2023/24 APPROVED WATER TARIFFS: CATEGORY CHANGE APPLICATION FROM PART C TO PART B

1. Introduction

The purpose of the item is to seek Council approval to amend the implementation of the approved water tariffs from category Part C to Part B of the Tariff Policy.

2. Background

The Part C water tariffs, as approved by Council, is applied during periods of water scarcity/drought and emergency to reduce the water consumption. It is common knowledge that the water crisis experienced in Kouga Municipality, at the time of budget approval, has significantly improved from a consolidated dam level of 9% to 73%.

The current tariffs are extremely punitive which was required when the water crisis was dire during the budget approval process. The tariffs have impacted the water billing significantly, which has resulted in the debtors' balance increasing. The water billing is considered unaffordable and will eventually require the debt to be written off. To mitigate the increase in an irrecoverable debtor's balance, the tariffs need to be reduced urgently.

As on 23 October 2023, the below table indicates the status quo (dam levels) of dams that impact Kouga.

Name of Dam	Capacity (Ml)	Status %
Churchill	35 240	100.62
Impofu	105 757	40.22
Loerie	3 026	101.92
Kouga	125 910	101.29

Due to the significant increase in the above dam levels, DWS issued a media statement on 04 October in which the water restrictions on the Kouga / Loerie

Sub-system have been lifted due to the improved storage levels. However, the restrictions on the Kromme sub-system comprising of Churchill and Impofu dams and upstream catchment remain in place until the next decision date in November 2023.

The proposed adjustments in water tariffs application will not negatively affect the annual budgeted revenue targets. In support of this statement, see below the water revenue budget versus actuals as at 30 September 2023.

Item Description	**Approved Budget 2023/24**	**Actuals as at 30 September 2023**	**%**
Water: Connection/Disconnection	1,187,744	137,479	11.57%
Water Sales: Conventional	73,893,382	29,964,077	40.55%
Water: Indigent subsidy	(19,498,541)	(5,035,000)	25.82%
Water: Availability Charges	45,842,323	3,875,257	8.45%
Total	101,424,908	28,941,813	28.54%

The targeted revenue as at 30 September 2023, was an average of 25% and the actual revenue average achieved is 28.54%. The water sales on current budget achieved a 40.55%, compared to the budgeted amount, 15.55% more than anticipated. This is due to the punitive water tariffs applied during the reporting period ending 30 September 2023.

An extract of the Part B and Part C water tariffs listing is attached as Annexure "A".

3. Comments by Directorates:

3.1 Director: Finance and Economic Development

Recommendations supported.

3.2 Acting Director: Planning and Development

Item is noted.

3.3 Director: Civil and Water Services

Item supported

3.4 Acting Director: Electro and Mechanical Services

Noted

3.5 Director: Community Services

Item Noted

3.6 Deputy Municipal Manager

Item noted.

3.7 Municipal Manager

The recommendations are supported.

4. Financial Implications

Reference is made to clause 2 above.

5. Legal Implications

None

6. Other Implications

None

7. Recommendations

7.1 That the Executive Mayor recommend that the Council approves implementation of the change in category, from Part C to Part B as provided for in the approved water tariffs listing.

7.2 That the implementation of the tariff as referred to in 7.1 above be effective with immediate effect for all consumption that is required to be billed.

Item prepared by: Manager: Budget & Treasury :

Item approved by: The Chief Financial Officer :

Item endorsed by: The Municipal Manager :

Item noted by: The Portfolio Councilor :

ANNEXURE "A"

SERVICE DESCRIPTION	2023/24 VAT Inclusive	2023/24 15% Exclusive	2022/23 15% Exclusive	% Increase
WATER 980				
PART B - Applicable during times of water shortage when the situation is critical but not an emergency				
SCALE A - Domestic				
Single Dwelling Houses - Metered seperately				
0 - 12	16,16	14,05	13,10	7,25%
13 - 18	23,43	20,37	18,99	7,25%
19 - 30	37,27	32,40	30,21	7,25%
31+	46,26	40,23	37,51	7,25%
SCALE B - High Density Consumers				
Flats, Town Houses and other Sectional Title Developments on stands with more than two dwellings, not metered separately				
(kl per unit multiply number of units per 30 days' period)				
0 - 12	16,16	14,05	13,10	7,25%
13 - 18	23,43	20,37	18,99	7,25%
19 - 30	37,27	32,40	30,21	7,25%
31+	46,26	40,23	37,51	7,25%
SCALE C - Bulk Consumers, Closed Developments, Agricultural Holdings and Farm Portions used for Residential Purposes (Excluding Customers under Scale Making use of Municipal Infrastructure				
Bulk Consumer : A consumer who on average over a 30 day period, consumes no less than 2500 kl of water. A Minimum amount of 1250 kl is reserved and will be levied				
(A quantity charge for water consumed since the previous meter reading as follows) :				
0 - 1250	22,64	19,69	18,36	7,25%
1251 - 5000	22,64	19,69	18,36	7,25%
5001 - 7500	31,67	27,54	25,68	7,25%
7501+	45,94	39,94	37,24	7,25%
SCALE D - Bulk Consumers, Developments used for Residential Purposes within the Kouga Municipal Area of Jurisdiction, who provide and maintain their own (Part of Allocated Quota to Kouga Municipality from NMBM)				
Metro Bulk Tariff per kilolitre Plus 15% Surcharge (T11)	11,17	9,72	9,06	7,25%
SCALE E - All consumers who do not fall under Scale A,B,C and D				
Industrial	32,44	28,21	26,30	7,25%
Commercial	21,76	18,92	17,64	7,25%
Treated Sewerage water	11,17	9,72	9,06	7,25%
Rural (Farm Worker's Houses)	26,57	23,10	21,54	7,25%
Rural (NMBMM Tariff)	11,17	9,72	9,06	7,25%
Schools	21,00	18,27	17,03	7,25%
Sportsfields	21,00	18,27	17,03	7,25%
PART C - Applicable during times of water shortage emergency				
SCALE A - Domestic				
Single Dwelling Houses - Metered seperately				
0 - 12	-	-	17,19	
13+	-	-	43,37	
Step 1 (>0 ≤ 9KL)	19,77	17,19		New
Step 2 (>9 ≤ 15KL)	31,43	27,33		New
Step 3 (>15 ≤ 24KL)	89,57	77,89		New
Step 4 (>24 ≤ 30KL)	134,37	116,84		New
Step 5 (>30 ≤ 48KL)	447,44	389,08		New
Step 6 (>48KL)	894,90	778,17		New
SCALE B - High Density Consumers				
Flats, Town Houses and other Sectional Title Developments on stands with more than two dwellings, not metered separately				
(kl per unit multiply number of units per 30 days' period)				
0 - 12	-	-	17,19	
13+	-	-	43,37	
Step 1 (>0 ≤ 9KL)	19,77	17,19		New
Step 2 (>9 ≤ 15KL)	31,43	27,33		New
Step 3 (>15 ≤ 24KL)	89,57	77,89		New
Step 4 (>24 ≤ 30KL)	134,37	116,84		New
Step 5 (>30 ≤ 48KL)	447,44	389,08		New
Step 6 (>48KL)	894,90	778,17		New
SCALE C - Bulk Consumers, Closed Developments, Agricultural Holdings and Farm Portions used for Residential Purposes (Excluding Customers under Scale Making use of Municipal Infrastructure				
Bulk Consumer : A consumer who on average over a 30 day period, consumes no less than 2500 kl of water. A Minimum amount of 1250 kl is reserved and will be levied				
(A quantity charge for water consumed since the previous meter reading as follows) :				
0 - 1250	33,99	29,56	27,56	7,25%
1251 - 5000	33,99	29,56	27,56	7,25%
5001 - 7500	42,43	36,90	34,41	7,25%
7501+	58,20	50,61	47,19	7,25%
SCALE D - Bulk Consumers, Developments used for Residential Purposes within the Kouga Municipal Area of Jurisdiction, who provide and maintain their own (Part of Allocated Quota to Kouga Municipality from NMBM)				
Metro Bulk Tariff per kilolitre Plus 25% Surcharge (T11)	13,88	12,07	11,26	7,25%
SCALE E - All consumers who do not fall under Scale A,B,C and D				
Industrial	32,73	28,46	26,54	7,25%
Commercial	22,14	19,25	17,95	7,25%
Treated Sewerage water	11,21	9,75	9,09	7,25%
Rural (Farm Worker's Houses)	26,57	23,10	21,54	7,25%
Rural (NMBMM Tariff)	13,88	12,07	11,26	7,25%
Schools	21,00	18,27	17,03	7,25%
Sportsfields	21,00	18,27	17,03	7,25%

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE & ECONOMIC DEVELOPMENT

DATE: 7 NOVEMBER 2023 **ITEM NO: 23/11/FED2**

SPONSORSHIP AGREEMENT BETWEEN KOUGA LOCAL MUNICIPALITY AND CHALLENGE FAMILY – MULTI FESTIVAL FOR KOUGA

1. Introduction

The purpose of this item is to seek support from the Council for the approval to enter into a sponsorship agreement with Challenge Family for the staging of a live Triathlon Sporting Even event from 24-26 May 2024.

2. Background

Kouga is already an iconic water sport destination; but it can become the most iconic water/endurance sport destination for all sports.

Kouga is already a popular holiday and tourist destination and has plenty to offer to national and international athletes. Besides the beautiful beaches, there are excellent Safari experiences both at sea and land.

It is a destination where there are sufficient and a variety of accommodation options within, ranging from 5-star to budget options that will be able to accommodate the huge influx of athletes, supporters, and spectators. It is the belief that partnering together for this multi-event weekend will benefit Kouga substantially and the return on investment that will accrue, will be significant to the area.

The Challenge Family is aimed at families and athletes on all levels. This means there is an event for everyone, and the entire family can enjoy taking part in an exclusive international event over a single weekend.

A festival weekend brings character and adds excitement to the host venue, not only because of the main event taking place on the Sunday but also the side events that take place over the whole weekend. Challenge family events focus on delivering a quality triathlon festival experience to athletes of all ages and abilities and creating memorable spectator experiences.

The Challenge Family proudly has a large portfolio of events and this, in turn, has a direct impact on the host venue due to, not only, middle distance triathletes gathering at the host venue, but entire families enjoying the whole weekend.

Challenge Family is a brand that is synonymous with aspiration, authenticity, premium production, athlete-first focus, personal best and loyalty.

Challenge Family hosted 37 events already in 26 countries since 2017.

An estimated 1 500 athletes are expected to participate in the Kouga event with 3 750 supporters to support the athletes. Athletes participating will be local, national, and international attendees.

10 500 bed nights will be needed over 2 nights that will bring a big economic benefit to the Kouga economy.

Kouga Municipality Rights & Benefits

Intellectual Property Rights

Challenge Family Logos

- Right to use event logos
- Right to use Official Partner logo in all forms of marketing (with approval)

Event Photos

- Right to use Event photos provided by Challenge
- Right to take own photos at the Event

Event Video

- Right to use Event video provided by Challenge

Integrated Logo

- Interview Banner
- Posters promoting the event
- Press launch, pre and post event (subject to Title Sponsor)
- Race Briefing
- www.challenge-family.com
- Monthly newsletters
- Athlete Race Guide
- Television Production (where applicable)
- Live Stream
- Athlete Race Shirt
- Athlete Bag
- Race Schedule
- Road Closure Maps
- All Public and Athlete communications regarding the event

Digital Media

Partner Package – Social

This social media package consists of assets designed to communicate the race-specific and/or market-specific partner activation for each partnered event, targeted at that event audience. Distribution is targeted appropriately to the partnership event(s) and region(s) all within the event specific Facebook & Instagram pages, Challenge Family Website and Athlete Mailers. Content is intended for engagement and sharing, by athletes, fans, and event partners.

Social Media

- Integrate logo on all Social Media Platforms.
- Partner name, logo, and/or content to be included on an ad-hoc basis on the event Facebook and Instagram pages.

Challenge.com

- One (1) Partner brand logo/link to be included within the Event Partners page.
- One (1) Full page advert in the digital Athlete Guide on the Challenge Family Website.

Email Integration

- Partner inclusion in Athlete Mailers for Challenge Jeffreys Bay, leading up to and post event.

Event Activation

- Partnership acknowledgment by Announcer on the Finish Line during the event(s).
- Partnership acknowledgment by Announcer at Awards Presentation for the event(s).
- Option to provide branded noise material to the public for the event.
- Opportunity to host an Aid Station with branding on the course in prime area.
- On-course branding as per the event Branding Plan, including:
  - *Integrated logo on Interview Banner, Finisher Arch, Welcome Banner, Media Launch*
  - *Airtech banners on course – swim start, run route, finish chute (to be provided by Kouga Municipality)*

- 3m x 3m EXPO stand (where applicable)
  - One (1) table and two (2) chairs per event
  - One (1) 120v power connection

Race Entries

- Kouga Municipality to receive the following complimentary race entries:
  - 2 for the Middle-Distance Triathlon
  - 2 for the Sprint Distance Triathlon
  - 2 for each road running events set to take place on the Saturday, prior to Race Day.

VIP Passes

Race Day VIP

- Kouga Municipality to receive 20 Race Day VIP passes for the Challenge Jeffreys Bay event.

Benefits of Hosting the event and Local Job Opportunities

Community Economic Impact
Existing Challenge Host Communities have measured R72 000 000 of direct economic impact on the local economy, with a total of R120 000 000 when also factoring indirect and induced impacts.

Hotel Room Nights:
Existing Challenge Host Communities see room night counts upwards of 10 500. Athletes stay an average of 3 to 4 nights in market for Challenge events.

Accessories Tourism benefits
- Tourism Industry
- Craft Industry
- Supporting Tourism Industry
- Cleaning industry supporting Hotels and B&B's
- Tourism Industry – visits to key touristic areas in the city
- Restaurants

Job Creation
Various services required during race build-up, on race day and post-race. This is dependent on businesses able to quote at market related prices and the number of athletes for the event.

- Unskilled labour (10 x people per day in week)
- Cleaning company
- Tent company
- Toilets
- Security
- Sound/Lighting
- Fencing/Tables/Chairs
- Catering

Marketing, media, and promotional platform to more than 50 000 athletes globally and international exposure.

Cross promotional social media posts between events globally.

Required Budget

	RAND		**EURO**	
Events Entry Fees	R	1 537 823.55	€	76 167.59
Sponsor / Partnerships	R	1 530 000.00	€	75 780.09
Private Investors	R	1 600 000.00	€	79 247.15206
Projected REVENUE Subtotal to date:	**R**	**4 667 823.55**	**€**	**231 194.83**
Athlete costs registration	R	771 740.00	€	38 223.87
Race set up	R	1 018 400.00	€	50 440.81

Aid Stations Product	R	109 755.00	€	5 436.11
Décor	R	-	€	-
Event Programming	R	325 175.00	€	16 105.75
Social Media	R	50 000.00	€	2 476.47
Marketing/ Advertising	R	63 000.00	€	3 120.36
Prize money	R	242 280.00	€	12 000.00
VIP	R	6 150.00	€	304.61
Staffing Overheads	R	2 040 173.53	€	101 048.71
Projected EXPENSE Subtotal to date	**R**	**4 626 673.53**	**€**	**229 156.69**
Projected Profit / Loss	**R**	**41 150.02**	**€**	**2 038.14**
ASSUMPIONS				
1. Exchange Rate: R20.29				

Annexure A: Sponsorship Proposal

3. Comments by Directorates

3.1 Director: Finance and Economic Development

Recommendations is supported.

3.2 Acting Director: Planning and Development

Item noted

3.3 Director: Community Services

Item Noted

3.4 Director: Civil and Water Services

Item noted.

3.5 Acting Director: Electro and Mechanical Services

Noted

3.6 Deputy Municipal Manager

Item noted.

3.7 Municipal Manager

Recommendation supported.

4. Financial Implication

R1,530,000-00 (One and a half million and thirty thousand rand) paid to the beneficiary in the 2023/2024 financial year.

5. Legal Implications

The Municipality must ensure that beneficiaries have complied with their contractual duties, as required by the MFMA. Failure to comply with the MFMA may result in the transaction being classified as unauthorized, irregular, or fruitless and wasteful expenditure, and which may pose a risk to the financial audit qualifications of the Municipality.

It is further a required that the Sponsorship agreement to be entered into be monitored to ensure that the sponsored entity complies with the terms to be set out therein as well as to ensure that the municipality, as sponsor, reap the intended benefits for the sponsor granted.

Legislatively, funds transferred to external organizations or bodies must comply with section 67 of the MFMA, Act 56 of 2003:

67. Funds transferred to organisations and bodies outside government.—(1) Before transferring funds of the municipality to an organisation or body outside any sphere of government otherwise than in compliance with a commercial or other business transaction, the accounting officer must be satisfied that the organisation or body—

(*a*) has the capacity and has agreed—

(i) to comply with any agreement with the municipality;

(ii) for the period of the agreement to comply with all reporting, financial management and auditing requirements as may be stipulated in the agreement;

(iii) to report at least monthly to the accounting officer on actual expenditure against such transfer; and

(iv) to submit its audited financial statements for its financial year to the accounting officer promptly;

(*b*) implements effective, efficient and transparent financial management and internal control systems to guard against fraud, theft and financial mismanagement; and

(*c*) has in respect of previous similar transfers complied with all the requirements of this section.

(2) If there has been a failure by an organisation or body to comply with the requirements of subsection (1) in respect of a previous transfer, the municipality may despite subsection (1) (c) make a further transfer to that organisation or body provided that—

(*a*) subsection (1) (a) and (b) is complied with; and

(*b*) the relevant provincial treasury has approved the transfer.

(3) The accounting officer must through contractual and other appropriate mechanisms enforce compliance with subsection (1).

Full adherence to SASREA Act of August 2010 to be enforced.

6. Other implications

A full report to be provided in respect of the intended local economic benefits which such an event would add to the Kouga municipal area.

7. Recommendation

7.1 That the event be noted, and the Event Organizer be advised to apply for approval of the event in line with the Council approved Events Policy.

7.2 That Council approves the funding of R 1,530,000-00 (one and a half million and thirty thousand Rand) only, VAT-inclusive.

7.3 That Council authorizes the Accounting Officer to conclude a Sponsorship Agreement with Africa Premier Events (Pty) Ltd for staging a live Triathlon Sporting Event organized by Challenge Family in respect of funding stated in (7.2) above.

Item prepared by the Manager: EDT : A Jonck

Item approved by the CFO: : _____

Item endorsed by The Municipal Manager : _____

Item Noted by the Portfolio Councillor : _____

ANNEXURE A – SPONSORSHIP PROPOSAL

CHALLENGE FAMILY
wearetriathlon!

WHO IS CHALLENGE FAMILY?



WELCOME TO THE CHALLENGE FAMILY

***CHALLENGE**FAMILY* is a global series of long-distance triathlons with numbers of side events that is changing the face of triathlon racing around the world. Featuring spectacular courses in iconic destinations, Challenge Family events focus on delivering a **quality triathlon festival experience** to athletes of all ages and abilities and creating a **memorable** spectator experience that captures all the excitement and emotion of this inspirational sport.

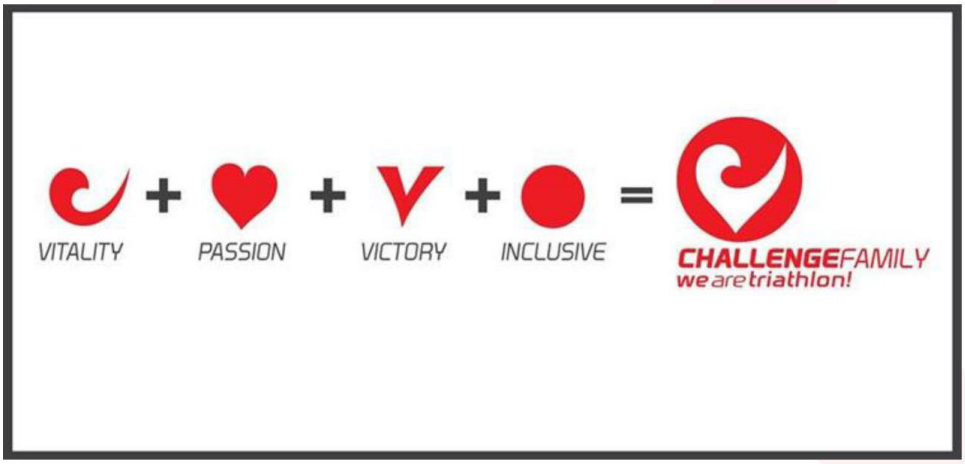
At ***CHALLENGE**FAMILY* we're driven by the same thing that drives athletes: the passion to push limits, to perform at our best and to enjoy what we do in style.

***CHALLENGE**FAMILY* is going above and beyond, with the highest possible respect for the legacy of the sport of triathlon, the athletes, communities, media, sport governing bodies, environment and industry partners.

We are creating innovative platforms for sustained growth; and together with our partners sharing our ethical values and business morals.

***CHALLENGE**FAMILY* **is a brand that is synonymous with aspiration, authenticity, premium production, athlete-first focus, personal best and loyalty.**

CHALLENGE FAMILY – WE ARE TRIATHLON





WHAT DEFINES US?

- Passion to push limits and set new standards
- Consistent optimal performance
- Economic, environmental and social sustainability
- Strong ethical values and business morals
- Global series of triathlon festivals with focus on middle and long distance
- Spectacular courses
- Iconic destinations
- Commitment to #allabouttheathlete



THE CHALLENGEFAMILY APPROACH

THE CHALLENGE FAMILY APPROACH

CHALLENGE FAMILY

- Everyone takes part
- Sharing an inclusive triathlon experience
- Events for everyone
- Festival character
- Preparing the next generation

CHALLENGE SWIM
CHALLENGE SENIOR
CHALLENGE FUN RUN
CHALLENGE NIGHT RACE
CHALLENGE KIDS
JUNIOR CHALLENGE
CHALLENGE WOMEN
CHALLENGE THE ALPS


CHALLENGEFAMILY
CUSTOMERS


CHALLENGEFAMILY
BY NUMBERS

CHALLENGE FAMILY IN 2023

37 races to date:



WE ARE TRIATHLON!

CHALLENGE FAMILY PARTICIPATION NUMBERS

30 % 70 %

50K+ ATHLETES



37 RACES – 26 COUNTRIES

TOP COUNTRIES

GER - 23%
USA - 12%
UK - 7%

IT - 5%
ESP - 5%
NL - 5%

WE ARE TRIATHLON!

CHALLENGE FAMILY ATHLETE PROFILE



86% have a degree level or higher

80% are >35 years old

1 million spectators

46% own two or more cars

60% earn an above average income

70% are homeowners



WE ARE TRIATHLON!

DIRECT ECONOMIC IMPACT

ESTIMATED YEAR ONE

1,500 ATHLETES	3,750 SUPPORTERS (X 2.5 / ATHLETE)	20,000 SPECTATORS	100 MEDIA / EVENT TEAM
10,500 BED NIGHTS (AVERAGE STAY TWO NIGHTS)	€500K LOC SPEND IN LOCAL ECONOMY	€3.8M ATTENDEE INCIDENTAL SPEND	€6.39M ESTIMATED DIRECT ECONOMIC IMPACT (ALL FIGURES BASED ON HISTORICAL DATA)



WE ARE TRIATHLON!



THE CHAMPIONSHIP

All **CHALLENGE**FAMILY events are official qualifiers for **THE**CHAMPIONSHIP

OFFICIAL QUALIFYING RACE FOR THE CHAMPIONSHIP SAMORIN - SLOVAKIA

THE CHAMPIONSHIP

SAMORIN, SLOVAKIA

- ***CHALLENGE****FAMILY*'s worldwide series championship event at the half distance (1.9k swim/90k bike/21.1k run).
- All ***CHALLENGE****FAMILY* events across the globe are qualifiers.
- Top 5 male and female professionals and top 6 in each age group qualify.
- Host venue is x-bionic® sphere.
- Minimum €150,000 professional prize money.
- Inaugural event in 2017.
- Excellent live stream and television broadcast
- Overwhelming feedback from the pro athletes
- Major event in international triathlon calendar
- Side Events for the whole family

WE ARE TRIATHLON!



CHALLENGE FAMILY – DUATHLON



CHALLENGE DUATHLON weareTriathlon!



WE ARE TRIATHLON!

CHALLENGE FAMILY – FUN RUN



CHALLENGE FUN RUN weareTriathlon!



WE ARE TRIATHLON!

CHALLENGE FAMILY – SPRINT / OLYMPIC







CHALLENGE SPRINT DISTANCE
wearetriathlon!

CHALLENGE OLYMPIC DISTANCE
wearetriathlon!

WE ARE TRIATHLON!

CHALLENGE FAMILY – RELAYS



CHALLENGE RELAYS
wearetriathlon!



WE ARE TRIATHLON!

CHALLENGE FAMILY – SWIM



CHALLENGE SWIM weareTriathlon!



WE ARE TRIATHLON!

CHALLENGE FAMILY – JUNIOR / TEENS







CHALLENGE TEENS weareTriathlon!

JUNIOR CHALLENGE weareTriathlon!

WE ARE TRIATHLON!

CHALLENGE FAMILY – CHALLENGE WOMEN



CHALLENGE WOMEN



WE ARE TRIATHLON!

CHALLENGE FAMILY – AQUATHLON



CHALLENGE AQUATHLON weareTriathlon!



WE ARE TRIATHLON!



CHALLENGE
FAMILY
wearetriathlon!

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE & ECONOMIC DEVELOPMENT

DATE: 7 NOVEMBER 2023 **ITEM NO: 23/11/FED3**

IMPLEMENTATION OF A WATER AMNESTY FOR A 3 MONTH PERIOD

1. Introduction

The purpose of the item is to seek Council approval to relax certain paragraphs in the Customer Care Credit Control and Debt Collection Policy to address the current water billing challenges.

2. Background

The gross amount billed for water consumption in the 2021/2022 and 2022/2023 financial years amounted to R105 686 987 and R135 259 191 respectively, resulting in a 22 % increase year on year, see below.

SERVICE	2020/2021	2021/2022	2022/2023	%+/- 2021/2022	%+/- 2022/2023
Water	104,092,279.46	105,686,986.65	135,259,190.52	0.02	**0.22**

The key contributing factors to the increased billing have been identified as follows:

- Long period readings
- Water Leaks
- Estimated Billing
- Billing for consumption in 60 days in arrears

The above factors have been identified through various data cleansing processes that has been implemented as well as further internal controls being introduced within Revenue Management to ensure that consumption of both water and electricity is accurate and billed accordingly.

The implementation of the data cleansing processes has had an immense negative effect on the customer accounts which has resulted in customers querying the accuracy of the accounts. This had major implications on the revenue billed, collection rate and the debtors' book balance.

In an attempt to address the challenges and ensure that the billing is deemed accurate by customers, an analysis of each of the factors was performed. A proposal is thus presented to Council on how the water challenges can be overcome in the short to medium term of the financial year.

The factors have been assessed as follows –

Long period readings

This refers to readings taken over a period of more than 30 days due to either staff issues or unfavourable weather conditions.

Problem

Based on a stepped tariff, the additional days would cause a customer to be billed at a higher tariff in a particular month when exceeding a certain range instead of the consumption being billed in the following month.

With Part C of the water tariffs being implemented which is punitive, the consumption amounts are unrealistically high and unaffordable.

Policy requirements

5.6.4 Meters (conventional) will be read monthly in cycles of approximately 30 days. Should circumstances prevent reading, the Municipality is entitled to estimate a reading that is within reason, comparable to past consumption for a maximum of four (4) successive months.

Solution

Through the amnesty period, the Municipality communicates to all customers who had long-meter readings to apply for the amnesty and submit their meter readings together with supporting evidence thereof.

For all applications, the actual readings will be considered, correct calculations will be performed, and the customer will be billed at the reduced tariff the average monthly consumption for a maximum period of 3 months.

The customer account will then be current, accurate and deemed correct. This will influence customers' willingness to pay and will address the collection rate going forward.

Water Leaks

This refers to abnormally high consumption on accounts which can be attributed to a water leak. The water leak has either not been reported, not been repaired or the evidence was not submitted timeously.

Problem

The number of water leaks has increased tremendously based on assessing the status of the accounts. This is due to various reasons i.e. old infrastructure, pressure within the pipes, etc.

Based on the Policy requirements, only 90% is written off in the event that all supporting evidence was submitted in accordance with the required timeframes. The 10% that remains against the accountholder is very high, based

on the current punitive tariffs being implemented. These amounts is considered unaffordable.

Also, where a customer does not submit the required supporting evidence for the water leak, the customer's account remains and there is no write-off afforded to the customer which makes it unaffordable for the customer to settle their accounts.

Also, for the accounts to be resolved, the Civil & Water Services department must investigate and report on the water leak. This is not always possible due to timing and the supporting evidence submitted, which prevents the query from being concluded timeously or at all.

Policy requirements

Charges due to water leaks on the account of a domestic consumer will reduced by 90% of the excess (above average consumption) in respect of water and sewerage provided that the following conditions are applied:

- If the leakage is on the customer's side of the meter, the customer will be responsible for the payment of all water supplied to the property. This, however, does not apply to Indigent customers.

- That a certificate from a registered plumber or, in the event that the leak was repaired by someone other than a registered plumber, a sworn affidavit must reach the Municipality within twenty-one (21) days of the leak having been repaired with proof of the leak in the form of pictures etc. The technical department must firstly investigate and report on such instances.

- Excess will be calculated based on the consumption 6 months before the leakage took place.

- Relief on a water leak will only be considered once within a 12 month cycle.

Solution

Through the amnesty period, the Municipality must communicate to all customers, who had a water leak or have a possible water leak and their account is unresolved, to apply for the amnesty and submit their meter readings together with supporting evidence thereof as well as the plumbing report of the leak being fixed.

For all applications received, a 100% write-off of the water leak be considered and only the average monthly consumption be charged.

The average monthly consumption must be calculated using 3 months consumption prior to the water leak.

The customer account will then be current, accurate and deemed correct. This will influence customers' willingness to pay and will address the collection rate going forward.

Estimated Billing

This refers to average consumption being billed due various reasons i.e. no access to meters, shortage of staff or unfavourable weather conditions which prevented meter readers from reading within the reading cycle.

Problem

Where meters were estimated for a while (more than the allowable 4 months) and an actual reading is now being taken, we find that the actual consumption, in certain cases, is way above the estimated consumption. This result is a customer receiving a very high bill for water consumption.

The current stepped tariff, which is punitive, also then contributes to a very high bill of water which is just not affordable to the customers.

Policy requirements

Meters (conventional) will be read monthly in cycles of approximately 30 days. Should circumstances prevent reading, the Municipality is entitled to estimate a reading that is within reason, comparable to past consumption for a maximum of four (4) successive months.

Solution

Through the amnesty period, the Municipality communicates to all customers whose meter readings have been estimated to apply for the amnesty and submit their meter readings together with supporting evidence thereof.

For all applications, the actual readings will be considered, correct calculations will be performed and the customer will be billed the average monthly consumption for a maximum period of 3 months.

The customer account will then be current, accurate and deemed correct. This will influence customers' willingness to pay and will address the collection rate going forward.

Billing for consumption in 60 days in arrears

This refers to the customers' water consumption for the current month only being billed in 2 months' time. The ideal timing of water billing is for customer accounts to be billed 1 month in arrears.

Problem

The consumption of services should be billed 1 month in arrears and not 2 months.

The current timing of the billing confuses customers as for example, a customer will be billed in November 2023 for their September 2023 consumption.

The timing of the billing also delays the identification of possible water leaks on accounts by customers which results in the customer receiving a high water bill for a number of months. This also contributes to the Municipal water losses that are high.

Policy requirements

2.5 Billing should be accurate, timeous and understandable.

Solution

A Report will be submitted to Council to consider the reduction in the Water Tariffs from Part C to Part B.

Subject to the above being approved by Council, the impact of the reduction in the tariffs will be utilized to reduce the billing period from 2 months in arrears to 1 month in arrears by adding an additional 10-day consumption to the next 3 months' billing.

The above will then result in the Municipality billing for water 1 month in arrears from February 2024.

3. Comments by Directorates

3.1 Director: Finance and Economic Development

Recommendations supported.

3.2 Acting Director: Planning and Development

Item noted

3.3 Director: Community Services

Item Noted

3.4 Director: Civil and Water Services

Item noted

3.5 Acting Director: Electro and Mechanical Services

Supported

3.6 Deputy Municipal Manager

Item noted.

3.7 Municipal Manager

Recommendations are supported.

4. Financial Implication

The billing on water will be more realistic and will be in line with the revenue budget.

All consumption that will not be charged would have resulted in the debtors book escalating, with the recoverability of the amounts billed being doubtful.

The implementation of the amnesty will also result in the improvement of the credit collection rate.

5. Legal Implications

The legislative provisions guiding this is referenced in Section 6 of the Local Government: Municipal Finance Management Act:

64 (1) The accounting officer of a municipality is responsible for the management of the revenue of the Municipality;

(2) The accounting officer must for the purposes of subsection (1) take all reasonable steps to ensure –

(a) that the municipality has effective revenue collection systems consistent with section 95 of the Municipal Systems Act and the municipality's credit control and debt collection policy;

(b) that revenue of the municipality. steps to ensure- (h) that revenue due to the municipality is calculated on a monthly basis:

(c) that accounts for municipal tax and charges for municipal services are prepared on a monthly basis, or less often as may be prescribed where monthly accounts are uneconomical;

(d) that all money received is promptly deposited in accordance with this Act into the municipality's primary and other bank accounts;

(e) that the municipality has and maintains a management, accounting and information system which-

(i) recognises revenue when it is earned;

(ii) accounts for debtors; and

(iii) accounts for receipts of revenue;

(f) that the municipality has and maintains a system of internal control in respect of debtors and revenue, as may be prescribed;

(g) that the municipality charges interest on arrears, except where the council has granted exemptions in accordance with its budget-related policies and within a prescribed framework: and

(h) that all revenue received by the municipality, including revenue received by any collecting agent on its behalf, is reconciled at least on a weekly basis.

(3) The accounting officer must immediately inform the National Treasury of any payments due by an organ of state to the municipality in respect of municipal tax or for municipal services, if such payments are regularly in arrears for periods of more than 30 days.

6. Other implications

None.

7. Recommendations

7.1 That Council approves a Water Amnesty, for a period of 3 months, commencing on 1 November 2023 and ending 31 January 2024;

7.2 That for delayed meter, non-read, and estimated readings, the account will be corrected and charged for preceding period of up to 3 months' monthly consumption only, at the current approved tariffs;

7.3 That for all water leak queries:

7.3.1 The customer be required to submit the current meter reading with all supporting evidence that the leak has been repaired;

7.3.2 That a 100% write-off of the water leak be considered and only the average monthly consumption be charged;

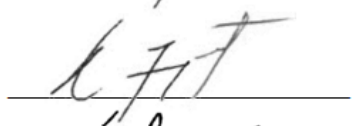
7.3.3 The average monthly consumption must be calculated using 3 months consumption prior to the water leak.

7.4 That the billing period be reduced from 2 months in arrears to 1 month in arrears by adding an additional 10 days consumption to the next 3 months billing;

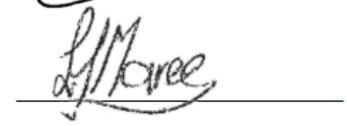
7.5 That the Customer Care Credit Control and Debt Collection Policy be fully implemented after the Amnesty period; and

7.6 That the Customer Care Credit Control and Debt Collection Policy be reviewed to take the above challenges into account when the Policy is reviewed during the Budget process.

Item prepared by the CFO : 

Item approved by the CFO: : 

Item endorsed by The Municipal Manager : 

Item Noted by the Portfolio Councillor : 

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

FINANCE & ECONOMIC DEVELOPMENT

DATE: 7 NOVEMBER 2023 **ITEM NO: 23/11/FED4**

SPONSORSHIP AGREEMENT BETWEEN KOUGA LOCAL MUNICIPALITY AND JEFFREYS BAY TOURISM TO HOST THE J-BAY SUMMER FUN PROGRAMME 2023

1. Introduction

The purpose of this item is to seek support from Council for the approval to enter into a sponsorship agreement with Jeffreys Bay Tourism to host the J-Bay Summer Fun Programme 2023 on 15, 19 - 23 and 31 December 2023.

2. Background

Jeffreys Bay Tourism wants to establish the J-Bay Summer Fun Programme as an annual community program that aims to promote tourism, local businesses, and the spirit of togetherness in the beautiful town of Jeffreys Bay and the rest of Kouga. The programme offers a diverse range of activities and entertainment for residents and tourists during the summer season, contributing to the economic and cultural development of our region.

2.1 Program Overview

The programme includes a variety of events and activities, such as:

Date: 15 December 2023
Event: Opening of the Festive Season
Venue: Dolphin Beach Amphitheatre
Time: 18:00 – 21:00
18:30 – A free Photo opportunity with J-Bay Santa for visitors at the main beach
19:00 - Christmas Carols hosted by a local community radio station (Live streaming through Oasis FM is planned)
20:30 - Launch of J-Bay Christmas Lights Tour
21:00 - Executive Mayor Switching on Lights

Date: 19 - 23 December 2023
Event: Lights in the Park
Venue: Dogwood Park
Time: 19:00 – 22:00

- Christmas light display in the park with food trucks and charity showcases.
- A Bubble House for kids.
- Santa Claus visits

Date: 31 December 2023
Event: J-Bay New Year's Eve Bash
Venue: Dolphin Beach
Time: 07:00 am – 01:00 pm

- Beach Fun Run
- Sandcastle Competition
- Lifeguard Games
- Vintage Car Parade
- Dance Off
- Miss J-Bay Summer fun
- Live Stage with local and national artists

2.2 Objective

Their primary goal is to create a vibrant, inclusive, and engaging summer program that not only boosts local tourism and business but also enriches the lives of the community. By offering these events, their aim is to bring people together and enhance the image of Jeffreys Bay as a must-visit destination.

2.3 Sponsorship Request

To achieve their vision the Local Tourism Office seeks financial support of R300,000.00 from the Municipality to ensure the success of this program.

2.4 Benefits to Kouga Local Municipality

Positive Community Impact: Sponsorship will directly benefit the local community by offering free and affordable activities that enhance residents' quality of life.

Economic Growth: It will stimulate local tourism, increase the footfall to local businesses, and boost the town's economy.

Kouga Brand Exposure: As a sponsor, the municipality will receive prominent recognition through event signage, media coverage, and promotional materials, thereby marketing Jeffreys Bay and the rest of Kouga as a tourist destination.

Civic Pride: Supporting such a vibrant community event will foster a sense of pride and togetherness among Jeffreys Bay and Kouga residents.

By joining hands with the Municipality, the tourism office believes together an unforgettable summer experience for all can be created and that the partnership would be a testament to its commitment to community development, growth, and destination marketing.

Annexure A: Sponsorship Proposal

3. Comments by Directorates

3.1 Director: Finance and Economic Development

Recommendations supported

3.2 Acting Director: Planning and Development

Noted

3.3 Director: Community Services

Item Noted

3.4 Director: Civil and Water Services

Item noted

3.5 Acting Director: Electro and Mechanical Services

Item noted.

3.6 Deputy Municipal Manager

Noted.

3.7 Municipal Manager

Recommendations supported.

4. Financial Implication

R300,000-00 (Three Hundred thousand rand) paid to the beneficiary in the 2023/2024 financial year. UKEY: 20210710001477

5. Legal Implications

The Municipality must ensure that beneficiaries have complied with their contractual duties, as required by the MFMA. Failure to comply with the MFMA may result in the transaction being classified as unauthorised, irregular, or fruitless and wasteful expenditure, and which may pose a risk to the financial audit qualifications of the Municipality.

It is further a required that the Sponsorship agreement to be entered into be monitored to ensure that the sponsored entity complies with the terms to be set out therein as well as to ensure that the municipality, as sponsor, reap the intended benefits for the sponsor granted.

Legislatively, funds transferred to external organizations or bodies must comply with section 67 of the MFMA, Act 56 of 2003:

67. Funds transferred to organisations and bodies outside government.—(1) Before transferring funds of the municipality to an organisation or body outside any sphere of government otherwise than in compliance with a commercial or other business transaction, the accounting officer must be satisfied that the organisation or body—

(*a*) has the capacity and has agreed—

(i) to comply with any agreement with the municipality;

(ii) for the period of the agreement to comply with all reporting, financial management and auditing requirements as may be stipulated in the agreement;

(iii) to report at least monthly to the accounting officer on actual expenditure against such transfer; and

(iv) to submit its audited financial statements for its financial year to the accounting officer promptly;

(*b*) implements effective, efficient and transparent financial management and internal control systems to guard against fraud, theft and financial mismanagement; and

(*c*) has in respect of previous similar transfers complied with all the requirements of this section.

(2) If there has been a failure by an organisation or body to comply with the requirements of subsection (1) in respect of a previous transfer, the municipality may despite subsection (1) (c) make a further transfer to that organisation or body provided that—

(*a*) subsection (1) (a) and (b) is complied with; and

(*b*) the relevant provincial treasury has approved the transfer.

(3) The accounting officer must through contractual and other appropriate mechanisms enforce compliance with subsection (1).

Full adherence to SASREA Act of August 2010 to be enforced.

6. Other implications

None.

7. Recommendations

7.1 That the event be noted, and the Event Organizer be advised to apply for approval of the event in line with the Council approved Events Policy

7.2 That Council approves the funding of R 300,000-00 (Three Hundred Thousand Rand) only all-inclusive. UKEY: 20210710001477

7.3 That Council authorizes the Accounting Officer to conclude a Sponsorship Agreement with Jeffreys Bay Tourism in respect of funding stated in (7.2) above.

Item prepared by the Manager: EDT : A Jonck

Item approved by the CFO: :

Item endorsed by The Municipal Manager :

Item Noted by the Portfolio Councillor :

ANNEXURE A – SPONSORSHIP PROPOSAL

Jeffreys Bay Tourism
17 Da Gama Road
Shell Museum Complex
Jeffreys Bay, 6300
Telephone : 042 293 2923
WhatsApp : 064 966 9933
Email : info@jeffreysbaytourism.org

20 October 2023

Cllr. Hattingh Bornman
Executive Mayo
Kouga Local Municipality
33 Da Gama Road
Jeffreys Bay
6330

Dear Executive Mayor H Bornman,

Re: Sponsorship Request for the J-Bay Summer Fun Programme 2023

We hope this letter finds you well. On behalf of Jeffreys Bay Tourism, we are excited to present our proposal for your consideration regarding the sponsorship of the J-Bay Summer Fun Programme. We firmly believe that our collaboration can create a positive impact on our local community, businesses, residents, and visitors alike.

1. **Introduction**

The J-Bay Summer Fun Programme is an annual community programme that aims to promote tourism, local businesses, and the spirit of togetherness in the beautiful town of Jeffreys Bay. It offers a diverse range of activities and entertainment for residents and tourists during the summer season, contributing to the economic and cultural development of our region.

2. **Program Overview**

The J-Bay Summer Fun Programme includes a variety of events and activities, such as:

Date: 15 December 2023
Event: Opening of the Festive Season
Venue: Dolphin Beach Amphitheatre
Time: 18:00 – 21:00

18:30 – A free Photo opportunity with J-Bay Santa for visitors at the main beach (Dean Gilbert on his Harley Davidson is J Bay Santa)
19:00 - Christmas Carols hosted by a local community radio station. We have approached Oasis FM and just awaits feedback. Live streaming of the event through Oasis FM is planned

20:30 - Launch of J-Bay Christmas Lights Tour. The lights tour forms part of several businesses and home owners who is decorating their premises to give permission to us to form part of the official J-Bay lights tour. A poster will be distributed on all marketing platforms in Jeffreys Bay.
21:00 - Executive Mayor Switching on Lights

Role players will be invited to form part of the official launch of the Lights tour and get to be part of the evening. A Local school that specializes in Hospitality bursaries etc. will be part of the hospitality team for the evening as part of their practical.

Date: 19 - 23 December 2023
Event: Lights in the Park
Venue: Dogwood Park
Time: 19:00 – 22:00

Christmas light display in the park next to the Labyrinth with 2 to 3 food trucks in partnership with Kouga Business Forum & Dorp van Drome. The food trucks will be gas operational and must trade from 19:00 to 22:00.

5 charities will be given the opportunity to showcase their cause on the chosen evening. Each evening will host another charity.

A Bubble House that looks like a snow globe will be available for kids to enjoy while visiting the park with lights.

Santa Clause will also visit the park on the 22 and 23rd of December.

This park will form part of the official lights tour.

Date: 31 December 2023
Event: J-Bay New Year's Eve Bash
Venue: Dolphin Beach
Time: 07:00 am – 01:00 pm

07:00 – 09:00: Beach Fun Run – 2.5km / 5km route on the main beach - Kouga Cancer Association
09:00 – 11:00: Harcourts Sandcastle Competition
11:00 – 13:00: NSRI Lifeguard Games to create awareness / Demonstration and display of equipment
14:00 – 15:00: J-Bay Vintage Car Parade from the Caravan Park towards the main beach parking area.
16:00 – 17:30: J-Bay Dance Off (Amphitheatre)
17:30 – 18:00: Happy Feet Dance Showcase (Kouga Most Powerful Women Sports Winner – Mari Louw)
18:00 – 19:30: Miss J- Bay Summer fun (Ace Models – Jeffreys Bay) Two models will get the opportunity to win sponsorships from ACE models as prizes.
20:00 – 00:30: Live Stage with local and national artists, fire dancers etc

1. **Objective:**

Our primary goal is to create a vibrant, inclusive, and engaging summer program that not only boosts local tourism and business but also enriches the lives of our community members. By offering these events, we aim to bring people together and enhance the image of Jeffreys Bay as a must-visit destination.

4. Sponsorship Request:

To achieve our vision for the J-Bay Summer Fun Programme, we are seeking financial support from the Kouga Local Municipality. Your sponsorship will help cover event production costs, including an entertainment stage with sound and lights, a generator, event equipment, marketing and promotion, hospitality services, security and crowd control, and essential services.

We kindly request financial assistance of R300 000.00 to ensure the success of this program.

Below is a draft estimated budget. All funding not used will be paid back to the municipality.

J-Bay Summer Fun Programme Marketing & Events Management Budget Estimation

Marketing	R18,500.00
Event Organiser	R10,000.00
Sundries	R3,000.00
TOTAL	R31,500.00

Opening of the Season Budget Estimation

PA System	R5,000.00
Donation to Community Group doing Christmas Carols	R2,500.00
Catering for Hospitality Lounge	R7,500,00
Stretch tent to cover equipment / Rails	R5,000.00
TOTAL	R20,00.00

Lights in the Park

Ablution facilities	R5,000.00
Security	R2,000,00
TOTAL	R7,000.00

J-Bay New Year's Eve Budget Estimation

Stage, Sound & Lights	R100,000.00
3 x National Artists	R 80,000.00
6 x Local Artists	R20,000.00
Catering for Hospitality Lounge	R15,000.00
Security and Crowd Control	R5000.00
Medical	R2,500.00
Competition prizes	R2,000.00
SAMRO License	R10,000.00
Content Creation: Photography & Video	R7,000.00
TOTAL	R241,500.00

5. Benefits to Kouga Local Municipality:

Positive Community Impact: Your sponsorship will directly benefit our local community by offering free and affordable activities that enhance residents' quality of life.

PAYMENT REQUEST: JBAY SUMMER FUN PROGRAMME 2023

Please find the attached dates for payment of the proposed J Bay Summer fun programme.

The total project cost amounts to R300 000.

First payment amount R150 000.00 towards planning and execution of project on or before 15 November 2023

Second and last payment amount of R150 000,00 towards final expenditures on or before 1 December 2023

If you've any doubts or queries, please reach out to us.

Kind Regards

Deon Freemantle
J Bay Tourism

REPORTS BY THE PORTFOLIO CHAIRPERSON: **PLANNING AND DEVELOPMENT**

KOUGA
local municipality
Good Governance through Service Excellence

KOUGA MUNICIPALITY (EC108)

SPECIAL COUNCIL MEETING

PLANNING & DEVELOPMENT

DATE: 7 NOVEMBER 2023 **ITEM NO: 23/11/PD1**

REQUEST TO RESCIND PREVIOUS COUNCIL RESOLUTION AND GRANT COUNCIL'S IN-PRINCIPLE APPROVAL TO ALIENATE (LEASE) OF COUNCIL PROPERTIES TO EARLY CHILDHOOD DEVELOPMENT CENTRES (CRECHES) TO REGISTERED SOCIAL CARE USERS

1. Introduction

The purpose of this report is to rescind Council resolution 22/06/PDT18 and obtain Council's in-principle approval to alienate (lease) municipal properties to the registered Early Childhood Development Centres (Creches).

2. Background

On 26 July 2018 Council resolved as follows:

"18/07/F5 RENEWAL OF LEASE AGREEMENTS

Resolved (26 July 2018)

1. That Council approves the renewal of the leasing agreements for the following crèches:

Calamari Str. Pellsrus (Edlred Groep Creche) - Erf 1568
Harder Str. Pellsrus (JBay Educare Centre) - Erf 33
Garnaal Str. Pellsrus (Noah's Ark Playschool) - Erf 190
Rooikloof Str. Patensie (Noxolo Crèche) - Erf 570
Kapenaar Str. Pellsrus (Tokyo Sexwale Creche) - Erf 492 Judy Str. Loerie (Loerie Heuwel Creche) - Erf 59
Dahlia Str. Phillipsville (Phillipsville Creche) - Erf 15

2. That month-to-month lease agreements be entered into, based on the lease rental amount as per the lapsed lease agreements, until the Council determines a new lease rental structure for crèches and the required sub- divisions have been attended to.

3. That a monthly lease rental of R10 be charged for the creches."

The Council resolution 18/07/F5 was essentially taken to address creches where lease agreements have lapsed by concluding month-to-month leases. The resolution further resolved that Council must proceed and determine a new lease rental structure, moving away from month-to-month leases. Apart from

the seven (7) creches listed in the Council resolution other creches were already operating on a month-to-month lease basis.

In line with the resolution 18/07/F5, Council took a decision on 29 June 2022, Council resolution (22/06/PDT18) to alienate all Council properties to registered Early Childhood Development Centres. Below is an extract of the Council resolution:

22/06/PDT18 **DISPOSAL AND ALIENATION OF COUNCIL PROPERTIES LEASED TO EARLY CHILDHOOD DEVELOPMENT CENTRES (CRECHES) TO REGISTERED SOCIAL CARE USERS**

Resolved (29 June 2022)

1. That the Status Report: Land Audit on Creches operating from Council owned land be noted.

2. That Council **grant in-principle approval** for the alienation/transfer of property to the Registered Organizations (Social Care Organizations) currently operating on the property by way of a Deed of Donation with restrictive conditions in respect of the land usage for the sole purposes of social care uses.

3. That in terms of Section 14 and 90 of the MFMA and departmental inputs, Council hereby confirms that the properties listed below is not needed in future to provide the minimum level of basic municipal services.

4. That a fair market valuation of the immovable property as contemplated herein be obtained for Council to consider in line with Section 14(2) of the Municipal Finance Management Act.

5. That Council grant authorization to the Accounting Officer to advertise Council's intention to alienate immovable property by way of Deed of Donation to Registered Social Organisations for public participation.

In compliance with Municipal Finance Management Act, 2003 (Act 56 of 2003) – Sections 14, 90 and 33 (MFMA), the public participation process was concluded.

A notice for comments/input for the disposal of properties leased to Early Childhood Development Centres for creches was placed until 10 December 2022 and no objections were received.

However, the above in-principle approval to donate the properties to creches was discussed at Top Management and it was advised that it would be beneficial to provide long-term leases to the creches. In so doing will take financial burden off these creches e.g. property tax. etc.

The Land & Properties Section has conducted a full Land Audit in June 2022 of all creches operating from municipal owned land. The Audit reflects on all creches and also the Section 14 comments received which is attached below as Annexure "A".

3. Comments by the Directorates:

3.1 Director: Finance & Economic Development:

Report noted

3.2 Acting Director: Planning and Development

The recommendations are supported.

3.3 Director: Community Services

Item Noted

3.4 Deputy Municipal Manager

Noted.

3.5 Director: Civil and Water Services

Noted

3.6 Municipal Manager

Item noted.

3.7 Acting Director: Electro-Mechanical Services

Noted

4. Financial implications

There will be financial implications to Council.

Cost for Council will include the finalization of certain town planning activities such as subdivision, closure of public places and rezoning of certain properties contemplated in the audit report.

Cost to Applicant – if needed to comply:

i) Building plans (existing buildings) where applicable
iii) Professional valuator cost (valuation certificate)

5. Legal implications

In terms of section 14 of the MFMA, 2003, a municipality may not (*inter alia*) transfer ownership of as a result of a sale or by way of any other transaction dispose of capital assets unless the Municipal Council has, in a meeting open to the public,

- decided that the assets are not needed to provide minimum level of basic municipal services; and further, that

- it has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.

The MATR requires that the Municipal Council takes into account the considerations listed in Regulation 7 (a) to (l) as per the following excerpt: The National Treasury guideline provides that the considerations listed in (i) and (j) should not be read as to be mandatory; however, should comments be available, it should be included.

7. Consideration of proposals to transfer or dispose of non-exempted capital assets.—The municipal council must, when considering any proposed transfer or disposal of a non-exempted capital asset in terms of regulation 5 (1) (b) (i) and (ii), take into account—

(*a*) whether the capital asset may be required for the municipality's own use at a later date;

(*b*) the expected loss or gain that is expected to result from the proposed transfer or disposal;

(*c*) the extent to which any compensation to be received in respect of the proposed transfer or disposal will result in a significant economic or financial cost or benefit to the municipality;

(*d*) the risks and rewards associated with the operation or control of the capital asset that is to be transferred or disposed of in relation to the municipality's interests;

(*e*) the effect that the proposed transfer or disposal will have on the credit rating of the municipality, its ability to raise long-term or short-term borrowings in the future and its financial position and cash flow;

(*f*) any limitations or conditions attached to the capital asset or the transfer or disposal of the asset, and the consequences of any potential non-compliance with those conditions;

(*g*) the estimated cost of the proposed transfer or disposal;

(*h*) the transfer of any liabilities and reserve funds associated with the capital asset;

(*i*) any comments or representations on the proposed transfer or disposal received from the local community and other interested persons;

(*j*) any written views and recommendations on the proposed transfer or disposal by the National Treasury and the relevant provincial treasury;

(*k*) the interests of any affected organ of state, the municipality's own strategic, legal and economic interests and the interests of the local community; and

(*l*) compliance with the legislative regime applicable to the proposed transfer or disposal.

The Kouga Policy provides for the following:

5.10 The Municipality may transfer ownership or otherwise dispose of a non-exempted immovable property only after the Municipal Council has, in terms of sections 14(2)(a) and (b) of the MFMA:

(a) decided on reasonable grounds that the immovable property is not needed to provide the minimum level of basic municipal services;

(b) considered the fair market value of the immovable property and the economic and community value to be received in exchange for the immovable property in accordance with Section 14(2) of the MFMA, and

(c) has as a consequence to 5.10(a) and (b) above approved in principle that the immovable property may be transferred or disposed of, and the method of disposal or transfer.

5.11 The Municipality may transfer ownership or otherwise dispose of a non-viable immovable property, as non-exempted immovable property which can be of no practical use to any other person, directly to adjoining property owner(s), only after the Municipal Council has, in terms of sections 14(2)(a) and (b) of the MFMA:

(a) decided on reasonable grounds that the non-viable immovable property is not needed to provide the minimum level of basic municipal services;

(b) considered the fair market value of the immovable property and the economic and community value to be received in exchange for the immovable property in accordance with Section 14(2) of the MFMA, and

(c) has as a consequence to 5.11(a) and (b) above approved in principle that the immovable property may be transferred or disposed, provided that, when giving the in principle approval, it is recorded in the minutes the full reasons for the Municipality preferring such direct transfer.

13. **SOCIAL CARE USES**

13.1 Social care shall mean services provided by registered welfare, charitable, non-profit, cultural and religious organisations and includes, but is not limited to places of worship, child care facilities, rehabilitation centres, centres for the homeless, elderly and destitute persons and animal care facilities: Provided that they are registered as PBO's or are capable of being so registered should they apply for registration.

13.2 Immovable property owned by the Municipality may be alienated or let to social care users. Unless otherwise directed by Council, the purchase price payable shall be 25% of market value subject to a suitable reversionary clause being registered against the title deed of the property. Rentals shall be determined in terms of the tariff rentals as approved by Council from time to time.

13.3 Immovable property may be alienated or let out-of-hand to social care users in exceptional cases where the Council is of the opinion that public competition would not serve a useful purpose or that it is in the interest of the community or plight of the poor provided comments or representations on the proposed transfer or granting right to use, control of a municipal capital asset be invited from the local community and other interested persons in terms of Section 7(i) of the Asset Transfer Regulations.

6. Other implications

None

7. Recommendation

7.1 That the Status Report: Land Audit on Creches operating from Council owned land be noted.

7.2 That Council rescind Council resolution 22/06/PDT18 and **grant in-principle approval** for the alienation (long-term lease) of property to the Registered Organizations (Social Care Users) currently operating on the properties with

restrictive conditions in respect of the land usage for the sole purposes of social care uses.

7.3 That in terms of Section 14 and 90 of the MFMA and departmental inputs, Council hereby confirms that the properties listed below is not needed in future to provide the minimum level of basic municipal services.

7.4 That Council grant authorization to the Accounting Officer to advertise Council's intention to alienate the properties by way of a long-term lease.

7.5 That town planning activities and all other administrative processes be finalized.

7.6 That Council authorizes the Accounting Officer to obtain the market-related rental valuation for consideration.

7.7 That Council authorizes the Accounting Officer to enter into long-term lease agreements with creches contemplated herein.

Item prepared by : The Manager Land and Property Admin



Item approved by : The Acting Director: Planning and Development



Item endorsed by : The Municipal Manager



Item endorsed by : The Portfolio Chairperson



CRECHES AUDIT REPORT & S14 CONFIRMATIONS - JUNE 2022

ANNEXURE "A"

	Leasing Entity	Type	Property Description	Location	Ownership	Extent	Zoning	Commencement Date Month-to-Month Lease Agreement	2018 Municipal Valuation	Rental	SDF	LAND USE	Section 14 AS: Assets TP: Town Planning HS: Human Resources TS: Technical Services
1	JEFFREYS BAY EDUCARE	CRECHE	ERF 33	PELLSRUS	Kouga Mun	1955m²	Educational	1 September 2018	680,000	R10,00pm 18/07/F15 26 July 2018	No objection. The property is in the urban edge and already zoned for the proposed use.	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions.	AS: Recommended TP: No objection. The property is in the urban edge and already zoned for the proposed use. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
2	BIMBO CRECHE	CRECHE	ERF 85	KRUISFONTEIN	Regional Council	2691m²	Res 1	1 September 2018	410,000	R10,00 pa	No objection. A creche can be accommodated as a consent use on a residential property	Developer must obtain land use approval (Consent Use) for creche via formal application. Council policy on child-care facilities on residential erf must be taken into consideration. Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. A creche can be accommodated as a consent use on a residential property. Council policy on child-care facilities on residential erf must be taken into consideration. Title deed restrictions must be adhered TS: Supported HS: Supported

													CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
3	ELDRID GROEP CRECHE	CRECHE	ERF 1568	PELLSRUS	Kouga Mun	1012m^2	Group Housing	1 September 2018	580,000	R10,00pm 18/07/F15 26 July 2018	No objection. The property is in the urban edge and can be accommodated within residential areas.	Developer must obtain land use right (Consent use) for creche via a formal application. Application must be accompanied by resolution from Body Corporate in respect of proposed use... Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions.	AS: Recommended TP: No objection. The property is in the urban edge and can be accommodated within residential areas. Developer must obtain land use right (Consent use) for creche via a formal application. Application must be accompanied by resolution from Body Corporate in respect of proposed use. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
4	TOKYO SEXWALE CRECHE	CRECHE	A portion of ERF 492	PELLSRUS	Kouga Mun	6,9ha (Portion)	POS	1 September 2018	700,000	R10,00pm 18/07/F15 26 July 2018	No objection. The applicable scheme makes provision on public open spaces.	Should current zoning be "Public Open Space", the developer must obtain land use right (Consent Use) for creche on Public Open Space via formal application. If approved, developer must submit a detailed site development plan for approval prior to consideration of building plans. Title deed restrictions, if any,	AS: Recommend 1500m^2 TP: No objection. The applicable scheme makes provision on public open spaces. obtain land use right (Consent Use) for creche Title deed restrictions must be adhered

												must be taken into consideration. . In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions.	TS: supported but needs to be subdivided HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
	Leasing Entity	**Type**	**Property Description**	**Location**		**Extent**	**Zoning**	**Commencement Date Month-to-Month Lease Agreement**	**2018 Municipal Valuation**	**Rental**	**SDF**	**LAND USE**	**Section 14 AS: Assets TP: Town Planning HS: Human Resources TS: Technical Services**
5	MKHUSELI KOLITI CRECHE	CRECHE	ERF 74 State Owned	THORNHILL	Province of EC	2151m²	POS	1 September 2018	200,000	R10,00pm 18/07/F15 26 July 2018	No objection. The applicable scheme makes provision on public open spaces.	Developer must obtain land use right (Consent Use) for creche on Public Open Space via formal application. If approved, developer must submit a detailed site development plan for approval prior to consideration of building plans. Title deed restrictions, if any, must be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Property Registered Provincial Dept T40195/1995. To be transferred to KLM TP: supported subject to all condition/requirements stated. obtain land use right (Consent Use) for creche Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
6	UMZAMOMHLE CRECHE	CRECHE	ERF 2236	HANKEY	Kouga Mun	1772m² 3794m²	Institutional	1 September 2018	490,000 1,000,000	R10,00pm 18/07/F15 26 July 2018	No objection. A creche can be accommodated as a consent use on a residential property.	Developer must obtain land use approval (Consent Use) for creche via formal application. Council policy on child-care facilities on residential erf must be taken into consideration.	AS: Report indicated as Erf 2236, Hankey are correct TP: Obtain land use approval (Consent Use) for creche

												Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	Title deed restrictions must be adhered HS: Erf 695 - Private Property: Waith Rudoplh T109473/2002 CTN. Erf 2236, Hankey is correct erf number TS: Supported
7	PHILLIPSVILLE CRECHE	CRECHE	ERF 15	HANKEY	Kouga Mun	5869m²	POS	1 September 2018	1,200,000 40,000	R10,00pm 18/07/F15 26 July 2018	No objection. A creche can be accommodated as a consent use on a residential property.	Developer must obtain land use approval (Consent Use) for creche via formal application. Council policy on child-care facilities on residential erf must be taken into consideration. Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Report indicated as Erf 15, Hankey (1500m²) TP: obtain land use approval (Consent Use) for creche Title deed restrictions must be adhered HS: 1340 Private Property: Wensley Walsh T14818/2018. Erf 15, Hankey is correct erf number TS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
8	LOERIEHEUWEL CRECHE	CRECHE	ERF 47	LOERIE	Kouga Mun	2003m²	POS	1 September 2018	610,000	R10,00pm 18/07/F15 26 July 2018	No objection. The applicable scheme makes provision on public open spaces	Developer must obtain land use right (Consent Use) for creche on Public Open Space via formal application. If approved, developer must submit a detailed site development plan for approval prior to consideration of building plans. Title deed restrictions, if any, must be taken into consideration. . In absence of title deed, the developer must	AS: Recommend 1500m² TP: Property to be subdivided and rezoned obtain land use right (Consent Use) for creche. Title deed restrictions must be adhered TS: Supported HS: Supported

												submit a conveyancer certificate in respect of possible title deed restrictions	CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.

	Leasing Entity	**Type**	**Property Description**	**Location**	**Ownership**	**Extent**	**Zoning**	**Commencement Date Month-to-Month Lease Agreement**	**2018 Municipal Valuation**	**Rental**	**SDF**	**LAND USE**	**Section 14 AS: Assets TP: Town Planning HS: Human Resources TS: Technical Services**
9	KABOUTER HESS & FREE CRECHE	CRECHE	ERF 1057	PATENSIE	Kouga Mun	942m^2	Institution al	1 September 2018	480,000	R10,00pm 18/07/F15 26 July 2018	No objection. The proposed use is a primary use within this zone.	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. The proposed use is a primary use within this zone. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
10	NOXOLO CRECHE	CRECHE	ERF 570	PATENSIE	Kouga Mun	205m^2	Res 1	1 September 2018	180,000	R10,00pm 18/07/F15 26 July 2018	No objection. A creche can be accommodated as a consent use on a residential property.	Developer must obtain land use approval (Consent Use) for creche via formal application. Council policy on child-care facilities on residential erf must be taken into consideration.	AS: Recommended TP: No objection. A creche can be accommodated as a consent use on a residential property. obtain land use

												Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	approval (Consent Use) for creche. Title deed restrictions must be adhered TS: Supported but building seems to encroach on erf 1132 HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
11	NOAH'S ARCH CRECHE	CRECHE	ERF 190	PELLSRUS	Kouga Mun	3566m²	Special Business	1 September 2018	1,800,000	R10,00pm 18/07/F15 26 July 2018	No objection. The proposed use may be accommodated on business zone.	Developer must obtain approval for land use right for creche via formal application. If approved, developer must submit a detailed site development plan for approval prior to consideration of building plans. Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. The proposed use may be accommodated on business zone. obtain approval for land use right for creche Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
12	HAASBEKKIES	CRECHE	A portion of ERF 5060	KRUISFONTEIN	Kouga Mun	1500m² of (1,8ha)	POS	1 September 2018	740,000	25% Market Related Rental	No objection. The applicable scheme makes provision on public open spaces	Developer must obtain land use right (Consent Use) for creche on Public Open Space via formal application. If approved, developer must submit a detailed site development plan for approval prior to	AS: Recommend 1500m² TP: No objection. The applicable scheme makes provision on public open spaces must obtain land use right (Consent Use) for

												consideration of building plans. Title deed restrictions, if any, must be taken into consideration. . In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	creche. Title deed restrictions must be adhered TS: not supported – reservoir situated on portion. Erf 5060, Kruisfontein has been subdivided and registered HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.

	Leasing Entity	**Type**	**Property Description**	**Location**	**Ownership**	**Extent**	**Zoning**	**Commencement Date Month-to-Month Lease Agreement**	**2018 Municipal Valuation**	**Rental**	**SDF**	**LAND USE**	**Section 14 AS: Assets TP: Town Planning HS: Human Resources TS: Technical Services**
13	KOKKEWIET SPEELSKOOL	CRECHE	ERF 500	OYSTER BAY	Kouga Mun	1187m²	Institutional	1 September 2018	190,000	25% Market Related Rental	No objection. The proposed use is a primary use within this zone.	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. The proposed use is a primary use within this zone. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and

													Environmental Health Regulations.
14	DIENKIE DOT CRECHE	CRECHE	A portion of ERF 1853	KRUISFONTEIN	Kouga Mun	3465m²	POS	1 September 2018	35,000	R10,00pm 18/07/F15 26 July 2018	No objection. The applicable scheme makes provision on public open spaces	According to record the property is zoned Open Space Zone 1. Developer must apply for land use right (Consent Use) for creche. If approved, a detailed site development plan will be required for approval prior to building plan. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommend 1500m² TP: To be subdivided and rezoned. No objection. The applicable scheme makes provision on public open spaces apply for land use right (Consent Use) for creche. Title deed restrictions must be adhered **ERF 5535, -** application to extend creche facilities TS: Supported but large portion HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
15	NKQUBELA CRECHE	CRECHE	ERF 2739	HUMANSDORP	Kouga Mun	1833m²	Institutional	1 September 2018	690,000	25 % Market Related Rental	No objection. The proposed use is a primary use within this zone.	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. The proposed use is a primary use within this zone. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.

16	ETHEMBENI DAY CARE	CRECHE	ERF 2014	HANKEY	Kouga Mun	1798m²	Informal Res	1 September 2018	460,000	R10,00 pa	No objection. Creches may be accommodated as additional rights.	Developer must obtain approval for additional right to conduct a creche.	AS: Recommended TP: No objection. Creches may be accommodated as additional rights. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
17	MASIKHULE CRECHE / PRE SCHOOL	CRECHE	ERF 1301	HUMANSDORP	Sarah Felix	1487m²	Res 1	1 September 2018	890,000	R10,00 pa	No objection. A creche can be accommodated as a consent use on a residential property.	Developer must obtain land use approval (Consent Use) for creche via formal application. Council policy on child-care facilities on residential erf must be taken into consideration. Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. A creche can be accommodated as a consent use on a residential property. Title deed restrictions must be adhered TS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations. HS: **Erf 349** - Private Property: Unathi Makolo T20249/2019. Erf 1301 is correct erf number
	Leasing Entity	**Type**	**Property Description**	**Location**		**Extent**	**Zoning**	**Commencement Date Month-to-Month**	**2018 Municipal Valuation**	**Rental**	**SDF**	**LAND USE**	**Section 14 AS: Assets TP: Town Planning**

								Lease Agreement					**HS: Human Resources** **TS: Technical Services**
18	SIEMBAMBA CRECHE	CRECHE	A portion of ERF 2	KRUISFONTEIN	Kouga Mun	1500m² of 7,6ha	Agriculture	1 September 2018	1,600,000	R10.00 pa	No objection. Creches may be accommodated on Agricultural properties	Developer must obtain land use right (Consent Use) for creche. If approved, developer must submit a detailed site development plan for approval prior to submission of building plans. Title deed restrictions, if any, must also be taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended 1500m² TP: To be subdivided and rezoned. No objection. Creches may be accommodated on Agricultural properties obtain land use right (Consent Use) for creche Title deed restrictions must be adhered TS: Supported but needs to be subdivided. HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
19	MADIBA BAY CRECHE	CRECHE	ERF 1244	PELLSRUS	Kouga Mun	2300m²	Educational	1 September 2018	280,000	R10,00 pa	No objection. The proposed use is a primary use within this zone.	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommended TP: No objection. The proposed use is a primary use within this zone. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.

20	DISNEY CRECHE	CRECHE	Erf 2596 Erf 2597 Erf 2598	SEA VISTA	Kouga Mun	370m²	Institutional Institutional Institutional	1 September 2018	20,000 20,000 20,000	25 % Market Related Rental	No objection. The proposed use is a primary use within this zone.	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Supported TP: Physical visit should be done to confirm Erf numbers No objection. The proposed use is a primary use within this zone. Title deed restrictions must be adhered TS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
21	KATE VAN DER MERWE CRECHE	CRECHE	A portion of Erf 710	KRUISFONTEIN	Kouga Mun	259m²	POS	1 September 2018	59,000	25 % Market Related Rental	No objection. The applicable scheme makes provision on public open spaces	According to record the property is zoned Open Space Zone 1. Developer must apply for land use right (Consent Use) for creche. If approved, a detailed site development plan will be required for approval prior to building plan. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	AS: Recommend TP: To be subdivided and rezoned. No objection. The applicable scheme makes provision on public open spaces apply for land use right (Consent Use) for creche. Title deed restrictions must be adhered **ERF 5535, -** application to extend creche facilities TS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.
22	ANGELS DAY CARE	CRECHE	Erf 3365	KRUISFONTEIN	Kouga Mun	975m²	Community Zone	New Application	20,000	25 % Market Related Rental	No objection. The applicable scheme makes provision on public open spaces	Proposed use is in line with zoning. Developer must submit a detailed Site Development plan for approval prior to	AS: Recommended TP: No objection. The proposed use is a primary use

											Compliance with all other legislation requirements before building plans be submitted	consideration of building plans. Note: Title deed restrictions must be adhered taken into consideration. In absence of title deed, the developer must submit a conveyancer certificate in respect of possible title deed restrictions	within this zone. Title deed restrictions must be adhered TS: Supported HS: Supported CS: In support, ECD centers to ensure compliance with Town Planning and Environmental Health Regulations.