



**Raadslede van die Raad van die
Langeberg Munisipaliteit**

Kennis geskied hiermee van 'n Raadsvergadering
van die Raad van Langeberg Munisipaliteit wat gehou sal word op
30 SEPTEMBER 2026 om 10H00
in die Raadsaal, Munisipale Kantore, Kerkstraat, Robertson
om oorweging te verleen aan die items op die aangehegte agenda.

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**Councillors of the Council of the
Langeberg Municipality**

Notice is hereby given of a Council Meeting
of the Municipal Council of the Langeberg Municipality to be held on
30 SEPTEMBER 2026 at 10H00
in the Council Chambers, Municipal Offices,
Church Street, Robertson to discuss the items on the appended agenda.

CLLR • RDL P HESS
SPEAKER

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**DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES – MAY 2026 : DIRECTORATE
COMMUNITY SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)**

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include it as a note to the annual financial statements.*

The Report on Deviations for May 2026 was attached to this report.

Aanbeveling / Recommendation

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

**This item served before the Municipal Public Accounts Committee (MPAC) on 09 September 2026
Die item het voor die Munisipale Openbare Rekeninge Komitee (MORK) gedien op 09 September 2026
Recommendation / Aanbeveling**

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES – MAY 2026 : DIRECTORATE ENGINEERING SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include as a note to the annual financial statements.*

The Report on Deviations for May 2026 was attached to this report.

Aanbeveling / Recommendation

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Recommendation / Aanbeveling

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DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES - May 2026 : DIRECTORATE FINANCIAL SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include as a note the annual financial statements.*

The Report on Deviations for May 2026 was attached to this report.

Aanbeveling / Recommendation

That the contents of the report of deviations from the procurement processes be noted.

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Recommendation / Aanbeveling

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

**DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES – JUNE 2026 : DIRECTORATE:
CORPORATE SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)**

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include it as a note to the annual financial statements.*

The Report on Deviations for June 2025 was attached to this report.

Aanbeveling / Recommendation

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

This item served before the Municipal Public Accounts Committee (MPAC) on 09 September 2026
Die item het voor die Munisipale Openbare Rekeninge Komitee (MORK) gedien op 09 September 2026
Recommendation / Aanbeveling

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

**DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES – JUNE 2026 : DIRECTORATE
ENGINEERING SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)**

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include as a note to the annual financial statements.*

The Report on Deviations for June 2026 was attached to this report.

Aanbeveling / Recommendation

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

This item served before the Municipal Public Accounts Committee (MPAC) on 09 September 2026
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Recommendation / Aanbeveling

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Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

**DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES - JUNE 2026 : DIRECTORATE
FINANCIAL SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)**

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include as a note the annual financial statements.*

The Report on Deviations for June 2026 was attached to this report.

Aanbeveling / Recommendation

That the contents of the report of deviations from the procurement processes be noted.

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DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES – JULY 2026 : DIRECTORATE:
CORPORATE SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include it as a note to the annual financial statements.*

The Report on Deviations for July 2026 was attached to this report.

Aanbeveling / Recommendation

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

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**DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES - JULY 2026 : DIRECTORATE
ECONOMIC, SOCIAL & INTEGRATED DEVELOPMENT SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)**

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

- (2) *The Accounting Officer must record the reasons for any deviations in terms of subparagraph 1(a) and 1(b) of this Policy and report them to the next meeting of the Council and include as a note to the annual financial statements.*

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DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES – JULY 2026 : DIRECTORATE ENGINEERING SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

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Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES - JULY 2026 : OFFICE OF THE MUNICIPAL MANAGER (9/2/1) (CHIEF FINANCIAL OFFICER)

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

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**DEVIATIONS FROM THE NORMAL PROCUREMENT PROCESSES - JULY 2026 : DIRECTORATE
FINANCIAL SERVICES (9/2/1) (CHIEF FINANCIAL OFFICER)**

Purpose of Report

To submit a report on deviations from the normal procurement processes for Council's notification.

Background

Paragraph 27(2) of the Supply Chain Management Policy of Council reads as follows:

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That the contents of the report of deviations from the procurement processes be noted.

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Recommendation / Aanbeveling**

That the contents of the report on deviations from the procurement processes is noted.

Dat kennis geneem word van die inhoud van die verslag in verband met afwykings van die verkrygingsprosesse.

AUDIT & PERFORMANCE COMMITTEE: SUBMISSION OF THE QUARTERLY REPORT FOR QUARTER 3 OF 2025 / 2026 (5/14/R) (CHIEF AUDIT EXECUTIVE)

Purpose of report

To submit the Audit & Performance Committee report for quarter 3 of the 2025/26 financial year to Council for noting.

Background

In terms of Circular 65 of the Municipal Finance Management Act (MFMA) (Act No. 56 of 2003), the Chairperson of the Audit & Performance Committee will report on a quarterly basis, or more frequently if required, to the Municipal Council on the operations of the Internal Audit Activity and the Audit & Performance Committee. The report should include:

- A summary of the work performed by the Internal Audit Activity and the Audit & Performance Committee against the annual work plan;
- Effectiveness of internal controls and additional measures that must be implemented to address identified risks;
- A summary of key issues dealt with such as significant internal and external audit findings, recommendations and updated status thereof;
- Progress with any investigations and its outcomes;
- Details of meetings and the number of meetings attended by each member; and
- Other matters requested of the Internal Audit Activity and Audit & Performance Committee.

The Audit & Performance Committee report for quarter 3 of 2025/26 was attached to this report.

Comments: Director: Community Services

Council to take cognisance of the report.

Comments: Director: Corporate Services

The contents of the report is noted.

Comments: Director: Engineering Services

The content of the report is noted and supported.

Comments: Director: Economic, Social and Integrated Development Services

Content of the report is noted and supported for submission to Council.

Comments: Director: Financial Services

Content of the report is noted and supported for submission to Council.

Comments: Municipal Manager

The contents of the report is noted with appreciation and the related recommendation supported.

Recommendation

That the contents of the Audit & Performance Committee report for quarter 3 of the 2025/26 financial year be noted by Council.

This item served before the Municipal Public Accounts Committee (MPAC) on 09 September 2026
Die item het voor die Munisipale Openbare Rekeninge Komitee (MORK) gedien op 09 September 2026
Recommendation / Aanbeveling

That the contents of the Audit & Performance Committee report for quarter 3 of the 2025/26 financial year be noted by Council.

FRAUD & RISK MANAGEMENT COMMITTEE – FRAUD & RISK MANAGEMENT COMMITTEE REPORT FOR QUARTER 4 OF 2025 / 2026 AND ANNUAL RISK ASSESSMENT REPORT WITH UPDATED RISK REGISTER FOR 2026/27 – (5/14/R) (CHIEF AUDIT EXECUTIVE)

Purpose of report

To submit the Fraud & Risk Management Committee report for quarter 4 of 2025/26 and the annual risk assessment report with updated risk register for 2026/27 to Council for noting.

Background

Section 62 (1) (c) (i) of the MFMA states that:

*"The Municipal Manager of a municipality is responsible for managing the financial administration of the municipality and must for this purpose take all responsible steps to ensure that the municipality has and maintains effective, efficient and transparent systems of financial and **risk management** and internal control".*

Furthermore, it is also stated in the Risk Management Policy that:

"Council takes an interest in risk management to the extent necessary to obtain comfort that properly established and functioning systems of risk management are in place to protect the Langeberg Municipality against significant risks".

The Fraud & Risk Management Committee (FARMCO) report for quarter 4 of 2025/26 and the annual risk assessment report with updated risk register for 2026/27 financial year were submitted to the FARMCO and Audit & Performance Committee.

The FARMCO report for quarter 4 of 2025/26 and the annual risk assessment report with updated risk register for 2026/27 were attached to this report.

Comments: Director: Community Services

Council to take cognisance of the report

Comments: Director: Corporate Services

The contents of the report is noted.

Comments: Director: Engineering Services

The report is noted.

Comments: Director: Economic, Social and Integrated Development Services

Content of report is noted

Comments: Director: Financial Services

The contents of the report are noted and supported.

Comments: Municipal Manager

The content of the report is noted with sincere appreciation and the related recommendation to Council supported.

Recommendation

That the contents of the Fraud & Risk Management Committee report for quarter 4 of 2025/26 and the annual risk assessment report with updated risk register for 2026/27 financial year be noted by Council.

This item served before the Municipal Public Accounts Committee (MPAC) on 09 September 2026

Die item het voor die Munisipale Openbare Rekeninge Komitee (MORK) gedien op 09 September 2026

Recommendation / Aanbeveling

That the contents of the Fraud & Risk Management Committee report for quarter 4 of 2025/26 and the annual risk assessment report with updated risk register for 2026/27 financial year be noted by Council.

AUDIT & PERFORMANCE COMMITTEE: AUDIT & PERFORMANCE COMMITTEE CHARTER AND INTERNAL AUDIT CHARTER FOR 2026/2027 (5/14/R) (CHIEF AUDIT EXECUTIVE)

Purpose of report

To submit the Audit & Performance Committee Charter Council for approval and Internal Audit Charter for noting.

Background

Section 62 of the MFMA requires, amongst others, that the accounting officer of a municipality must take all reasonable steps to ensure that the municipality has and maintains effective, efficient and transparent systems of internal audit, operating in accordance with any prescribed norms and standards.

The revised Audit & Performance Committee Charter and the Internal Audit Charter were considered by the Audit & Performance Committee at its meeting held on 25 June 2026. The revised Audit & Performance Committee Charter was recommended for approval, while the Internal Audit Charter was approved. Both charters are attached to this report for reference.

Comments: Director: Community Services

Council to take cognisance of the report

Comments: Director: Corporate Services

The contents of the report is noted.

Comments: Director: Engineering Services

The content of the report is noted.

Comments: Director: Economic, Social and Integrated Development Services

The content of report is noted and supported

Comments: Director: Financial Services

The contents of the report are noted and supported.

Comments: Municipal Manager

The content of the report is noted with sincere appreciation and the related recommendation supported.

Recommendation

That the Audit & Performance Committee Charter for 2026/27 be submitted for Council approval and Internal Audit Charter for 2026/27 be submitted for noting.

This item served before the Municipal Public Accounts Committee (MPAC) on 09 September 2026
Die item het voor die Munisipale Openbare Rekeninge Komitee (MORK) gedien op 09 September 2026
Recommendation / Aanbeveling

That the Audit & Performance Committee Charter for 2026/27 be submitted for Council approval and Internal Audit Charter for 2026/27 be submitted for noting.

REPORT: WATER CONSERVATION AND WATER DEMAND MANAGEMENT (WC/WDM) STRATEGY (16/1/R, 9/2/1/5) – DIRECTOR: ENGINEERING SERVICES

Purpose of Report

To submit a report to Council for the approval of the Water Conservation and Water Demand Management Strategy for the Langeberg Municipality.

Background

Water conservation, as defined in the Water Services Act, refers to the efficient use and saving of water through measures such as water-saving devices, water-efficient processes, water conservation and demand management initiatives, and water rationing.

The National Water Conservation and Water Demand Management Strategy Framework define water conservation as the minimisation of water loss and waste, the protection and preservation of water resources, and the efficient and effective use of water. See attached WCWDM Strategy.

Water Demand Management refers to the adaptation and implementation of strategies aimed at influencing water demand and usage in order to achieve objectives such as economic efficiency, environmental protection, and sustainable water supply services.

The National Development Plan emphasises that economic growth must be environmentally sustainable and that water conservation must remain a priority to ensure sufficient water resources to support equitable economic growth and national development objectives. Consequently, all sectors of the economy are required to prioritise water conservation within their development planning.

The purpose of the WC/WDM Strategy for Langeberg Municipality is to:

- Promote the efficient use of water through an appropriate tariff structure that discourages wasteful consumption;
- Ensure equitable allocation of water resources by holding high-volume users accountable for additional infrastructure requirements;
- Prioritise the needs of consumers and the protection of the environment;
- Improve the sustainability and reliability of water supply services in both urban and rural areas;
- Implement affordable and measurable water conservation interventions;
- Reduce water losses through infrastructure refurbishment, maintenance, pressure management, and other sustainable initiatives;
- Enhance water security during drought periods and other supply constraints; and
- Optimise existing bulk infrastructure and water resources to accommodate future demand.

Legislative Requirements for Water Conservation and Water Demand Management

The Department of Water and Sanitation's National WC/WDM Strategy provides the strategic framework for the implementation of water conservation and demand management initiatives within the water sector. The framework outlines strategic objectives linked to sustainable water resource management and efficient water services delivery.

The key objectives of the National WC/WDM Strategy are:

1. To facilitate and ensure the role of WC/WDM in achieving sustainable, efficient, and affordable management of water resources and water services;
2. To contribute to the protection of the environment, ecology, and water resources;
3. To create a culture of WC/WDM within water management and water services institutions;
4. To create a culture of WC/WDM amongst all consumers and users;
5. To support water management and water services institutions in implementing WC/WDM initiatives;

6. To promote the allocation of adequate institutional capacity and resources for WC/WDM;
7. To enable integrated planning within water management and water services institutions; and
8. To promote international cooperation with Southern African countries, particularly basin-sharing countries, regarding WC/WDM strategies.

Existing Water Conservation and Water Demand Management Measures

The following WC/WDM measures are already implemented by Langeberg Municipality:

- Water Master Plans for all towns were updated during the 2024/2025 financial year;
- A pipe replacement and maintenance programme is implemented in priority areas with ageing reticulation infrastructure and frequent pipe failures;
- All pipe bursts are logged and monitored;
- A customer services and complaints system is operational, with standby teams available for emergency repairs;
- Bulk metering and telemetry systems are utilised as early warning systems for pipe failures and reservoir overflows;
- Accurate bulk meter readings, water usage records, NRW calculations, and IWA water balance models are maintained and updated;
- A rising block tariff structure for water services is implemented to discourage excessive water consumption;
- Municipal standards for the installation of new water reticulation infrastructure are enforced for municipal and private developments;
- A Drought Management Policy is in place, outlining measures to be implemented when water resource levels decline; and
- A Credit Control and Debt Collection By-law and Policy is implemented to ensure accurate billing, monthly meter readings, financial sustainability, and effective revenue collection.

Strategic Goals, Objectives and Target Dates

Strategic Goals, Objectives and Target Dates have been set in order to implement and sustain the initiatives and processes of the WC/WDM Strategy. The table below summarises these goals, objectives and target dates.

No	Strategic Goals	Objectives	Target Dates
1	To keep overall water demand growth as low as possible	To keep the annual percentage growth in raw water demand and system input volume over the last five financial years below 6%.	Annually
2	To reduce NRW as far as possible	To keep the percentage of NRW below 25% over the next five years through the implementation of the WC/WDM initiatives (DWS target 30%).	Annually
3	To reduce water losses as far as possible	To keep the percentage of Water Losses below 20% over the next five years through the implementation of the WC/WDM initiatives (DWS target 20%).	Annually
4	To keep the ILIs for the different systems at either Excellent or Good levels.	Keep the ILI values for all systems between 2 and 4	Annually
5	To keep water usage by consumers within acceptable levels	Ensure average water usage per person per day for all residential consumers below 180 l/c/d.	Annually
6	To phase out all Unbilled Metered and Unbilled Unmetered Connections	To phase out all unbilled metered and unbilled unmetered connections and to ensure that the meters of all these connections are read on a monthly basis and that the consumers are billed according to their water usage.	2027/2028
7	To ensure adequate assurance of supply.	To continue with the augmentation of the existing water resources and to ensure 48 hours AADD storage capacity for all water distribution zones.	2027/2028

No	Strategic Goals	Objectives	Target Dates
8	To operate and maintain the infrastructure effectively, efficiently and sustainably	To improve on the existing asset management system and to ensure adequate annual budget allocation for the refurbishment of the existing old water infrastructure and the O&M of the water infrastructure	Annually
9	To automate, monitor and control infrastructure as efficient as possible	To expand on the existing automation, remote monitoring and control systems in the water reticulation network (Scada System, Burst Control Valves, PRVs, Smart Metering, etc.)	Annually

Implementation Plan

A detailed implementation action plan was developed as part of the Water Conservation and water. The annual budget requirements for the implementation of the proposed interventions form part of the Implementation Plan in Annexure A of the report. A summary of the cost a provided in the table below:

IMPLEMENTATION PLAN (R MILLION)										
Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 1
New Infrastructure	R13.64	R14.79	R14.04	R13.69	R13.19	R11.69	R14.19	R12.69	R12.19	R11.69
Daily Operations	R1.75	R4.10	R1.60	R5.40	R1.70	R4.20	R2.90	R4.20	R1.70	R4.95
Management	R0.15	R0.85	R0.15	R1.60	R1.65	R0.35	R0.40	R0.35	R0.15	R1.85
TOTAL	R15.54	R19.74	R15.79	R16.54	R20.69	R16.24	R17.24	R14.04	R14.04	R18.49

Comments: Director Community Services

The contents of the report are noted.

Comments: Director Corporate Services

The contents of the report are noted.

Comments: Director Financial Services (CFO)

The report is noted and supported.

Comments: Director Economic, Social & Integrated Development

Note the content of the report

Comments: Director Engineering Services

The report is noted and supported

Comments: Municipal Manager

The content of the report is noted with sincere appreciation and the related recommendation supported.

Recommendation

1. That Council approve the Water Conservation and Water demand Management Plan and Implementation Plan for the Langeberg Municipality, as required by the Revised Compulsory National Water and Sanitation Services Standards in Terms of Section 9 (1) of the Water Services Act, Act No.108 of 1997.
2. That funding be made available on an annual basis as part of the annual budgeting process for the implementation of the Water Conservation and Water Demand Management Implementation Plan.

This item served before the Engineering Services Portfolio Committee on 09 September 2026
Hierdie verslag het voor die Ingenieursdienste Portefeulje Komitee gedien op 09 September 2026
Aanbeveling / Recommendation

1. That Council approve the Water Conservation and Water demand Management Plan and Implementation Plan for the Langeberg Municipality, as required by the Revised Compulsory National Water and Sanitation Services Standards in Terms of Section 9 (1) of the Water Services Act, Act No.108 of 1997.
2. That funding be made available on an annual basis as part of the annual budgeting process for the implementation of the Water Conservation and Water Demand Management Implementation Plan.

This item served before the Executive Mayoral Committee on 23 September 2026
Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026
Aanbeveling / Recommendation

1. That Council approve the Water Conservation and Water demand Management Plan and Implementation Plan for the Langeberg Municipality, as required by the Revised Compulsory National Water and Sanitation Services Standards in Terms of Section 9 (1) of the Water Services Act, Act No.108 of 1997.
2. That funding be made available on an annual basis as part of the annual budgeting process for the implementation of the Water Conservation and Water Demand Management Implementation Plan.

NOMINATION OF LANGEBERG MUNICIPAL PLANNER TO THE WITZENBERG MUNICIPAL PLANNING TRIBUNAL - MANAGER TOWN PLANNING 20/06/2026

THE RELEVANT DOCUMENTATION RELATING TO THIS REPORT IS ATTACHED AS ANNEXURES.

Purpose of report

To submit a report regarding the nomination of Ms A De Wet as an external member of the Witzenberg Municipal Planning Tribunal for a period of five years.

Background

In terms of Council Resolution A3195, taken at the meeting held on 08 December 2015, Council approved Mr J van Zyl to be represented as an external member of the Witzenberg Tribunal (attached). His term of office was subsequently extended to 26 January 2026 (attached). Mr Van Zyl's term of office expired on 26 January 2026.

On 08 May 2026 Witzenberg submitted a written request that the Langeberg Municipality nominate a new representative (attached).

Comments

In terms of the Witzenberg LUP Bylaw, 2015 a member of the Tribunal may be appointed for five years, and may be appointed for further terms, but not longer than a continuous period of 10 years.

Mr van Zyl has completed a 10-year period on the Witzenberg Tribunal and may therefore not be reappointed.

Ms A De Wet is a registered Town and Regional Planner, employed at the Langeberg Municipality, and meets the requirements to be nominated as a Tribunal member (CV and professional registration attached). Ms De Wet is familiar with the Ceres area and is able to bring the relevant experience to the position.

The involvement of a Langeberg official in the Witzenberg Tribunal has been beneficial in terms of learning from each other and a Witzenberg official has in turn been represented on the Langeberg Tribunal. This reciprocal relationship has proved to have positive benefits for both Municipalities.

Comments: Director Engineering Services

The report is noted and recommendation supported.

Comments: Director Community Services

Recommendation is supported.

Comments: Director Corporate Services

The recommendation is noted.

Comments: Director Financial Services (CFO)

The report is noted, and the recommendation is supported.

Comments: Director Economic, Social & Integrated Development

Content of report noted

Comments: Municipal Manager

The availability of Ms Amber de Wet to serve on the Witzenberg Municipal Planning Tribunal is sincerely appreciated, and the related recommendation to Council is supported.

Recommendation

That Ms Amber De Wet be nominated for appointment to serve on the Witzenberg Municipal Planning Tribunal for a period of 5 years.

This item served before the Engineering Services Portfolio Committee on 09 September 2026
Hierdie verslag het voor die Ingenieursdienste Portefeulje Komitee gedien op 09 September 2026
Aanbeveling / Recommendation

That Ms Amber De Wet be nominated for appointment to serve on the Witzenberg Municipal Planning Tribunal for a period of 5 years.

This item served before the Executive Mayoral Committee on 23 September 2026
Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026
Aanbeveling / Recommendation

That Ms Amber De Wet be nominated for appointment to serve on the Witzenberg Municipal Planning Tribunal for a period of 5 years.

UMSIZA PLANNING: APPLICATION TO EXCHANGE A REMAINDER OF ERF 837 (301M²) FOR MUNICIPAL OWNED LAND SITUATED ON A REMAINDER OF ERF 174 (301M²) BONNIEVALE (7/2/R)
(ADMINISTRATOR: PROPERTY ADMINISTRATION)

Purpose of report

To submit a report to Council for consideration regarding an application received from Umsiza Planning on behalf of the Spirit Foundation NPC.

Background

The following letter was received from Umsiza Planning:

"The Location Plan attached refers.

Application is made to swap this piece of land with a similar size piece of RE/Erf 174 (municipal land).

Land ownership:

- *Re/174 Bonnievale: Langeberg Municipality (extent unknown)*
- *Remainder Erf 837 (3480m²) and 838 Bonnievale: Spirit Foundation NPC*
-

The Spirit Foundation wants to develop Erven 837 and 838 Bonnievale.

Municipal infrastructure on Re/Erf 174 Bonnievale encroaches the western corner of Erf 837 Bonnievale.

- *It is proposed that the western portion of Erf 837 Bonnievale be subdivided from the larger Remainder so that existing municipal infrastructure will not straddle privately-owned land but be located wholly on municipal-owned land.*
- *In change for this land, it is requested that a similar size portion of Re/Erf 174 be subdivided and that the subdivided portion be consolidated with the adjacent private erf (Erf 838).*

Application is therefore made for authorization/consent by Council as land owner of Re/174 to lodge the following application in terms of the LLUPB (refer to SDP attached):

- *Subdivision of R/Erf 837 Bonnievale (Spirit Foundation NPC) into Ptn A (with municipal infrastructure) and Rem/837*
- *Subdivision of Re/174 (municipal land) into Ptn B and Re/174*
- *Consolidation of B with R/Erf 838 Bonnievale*

As Portions A and B are both less than 10% of their property's sizes, only an application for exemption in terms of Section 24(1)(c) will be required (minor amendment of common boundaries).

Proof of payment of the applications fees is attached."

A location map was attached.

The following comments were received:

Comments: Chief Financial Officer

Application to swap remainder of erf 837 not supported.

In terms of section 14 of the MFMA. Disposal of capital assets. —(1) A municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset needed to provide the minimum level of basic municipal services.

(2) A municipality may transfer ownership or otherwise dispose of a capital asset other than one contemplated in subsection (1), but only after the municipal council, in a meeting open to the public has decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services; and has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.

Should council decide to sell the property, this should be done via open market tender.

Comments: Director: Economic, Social & Integrated Development Services

No objection to the application

Comments: Director: Community Services

Application to swap remainder of erf 837 not supported.

Comments: Director: Engineering Services

Noted.

Comments: Manager: Town Planning

No objection to the above application.

The proposed boundary line realignment is supported to rationalise existing and proposed land uses relative to the cadastral boundaries. Application must be lodged in terms of the Langeberg Land Use Planning Bylaw, 2015, with the respective landowners' authorisation for the application to be lodged.

Comments: SNR Manager: Civil Engineering Services

The Civil engineering department has no objection to the above application. The provision for water and sanitation will be for the account of the applicant.

Comments: Cllr Baadjies

After much consideration I would just like to inform you that I am not in favour of the swap.

Comments: SNR Manager: Admin Support Services

The application for the swap of the mentioned pieces of property, is not supported. Langeberg Municipality don't need this southern piece of Re/174 Bonnievale for public services, so this piece may be sold by public tender. The cost of the town planning processes, will be for the buyer.

Comments: Director: Corporate Services

The recommendation by the Administrator: Property Administration is supported.

Comments: Municipal Manager

The application is not supported, and the related recommendation is supported.

Recommendation

1. That it be confirmed that the portion of land is not needed for the provision of the minimum level of basic municipal services. (S14 of the MFMA 2003, Act 56 of 2003)
2. That the application received from Umsiza Planning on behalf of the Spirit Foundation NPC for the exchange of a remainder of erf 837 (301m²) for municipal owned land situated on a remainder of erf 174 (301m²) Bonnievale not be approved.
3. That a portion of municipal land situated on a remainder of erf 174 (301m²), Bonnievale be alienated by way of public tender subject to the following conditions:
 - 3.1 That the erf be alienated at a market related price.
 - 3.2 That a deposit of 10% be payable with the signing of the deed of sale and that the remainder of the purchase price be payable with registration.
 - 3.3 That the tenderer be responsible for all the connection fees for municipal services rendered to the property.
 - 3.4 That an application be lodged in terms of the Langeberg Land Use Planning Bylaw, 2015, with the respective landowners' authorisation for the application to be lodged, if needed.
 - 3.5 That the tenderer be responsible for the cost involved for all Town Planning costs which may be rezoning, subdivision, consolidation, surveying fees, registration of servitudes and registration of the property in his/her name where applicable. The agreement to sell the land does not oblige the municipality to approve an application for subdivision and rezoning. Such an application will be evaluated in terms of relevant planning considerations and the agreement to sell must not be regarded as a commitment to approve the application.
 - 3.6 The application for subdivision and rezoning be submitted within 6 months from date of the agreement of sale. If subdivision is approved the purchase deal, be finalized within a period of 6 months after approval has been granted for subdivision, failing which the offer will expire irrevocably.

This item served before the Corporate Services Portfolio Committee on 09 September 2026

Die item het voor die Korporatiewe Dienste Portefeulje Komitee gedien op 09 September 2026

Recommendation / Aanbeveling

1. That it be confirmed that the portion of land is not needed for the provision of the minimum level of basic municipal services. (S14 of the MFMA 2003, Act 56 of 2003)
2. That the application received from Umsiza Planning on behalf of the Spirit Foundation NPC for the exchange of a remainder of erf 837 (301m²) for municipal owned land situated on a remainder of erf 174 (301m²) Bonnievale not be approved.
3. That a portion of municipal land situated on a remainder of erf 174 (301m²), Bonnievale be alienated by way of public tender subject to the following conditions:

- 3.1 That the erf be alienated at a market related price.
- 3.2 That a deposit of 10% be payable with the signing of the deed of sale and that the remainder of the purchase price be payable with registration.
- 3.3 That the tenderer be responsible for all the connection fees for municipal services rendered to the property.
- 3.4 That an application be lodged in terms of the Langeberg Land Use Planning Bylaw, 2015, with the respective landowners' authorisation for the application to be lodged, if needed.
- 3.5 That the tenderer be responsible for the cost involved for all Town Planning costs which may be rezoning, subdivision, consolidation, surveying fees, registration of servitudes and registration of the property in his/her name where applicable. The agreement to sell the land does not oblige the municipality to approve an application for subdivision and rezoning. Such an application will be evaluated in terms of relevant planning considerations and the agreement to sell must not be regarded as a commitment to approve the application.
- 3.6 The application for subdivision and rezoning be submitted within 6 months from date of the agreement of sale. If subdivision is approved the purchase deal, be finalized within a period of 6 months after approval has been granted for subdivision, failing which the offer will expire irrevocably.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

1. That it be confirmed that the portion of land is not needed for the provision of the minimum level of basic municipal services. (S14 of the MFMA 2003, Act 56 of 2003)
2. That the application received from Umsiza Planning on behalf of the Spirit Foundation NPC for the exchange of a remainder of erf 837 (301m²) for municipal owned land situated on a remainder of erf 174 (301m²) Bonnievale not be approved.
3. That a portion of municipal land situated on a remainder of erf 174 (301m²), Bonnievale be alienated by way of public tender subject to the following conditions:
 - 3.1 That the erf be alienated at a market related price.
 - 3.2 That a deposit of 10% be payable with the signing of the deed of sale and that the remainder of the purchase price be payable with registration.
 - 3.3 That the tenderer be responsible for all the connection fees for municipal services rendered to the property.
 - 3.4 That an application be lodged in terms of the Langeberg Land Use Planning Bylaw, 2015, with the respective landowners' authorisation for the application to be lodged, if needed.
 - 3.5 That the tenderer be responsible for the cost involved for all Town Planning costs which may be rezoning, subdivision, consolidation, surveying fees, registration of servitudes and registration of the property in his/her name where applicable. The agreement to sell the land does not oblige the municipality to approve an application for subdivision and rezoning. Such an application will be evaluated in terms of relevant planning considerations and the agreement to sell must not be regarded as a commitment to approve the application.

- 3.6 The application for subdivision and rezoning be submitted within 6 months from date of the agreement of sale. If subdivision is approved the purchase deal, be finalized within a period of 6 months after approval has been granted for subdivision, failing which the offer will expire irrevocably.

PROGRESS REPORT: JOB OPPORTUNITIES CREATED FOR THE PERIOD: APRIL - JUNE 2026 (LED DEPARTMENT) (9/2/19)

Purpose of the report:

To report to Council on employment opportunities created through the Poverty Alleviation Programme and the Expanded Public Works Programme (EPWP) Grant for the period April to June 2026.

Background:

To address the issue of seasonal unemployment, the Municipality has allocated funding from the Poverty Alleviation budget and the Expanded Public Works Programme (EPWP) grant. These funds are intended to create temporary work opportunities, providing much-needed relief to unemployed individuals. All internal departments are encouraged to utilise labour-intensive methods in support of this initiative.

This report aims to inform Council of the outcomes achieved during the period April to June 2026. During this period, a total of 37 temporary job opportunities were created, benefiting individuals who participated in various municipal projects.

CLEANER AT FIRE AND DISASTER DEPARTMENT (ENGINEERING) OWN FUND

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Sina	Muller	F	1972-03-13	3	01-04-2026	30-06-2026
2..	Juliana	Abrahams	F	1972-12-24	9	01-04-2026	30-06-2026

ADMINISTRATIVE AT FIRE AND DISASTER DEPARTMENT (ENGINEERING) OWN FUND

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Clarise	Revelle	F	1992-02-15	1	01-04-2026	30-06-2026

MAINTENANCE OF HIKING TRAILS (COMMUNITY SERVICES DEPARTMENT) EPWP FUNDS

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Patrick	Mattheus	M	1969-05-17	6	01-04-2026	30-06-2026
2.	Nadine	Muller	F	1983-08-17	3	01-04-2026	30-06-2026
3.	Patricia	Liwani	F	1987-07-20	2	01-04-2026	30-06-2026
4.	Jonathan	Tiemmie	M	1972-02-17	1	01-04-2026	30-06-2026

CARE TAKERS AT SPORTFIELDS (COMMUNITY SERVICES DEPARTMENT) OWN FUND

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Randall	Mitchell	M	1991-09-19	4	01-04-2026	30-06-2026

GENERAL MAINTENANCE OF ROAD AND STORM WATER (ENGINEERING DEPARTMENT) LINE DEPARTMENT

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Willem	Valentyn	M	1971-12-04	3	16-04-2026	30-06-2026
2.	Bevin	Marthinus	M	1998-01-03	1	16-04-2026	30-06-2026
3.	Anique	Pieterse	F	1995-11-19	3	16-04-2026	30-06-2026
4.	Zeenith	May	F	1986-11-27	1	16-04-2026	30-06-2026
5.	Jacoline	Van Rooy	F	1975-01-03	1	16-04-2026	30-06-2026
6.	Tashne	Isaacs	F	2007-08-25	3	16-04-2026	30-06-2026
7.	Brune	Constable	F	2007-04-22	1	16-04-2026	30-06-2026
8	Leigh-Andrea	Philander	F	1988-09-08	3	16-04-2026	30-06-2026

9.	Juan	Kuhn	M	1985-12-10	9	17-04-2026	30-06-2026
10.	Phil	Conradie	M	2006-03-12	9	17-04-2026	30-06-2026
11.	Chilton	Ambros	M	2007-04-28	9	17-04-2026	30-06-2026
12.	Onke	Tyutyu	M	2005-04-10	2	20-04-2026	30-06-2026
13.	Somila	Ndima	F	2007-08-21	2	20-04-2026	30-06-2026
14.	Aviwe	Mkorwana	F	1995-03-30	2	20-04-2026	30-06-2026
15.	Onke	Fitoli	M	1998-03-11	2	20-04-2026	30-06-2026
16.	Sinovuyo	Ntanyiya	F	1998-02-07	2	20-04-2026	30-06-2026
17.	Ntomboxolo	Ngcanga	F	1996-12-31	2	20-04-2026	30-06-2026
18.	Denryck	Davids	M	1998-11-29	5	21-04-2026	30-06-2026
19.	Andrin	Ficks	M	1998-05-13	5	21-04-2026	30-06-2026
20.	Craig	Cupido	M	1982-12-25	9	21-04-2026	30-06-2026
21.	Sample	Visser	M	1978-02-01	5	21-04-2026	30-06-2026
22.	Suwaynen	Pietersen	M	2006-07-19	4	12-05-2026	30-06-2026
23.	Devon	Van Wyngaardt	M	1994-06-27	4	12-05-2026	30-06-2026
24.	Sharildine	Evertson	M	1995-05-15	4	12-05-2026	30-06-2026

METER READERS PROJECT (FINANCE DEPARTMENT) OWN FUND

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1	Rediwhan	Ruiters	M	1997-07-13	9	04-05-2026	31-10-2026
2.	Ricardo	September	M	1979-01-09	3	11-05-2026	31-10-2026
3.	Ashwin	Abrahams	M	1992-04-06	3	11-05-2026	31-10-2026

ASSETS VERIFICATION PROJECT (FINANCE DEPARTMENT) OWN FUND

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Zinzan	Williams	M	1995-09-12	9	21-05-2026	30-06-2026

GENERAL WORKER AT TRAFFIC DEPARTMENT (CORPARATIVE DEPARTMENT) OWN FUND

No.	Name	Surname	Gender	Date of birth	Ward	Start date	End date
1.	Riaan	Esterhuizen	M	1982-04-10	6	22-05-2026	30-06-2026

GRAND TOTAL: 37 BENEFICIARIES

Recommendation/ Aanbeveling:

That Council notes the content of the Progress Report on Job Opportunities for the period of April-June 2026.

This item served before the Economic, Social & Integrated Development Services Portfolio Committee on 09 September 2026

Hierdie item het gedien by die Ekonomies, Sosiaal & Geïntegreerde Ontwikkelingsdienste Portefeulje Komitee op 09 September 2026

Aanbeveling / Recommendation

That Council notes the content of the Progress Report on Job Opportunities for the period of April-June 2026.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

That Council notes the content of the Progress Report on Job Opportunities for the period of April-June 2026.

QUARTERLY REPORT: LOCAL ECONOMIC AND RURAL DEVELOPMENT: APRIL – JUNE 2026 (9/2/1/9)
LOCAL ECONOMIC AND RURAL DEVELOPMENT MANAGER

Purpose of Submission:

To submit a Quarterly Progress Report on the Local Economic Development (LED) Department to Council, covering the period April – June 2026.

Background

This report seeks to report the progress of the Local Economic Development Department for the period of April – June 2026.

1. PROGRESS: LOCAL ECONOMIC DEVELOPMENT

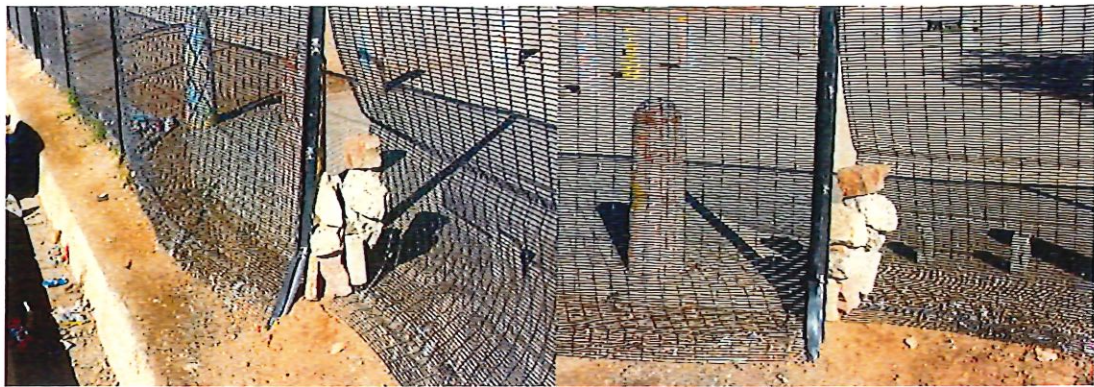
1.1 INFORMAL TRADERS

<u>Informal Trading Area</u>	<u>Trading Spaces Available</u>	<u>Number of Traders</u>	<u>Permits issued for APRIL 2026</u>	<u>Permits issued for MAY 2026</u>	<u>Permits issued for JUNE 2026</u>
Robertson	62	31	21	10	08
Montagu	18	18	09	16	09
McGregor	14	15	0	0	0
Bonnievale	19	8	05	01	04
Nkqubela	11	11	11	0	0

- A list with Daily and Monthly bookings has been submitted to Law Enforcement for follow up and feedback.
- Site visits for complaints and monitoring purposes were conducted on:
 - 08 April 2026 – Site Visit to the Nkqubela trading area
 - 23 April 2026 – Site Visit to the Hoop Str, trading area
 - 24 April 2026 – Site Visit to the Hoop Str, Informal trading area
 - 04 May 2026 – Site Visit to the Hoop Str, Informal trading area
 - 13 May 2026 – Site Visit to the Hoop Str, Informal trading area
 - 05 June 2026 – Site Visit to the Main Road, Bonnievale, Informal trading area
 - 19 June 2026 – Site Visit to the Hoop Str and Mark Street, Informal trading area
- Updated trading information was provided to traders, and assistance was rendered regarding compliance with trading regulations at various trading sites across the Langeberg Municipal area.
- Traders operating on Hoop Street, Robertson, raised concerns regarding individuals trading without valid permits. Law Enforcement was notified to conduct inspections and verify compliance.
- Complaints from traders regarding electricity outages and non-functional toilet facilities at the Hoop Street trading area in Robertson were referred to the Call Centre. Electricians were dispatched to the site to address and resolve the issues.
- The capturing of the full informal trading permit book for Robertson (11601–11800) has been completed.
- New locks were installed on the gates in Hoop Street, and the light bulbs in the toilet facilities were replaced.

1.2 NKQUBELA INFORMAL TRADING AREA

- On 14 April 2026, an incident was reported at the Nkqubela Trading Area concerning damage to the fencing. It was alleged that a vehicle had driven into the fence, resulting in structural damage to a section of the enclosure. The matter was brought to the attention of the relevant authorities for further investigation and assessment. Arrangements were made for the damage to be inspected, and the necessary repairs are to be undertaken to restore the safety and security of the trading area.



NKQUBELA INFORMAL TRADING AREA

1.3 BONNIEVALE INFORMAL TRADING AREA

- Complaints were received from municipal officials and community members in Bonnievale regarding individuals occupying the informal trading area after hours. The reported concerns included excessive noise caused by loud music, the use of trading stalls as sleeping quarters, and individuals relieving themselves in open areas, resulting in health, safety, and public nuisance concerns. In response, fencing was erected around the informal trading area to improve access control, enhance security, protect municipal infrastructure, and discourage unauthorised after-hours activities.
- Funding for the fencing project was received through a grant allocated by the Cape Winelands District Municipality. During June 2026, the fence was erected around the Bonnievale informal trading area as part of the Municipality's efforts to enhance security, improve access control, protect municipal infrastructure, and address concerns relating to unauthorised after-hours activities.



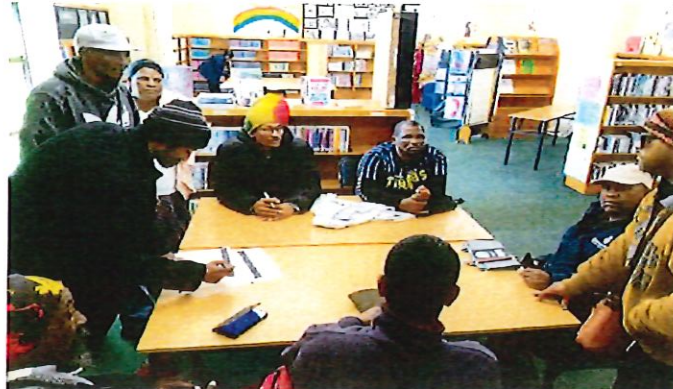
BONNIEVALE INFORMAL TRADING AREA

1.4 SMALL BUSINESS DEVELOPMENT

- Ongoing support and assistance are being provided to small businesses and aspiring entrepreneurs across the Langeberg Municipal area. This includes facilitating new company registrations, assisting with the application and renewal of B-BBEE certificates, and providing general business advisory services to promote business growth and sustainability. Support is also rendered with registrations on the Central Supplier Database (CSD) and the Langeberg Municipality Supplier Database, enabling businesses to access procurement opportunities. Furthermore, assistance is provided with SARS tax clearance applications and other compliance-related requirements to ensure that businesses remain compliant and eligible to participate in both public and private sector opportunities.
- A meeting was held with a business owner regarding her takeaway and catering business. Assistance was provided with business registration and Broad-Based Black Economic Empowerment (B-BBEE) registration. In addition, information was provided on the application

process and eligibility requirements for the Small Enterprise Development and Finance Agency's (SEDFA) Township and Rural Entrepreneurship Programme (TREP) funding.

- Clients were contacted by the municipal office to inform them of the SEDFA 2026 engagements scheduled for April 2026. The LED office met with MSME's (SEDFA group) at the Mountain View Library on 21 April 2026 to provide business advice, as the designated business advisor was unavailable. A total of nine MSME's attended this session.



MSME BUSINESS ENGAGEMENT

1.5 BUSINESS START-UP WORKSHOP

- Langeberg Municipality, in collaboration with the Small Enterprise Development and Finance Agency (SEDFA), conducted a Business Workshop for Start-up Entrepreneurs on 23 June 2026. A total of 20 small business owners and aspiring entrepreneurs attended the workshop.
- The aim of the workshop was to equip aspiring and existing entrepreneurs with the knowledge, skills, and resources required to establish, manage, and grow sustainable businesses. Participants received information on business registration, legal and regulatory compliance, financial management, business planning, marketing, and access to funding and business support services. The workshop also provided an opportunity for participants to engage directly with SEDFA representatives, seek advice on business-related challenges, and gain a better understanding of the support programmes available to small, medium, and micro enterprises (SMMEs).
- The initiative formed part of Langeberg Municipality's ongoing commitment to promoting entrepreneurship, supporting the growth of local businesses, creating employment opportunities, and contributing to the socio-economic development of the Langeberg Municipal area.



BUSINESS START-UP WORKSHOP: ASHTON

1.6 SEDFA ENGAGEMENTS AND TRAININGS

The following SEDFA engagements took place for April – June 2026:

SEDFA Activities/Interventions			
Clients	Intervention	Areas	Business advisor
April – June 2026 Nkqubela: 16 April 2026/ 26 May 2026/ 10 June 2026 • 0 clients Bonnievale: 22 April 2026/13 May 2026/ 18 June 2026 • 15 clients Robertson: 30 April 2026/ 19 May 2026/ 09 June 2026 • 14 clients McGregor: 09 April • 0 clients All business engagements scheduled for McGregor have been cancelled until the Beede River Bridge has been repaired.	• One on one consultations • Ongoing business assessments with start ups • New procurement: IMEDP • GAP Assessments • Women in Business Engagements • Compliance assistance with start ups • Strategy Development • Mentorship & Coaching General Business Marketing and Advisory Services for Existing Businesses • Equipment funding for start-ups • Business registrations	Nkqubela Library Happy Valley Library (Bonnievale) Mountain View Library (Robertson) Langeberg Municipality Boardroom (McGregor)	Cheryl Damons
April – June 2026 Montagu: 17 April 2026/ 28 May 2026/ 17 June 2026 • 06 Clients Ashton: 28 April 2026/ 05 May 2026/ 23 June 2026 • 22 clients Zolani: 14 April 2026/ 20 May 2026/ 30 June 2026 • 0 clients	• One on one consultations • Ongoing business assessments with start ups • New procurement: IMEDP • GAP Assessments • Women in Business Engagements • Compliance assistance with start ups • Strategy Development • Mentorship & Coaching General Business Marketing and Advisory Services for Existing Businesses • Equipment funding for start-ups	Sunnyside Library (Montagu) Ashton Library Zolani Library	Andile Dikeni

	• Business registrations		
*Please note that no clients attended the scheduled engagements in several towns therefore the number of client engagements for those towns is recorded as zero.			

1.7 MEETINGS AND WORKSHOPS

- 08 April 2026 : Arts & Crafts Project
- 21 April 2026 : SEDFA Meeting
- 23 June 2026 : Business Start-up Workshop

1.8 CONSULTATIONS: LOCAL ECONOMIC DEVELOPMENT

- 42 Consultations were done from April – June 2026.

Assisting with:

- General information,
- Assistance and information on CSD and fundings,
- Assisting with New Company registration through (SwiftReg & SEDFA),
- Providing information on the way forward after registration,
- Assistance with new informal trading bookings,
- Enquiries & complaints from Informal Traders,
- Contractors Technical Skills Training by NHBRC,
- Grant-in-Aid queries for NPO organizations

Recommendation / Aanbeveling

It is recommended that the council note the content of the quarterly report for the period of April – June 2026.

This item served before the Economic, Social & Integrated Development Services Portfolio Committee on 09 September 2026

Hierdie item het gedien by die Ekonomies, Sosiaal & Geïntegreerde Ontwikkelingsdienste Portefeulje Komitee op 09 September 2026

Aanbeveling / Recommendation

It is recommended that the Council note the content of the quarterly report for the period of April – June 2026.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

It is recommended that the Council note the content of the quarterly report for the period of April – June 2026.

RESUBMISSION: REPORT TO COUNCIL ON THE UPDATE REGARDING AVAILABLE BURIAL SPACE IN LANGEBERG MUNICIPALITY, AND UPDATE ON EXPLORING FURTHER POSSIBLE ACTIONS TO DEAL WITH LIMITED BURIAL SPACE IN ROBERTSON (16/6/R) (DIRECTOR: COMMUNITY SERVICES)

PURPOSE

The purpose of this report is to update the council on the current status of burial space in the Langeberg Municipality, particularly in Robertson, and to explore and propose actions or solutions to address the limited burial space in the area.

BACKGROUND

In June 2023, Pivotal Farming was contracted as per Q07/2023, to conduct further geotechnical surveys to suggest interim measures to enable the Municipality to use Portion G while the EIA process for the larger proposed expansion is completed. The survey has been completed and the report number 2023/09/28_088_A submitted. Please see attached.

"The lack of groundwater during the study by Geotechnics Africa in 2016 and during this investigation to the north of the existing cemetery (referred to as Area B in the Geotechnics Africa Report) show that the cutoff drains installed (in 2014) in that area have been successful.

Like any infrastructure, the drainage system will need to be maintained to remain effective. The following points need to be implemented:

- The manholes that have been blocked need to be reopened and cleaned to allow services of the cutoff drains.
- The outflow to the river needs to be kept open. During the time of the investigation, the openings could not be located due to significant bush encroachment and high river levels.
- It is expected that the Eucalyptus Forest on the western boundary of the proposed expansion will have a root system that will continually impact the subsurface drains negatively. Eucalyptus or Blue Gum trees are classed as a Category 1b invasive species by the National Environmental Management Biodiversity Act (NEMBA) and must thus be removed from the riparian zone. This will greatly reduce the impact of roots damaging subsurface drains in the future and thus improve the effectiveness of the drainage system.
- The Willem Nels River into which the drainage pipes may be discharging may be subject to contamination from the seepage water emanating from the graveyard. The water should first be discharged into retention ponds before being released into the natural river system. A specialist should be consulted in this regard.
- As the groundwater flow will be towards the Willem Nels River, that is in towards the south west, cutoff drains should be installed upgradient of the cemetery (and any planned expansion), to prevent groundwater flowing through the cemetery and towards the drainage channel, potentially carrying contaminants with it.
- The depth of the cutoff drains must be well below that of the bottom of the coffins to avoid fluctuating water levels coming into contact with the coffins. The minimum depth of a single burial is 1.8m and 2.2 m for double burials.
- The groundwater quality and groundwater levels must be monitored bi-annually, and where possible, the water caught in cut-off drains must also be sampled for comparative purposes.
- Minimal accessories should be buried with bodies, and coffins should preferably comprise of as many natural material as possible, avoiding plastics and metals".

CEMETERY SPACE AVAILABLE

1. Robertson White Street Cemetery: 100% full. **Additional 27 grave spaces have been identified, available at first come first serve bases.**
2. Robertson New White Street area: 100% full
3. **Robertson** Northern Cemetery, Robertson: 99% full. Additional space has been created by felling avenues of Beefwoods and burying in some of the roads. **40 grave spaces available.**
4. **Robertson** Nkqubela Cemetery: **Available space for another 637 graves***
5. **McGregor** Cemetery: **Available space for another 227 graves***
6. Ashton Cogmanskloof: 100% full
7. Ashton Conradiedorp: 99% full
8. **Ashton** Silo's: **Available space for another 10 000 graves in new development***
9. Ashton Zolani Old: 100% full
10. **Ashton** Zolani New: **Available space for another 396 graves***
11. Montagu: Golf Course: 100% full
12. **Montagu** Ashbury New: **Available space for another 2822 graves***
13. Montagu Ashbury Old: 100% full
14. Bonnievale: Town old: 100% full
15. **Bonnievale** Town New: **Available space for another 486 graves***
16. Bonnievale Happy Valley Milner Street: 99% full
17. Bonnievale Happy Valley Newcross Street: 99% full (Some space still available for digging by hand)

*We had the remaining available space surveyed by a land surveyor in December 2018 who then drew plans for each cemetery according to the grave sizes stipulated in the LM cemeteries bylaw and calculated the amount of graves we could still create in each cemetery.

The current approximate monthly grave demands per town are as follows:

Robertson: 11
Robertson Nkqubela: 4
Ashton Silo's: 9
Ashton Zolani: 4
McGregor: 3
Bonnievale: 6
Montagu: 9

Thus, the most pressing need for more cemetery space is in Robertson.

ALTERNATE BURIAL METHODS

We are continuously exploring alternative burial options in our municipality in response to various challenges and evolving community needs. One of the main considerations is the multi burial option. For multi-interment burials, Municipality must adhere to local regulations concerning burial depth and spacing, each site needs to be evaluated to ensure compliance with health codes and safety regulations. To accommodate multiple burials within the same plot, the initial burial must be excavated to a depth that allows for future interments. The required depth for burials is 1.8 meters for a single burial and 2.2 meters for a double burial. However, achieving these depths can be particularly difficult in certain areas due to environmental factors.

Areas near rivers like White Street Cemetery tend to have a high-water table and makes it challenging to dig graves deep enough, leading to potential concerns about water intrusion, grave stability, and contamination risks. This issue is especially problematic for double burials where the required depth is 2.2 meters. In addition to this some regions in

the municipality are characterized by rocky soil (North Cemetery), which complicates digging further and makes it more labour-intensive and costly to prepare burial sites.

Another concern is stormwater drainage. In some parts of the municipality, inadequate drainage systems contribute to the pooling of water, which not only increases the difficulty of digging but also poses risks to the structural integrity of burial plots over time. Excessive water can cause soil instability, potentially leading to grave subsidence or erosion.

Cemetery bylaw: 12.1, 14.

(c) for a preferred burial site with a soil of sand-clay mix of low porosity and a small and fine grain texture, the water table should be at least 2.5m deep to allow for traditional grave depth of six feet (1.8 meters);

(d) for areas with higher water tables, the local government may determine a reasonable depth with additional walling recommendations to protect underground water; and

(e) the covering soil shall not be less than 1 m, should two bodies be buried in the same grave, 300mm of soil shall be maintained between the coffins.

Given the challenges outlined above, the double burial option is not feasible in Langeberg Municipality.

FURTHER POSSIBLE ACTIONS

- **RECLAIMING / PURCHASING OF THE UNUSED AFM CEMETERY**

The Langeberg Municipality has purchased the unused land from the Robertson Apostolic Faith Mission Church. The property, erf 2161, lies directly adjacent to a current White Street cemetery section and a portion of land, marked "G" in the attached aerial photograph.

Area: 3625m^2 = approximately 550 single graves

- **INTERIM USE OF PORTION G, WHITE STREET CEMETERY, as per attached aerial photo**

Rezoning permission requested for approximately 2500m^2 of a portion of Erf 3, Robertson, to tide the Langeberg Municipality over until the Environmental Impact Assessment study has been done and approval for the larger extension of the cemetery has been obtained from the Department of Environment, Forestry and Fisheries as per Tender 09/2016.

Area G as referred to in the report (a portion of Erf 3, Robertson), was rezoned in 2018 to Open Space II, with consent for a Cemetery. The rezoning was approved subject to the conditions in the geotechnical report of 2016 being implemented (letter of approval dated 22 June 2018 is attached). As the conditions of approval have not been met within the 5 year validity period of the rezoning and consent use approval (i.e. by 22 June 2023) the approval has lapsed.

Area G of Erf 3 is therefore still zoned Undetermined zone, with no development rights. This report, with the title of "Proposed expansion of the White Street cemetery on Portion of Erf 3, Robertson, number J729" advises that "before the cemetery may be used, the suggested storm water drainage and retention system to control storm water and prevent groundwater pollution must be (i) designed, (ii) approved by the Department of Water Affairs and (iii) constructed and implemented." Mr. Dirk van Rooyen of Geotechnics Africa, and author of the report, is of the opinion that the same conditions would apply to the AFM cemetery (erf 2161).

Area: 2500m^2 = approximately 350 single graves

- **PROPOSAL TO REDUCE HEROES' ACRE BURIAL SECTION FOR MORE BURIAL SPACES (map attached)**

Heroes Acre has historically been a significant site where local heroes have been honoured and remembered. The cemetery is deeply important to the community's collective memory and pride. However, due to growing demand for

additional burial spaces in our community, we are facing the challenge of limited available land for regular burials in our existing cemeteries.

Given the historical and cultural importance of Heroes Acre, it is essential that we strike a balance between preserving its sacred role as a memorial site while responding to the current need for additional burial plots. There has been only one grave in that plot since the establishment of it many years ago.

Area: 946m² = approximately 50 single graves

Comments: Manager Town Planning

The areas mentioned in the Council report are indicated below for ease of reference. The red outline shows the current boundary of the area which is zoned for cemetery purposes.

Erf 2161 Robertson is zoned Open Space II with consent for Cemetery. The future use of this land for burials is supported subject to the preparation of a layout plan showing the positioning and dimensions of graves and related access-ways, and compliance with the recommendations in the specialist geotechnical reports, and ongoing maintenance of the implemented drainage system.

Area G is part of Re/3 Robertson. The approved zoning of this portion for cemetery purpose has lapsed and the zoning is currently "Undetermined". Expansion of the cemetery in this area is supported in terms of the LSDF 2024 but will require the prior approval of a rezoning application in terms of the Langeberg Land Use Planning Bylaw, 2015 and compliance with the recommendations in the specialist geotechnical reports.

Note: The 2023 Pivotal Farming geotechnical report referred to in the first paragraph of the Council report under the heading "Background" was not attached to the report.



Comments: Director Corporate Services

The contents of the report are noted.

Comments: Director Economic, Social and Integrated Development Services

The content of the report is noted and supported

Comments: Director Engineering Services

The report is noted and supported.

Comments: Chief Financial Officer

The report is noted and supported.

Comments: Municipal Manager

The extensive and well researched content of the item is sincerely appreciated and noted, and the resulting recommendation to Council supported.

RECOMMENDATIONS TO COUNCIL

It is recommended that the council:

1. To consider exploring the option of reducing the size of the current burial space in Heroes Acre area to allow for the establishment of regular burial plots within the remaining available land.
2. To proactively engage with the communities to prepare them for the possibility of using alternative cemeteries (Silos cemetery), that would help mitigate the emotional and logistical stress that families may experience in the future due to a shortage of burial plots.

This item served before a Community Services Portfolio Committee on 09 April 2025

Hierdie verslag het voor die Gemeenskapsdienste Portefeulje Komitee gedien op 09 April 2025

Aanbeveling / Recommendation

It is recommended that the council:

1. To consider exploring the option of reducing the size of the current burial space in Heroes Acre area to allow for the establishment of regular burial plots within the remaining available land.
2. Department to undertake public participation process for comments/inputs and report be resubmitted for final approval.
3. To proactively engage with the communities to prepare them for the possibility of using alternative cemeteries (Silos cemetery), that would help mitigate the emotional and logistical stress that families may experience in the future due to a shortage of burial plots.

This item served before the Executive Mayoral Committee on 23 April 2025

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 April 2025

Aanbeveling / Recommendation

1. That Council consider exploring the option of reducing the size of the current burial space in Heroes Acre area to allow for the establishment of regular burial plots within the remaining available land.

2. That the Department to undertake public participation process for comments/inputs and report be resubmitted for final approval.
3. To proactively engage with the communities to prepare them for the possibility of using alternative cemeteries (Silos cemetery), that would help mitigate the emotional and logistical stress that families may experience in the future due to a shortage of burial plots.

This item served before an Ordinary Meeting of Council on 29 April 2025

Hierdie item het gedien voor 'n Gewone Vergadering van die Raad op 29 April 2025

Eenparig Besluit / Unanimously Resolved

1. That Council consider exploring the option of reducing the size of the current burial space in Heroes Acre area to allow for the establishment of regular burial plots within the remaining available land.
2. That the Department undertake a public participation process to invite comments/inputs whereafter the report be resubmitted for final approval.
3. To proactive engagements with the communities be held to prepare them for the possibility of using alternative cemeteries (Silos cemetery), that would help mitigate the emotional and logistical stress that families may experience in the future due to a shortage of burial plots.
4. That the possibility of cremation also be discussed when engaging with the different communities.

Following comments from public participation were received: (See attached Annexures)

'Ek is self n oud veiligheidspersoneel lid, en wil graag sien dat die Helde akker voort bestaan. Geen beswaar dat dit verklein word nie.

Ek wil graag voorstel: maak die akker kleiner en kamp dit behoorlik toe. Neem in ag dat iendien daar n sereemonie moet plaasvind moet daar genoegsame toegang tot die akker wees, meer hekke.

Wat is die situasie in ons ander dorpe, kan ons nie net een akker instand hou nie.

Wat van n klein herinneringsmuur met nissies. Dit blyk deesdae die aanvraag te wees.

Dankie dat ek n bydrae kon maak."

Comments: Director Corporate Services

The contents of the report are noted.

Comments: Director Economic, Social and Integrated Development Services

Content of report is noted

Comments: Director Engineering Services

Report is noted and supported

Comments: Chief Financial Officer

The report is noted and supported.

Comments: Municipal Manager

The recommendations to Council is supported, however I am of the opinion that the comments of the member of the public is most valuable in respect of the modern day popular method of remembrance walls, and that this be added as recommendation 3.

RECOMMENDATIONS TO COUNCIL

1. That Council approves the reduction of the existing Heroes Acre burial area to facilitate the development of approximately 40 standard single burial plots, while reserving approximately 180 m² for future Heroes Acre interments.
2. The reserved Heroes Acre section, including the existing grave, should be appropriately fenced and demarcated, subject to the availability of funds.
3. That the establishment of a Remembrance Wall within the Heroes Acre Section be investigated and established, subject to availability of funds.

This item served before a Community Services Portfolio Committee on 09 September 2026

Hierdie verslag het voor die Gemeenskapsdienste Portefeulje Komitee gedien op 09 September 2026

Aanbeveling / Recommendation

1. That Council approves the reduction of the existing Heroes Acre burial area to facilitate the development of approximately 40 standard single burial plots, while reserving approximately 180 m² for future Heroes Acre interments.
2. The reserved Heroes Acre section, including the existing grave, should be appropriately fenced and demarcated, subject to the availability of funds.
3. That the establishment of a Remembrance Wall within the Heroes Acre Section be investigated and established, subject to availability of funds.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

1. That Council approves the reduction of the existing Heroes Acre burial area to facilitate the development of approximately 40 standard single burial plots, while reserving approximately 180 m² for future Heroes Acre interments.
2. The reserved Heroes Acre section, including the existing grave, should be appropriately fenced and demarcated, subject to the availability of funds.
3. That the establishment of a Remembrance Wall within the Heroes Acre Section be investigated and established, subject to availability of funds.

PROGRESS REPORT ON ALLOCATED HUMAN SETTLEMENTS PROJECTS WITHIN LANGEBERG MUNICIPALITY FOR APRIL – JUNE 2026 (17/5/R) (DIRECTOR: COMMUNITY SERVICES)

PURPOSE

To update Council of developments on the Langeberg municipal housing pipeline.

PROGRESS ON THE IMPLEMENTATION PLAN

PROJECT READINESS: PROJECTS

IMPLEMENTATION PLAN OF LANGEBERG PROJECTS	PROGRAMME	2025/2026		COMMENTS
		SITES SERVICE D	HOUSE S BUILT	
McGregor	IRDP		10	- Ten Subsidy applications have been approved. - ASLA submitted updated cashflow to the department to be reviewed in their adjustment budget.
McGregor informal settlement	UISP			- Remaining 28 families must be relocated to adhere to EA approval conditions that stipulates relocation and rehabilitation of the land. - Municipality to identify relocation site
Montagu Mandela Square (173)	UISP	148		- Funding of R11,030,000 has been allocated in the 2026/2027 financial year budget to enable the completion of the project. - Project 73% completed
Kingna Montagu	IRDP			Funding of R485,000 has been allocated in the 2026/2027 financial year for planning fees to initiate the project.
Bonnievale Uitsig (68)	IRDP: TOPS		58	- PID application has been submitted to the department. - Funding of R300,000 has been allocated for the 2026/2027 financial year for planning fees to initiate the project.
Bonnievale Uitsig	10 Flips units			Included in the PID application
Montagu Strydom Street (14)	IRDP: TOPS			- Project will entail the demolition of existing structures and the redevelopment of 14 new structures. - The current site will not be able to accommodate 14 BNG structures. - The housing section with Town planning has identified a possible site within a 2km radius of Strydom Street. - Project has been listed as part ASLA's scope. - Project meetings were conducted with the ward councillor and the occupants to provide clarity on the matters outlined

				above and to communicate the proposed way forward.
Robertson Heights	IRDP: TOPS			Funding of R10,700,000 has been allocated for the 2026/2027 financial year to facilitate the continuation of the bulk project.
Informal Areas				- Basic services assessment was done on all informal areas in the Langeberg area. - Assessment outcomes were submitted to the Department of Infrastructure with formal PID applications to follow.
Zolani				PID application has been submitted for a UISP
Riemvasmaak				PID application has been submitted for a UISP
Heyl				- Funding of R3,900,000 has been allocated for the acquisition of the property. - The property owner has declined the current offer; however, they have indicated their willingness to continue negotiations and remain open to considering a revised offer.
Title Deed Restoration Programme			713	- Van Zyl and Hofmeyer have been appointed to facilitate URC Bonnievale subdivision and conveyancing process. - Sethos Attorneys has been appointed to transfer 60 properties

RECOMMENDATION

That the Council takes cognisance of the current progress project readiness report for the Langeberg Municipality.

This item served before a Community Services Portfolio Committee on 09 September 2026

Hierdie verslag het voor die Gemeenskapsdienste Portefeulje Komitee gedien op 09 September 2026

Aanbeveling / Recommendation

That the Council takes cognisance of the current progress project readiness report for the Langeberg Municipality.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

That the Council takes cognisance of the current progress project readiness report for the Langeberg Municipality.

PROPOSED STANDARD OPERATING PROCEDURE (SOP) FOR THE MANAGEMENT OF COMMUNITIES/PERSONS AFFECTED BY FLOODING, MAJOR FIRES, AND FOREIGN NATIONALS DURING COMMUNITY UNREST AND XENOPHOBIC THREATS (9/2/1/4) (2/4) (DIRECTOR: COMMUNITY SERVICES)

PURPOSE

To submit the proposed Standard Operating Procedure for the management of communities/persons displaced or affected by flooding, major fires, community unrest and xenophobic incidents to Council for consideration and approval.

BACKGROUND

Langeberg Municipality is periodically exposed to incidents that may result in the temporary displacement of individuals and communities. These incidents include:

- Flooding and severe weather-related disasters;
- Major fires affecting residential areas;
- Community unrest;
- Xenophobic threats and related incidents affecting foreign nationals; and
- Other emergency events requiring temporary humanitarian assistance and shelter.

The Municipality currently responds to such incidents through cooperation between municipal departments, district disaster management structures, government departments, law enforcement agencies and humanitarian organisations. However, a formalised operational framework is required to ensure a coordinated and consistent response.

The proposed SOP has therefore been developed to establish clear roles, responsibilities, reporting lines and operational procedures during emergencies requiring temporary accommodation and humanitarian support.

LEGAL IMPLICATIONS

The proposed SOP supports the Municipality's obligations in terms of:

- The Disaster Management Act, 57 of 2002, as amended;
- The Local Government: Municipal Systems Act, 32 of 2000;
- The Constitution of the Republic of South Africa, 1996; and
- Applicable disaster management and emergency response frameworks.

FINANCIAL IMPLICATIONS

Implementation of the SOP will be undertaken within available municipal resources. Any extraordinary expenditure arising from major incidents or disaster events will be dealt with in accordance with applicable municipal financial management processes and disaster funding provisions.

HUMAN RESOURCE IMPLICATIONS

The SOP clarifies the responsibilities of municipal Directorates and officials but does not create additional permanent staffing requirements.

RISK IMPLICATIONS

Approval of the SOP will reduce operational and governance risks by ensuring:

- Clear lines of accountability;
- Improved coordination between Directorates and stakeholders;
- Consistent emergency response procedures;
- Enhanced reporting and record management; and

- Improved support to affected communities.

PUBLIC PARTICIPATION

No public participation is required as this report relates to an internal operational framework for disaster response and emergency management.

CONCLUSION

The proposed Standard Operating Procedure provides the Municipality with a structured and coordinated approach to managing displacement incidents caused by flooding, fires, community unrest and xenophobic threats. Approval of the SOP will strengthen institutional preparedness, improve inter directorate coordination and support effective humanitarian response during emergencies.

Comments: Director Corporate Services

Under point 6 it must be amended to reflect not only SAPS, but also Municipal Traffic and Law Enforcement. Under bullet point 4 of point 6, the Management of Transport is a Traffic function and not Law Enforcement.

Comments: Director of Engineering Services

The report and SOP are noted.

Comments: Director - Economic, Social and Integrated Development Services

Note the content of the report

Comments: Director Financial Services

The content of the report and SOP is noted

Comments: Municipal Manager

The recommendation is supported and the compilation of the SOP sincerely appreciated.

RECOMMENDATION

It is recommended that:

1. The proposed Standard Operating Procedure (SOP) for the management of communities/persons affected by flooding, major fires, and foreign nationals displaced during community unrest and xenophobic threats be noted and approved.
2. The SOP be adopted as a municipal framework to guide coordinated emergency response, temporary shelter management, humanitarian support, registration processes and intergovernmental coordination during displacement incidents within the Langeberg Municipal area.
3. The Municipal Manager be authorised to implement and periodically review the SOP in consultation with relevant stakeholders and role players.
4. Future amendments to the SOP, where required by legislation, operational experience or institutional arrangements, be submitted through the relevant municipal committee structures for consideration.

This item served before a Community Services Portfolio Committee on 09 September 2026

Hierdie verslag het voor die Gemeenskapsdienste Portefeulje Komitee gedien op 09 September 2026

Aanbeveling / Recommendation

It is recommended that:

1. The proposed Standard Operating Procedure (SOP) for the management of communities/persons affected by flooding, major fires, and foreign nationals displaced during community unrest and xenophobic threats be noted and approved.

2. The SOP be adopted as a municipal framework to guide coordinated emergency response, temporary shelter management, humanitarian support, registration processes and intergovernmental coordination during displacement incidents within the Langeberg Municipal area.
3. The Municipal Manager be authorised to implement and periodically review the SOP in consultation with relevant stakeholders and role players.
4. Future amendments to the SOP, where required by legislation, operational experience or institutional arrangements, be submitted through the relevant municipal committee structures for consideration.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

It is recommended that:

1. The proposed Standard Operating Procedure (SOP) for the management of communities/persons affected by flooding, major fires, and foreign nationals displaced during community unrest and xenophobic threats be noted and approved.
2. The SOP be adopted as a municipal framework to guide coordinated emergency response, temporary shelter management, humanitarian support, registration processes and intergovernmental coordination during displacement incidents within the Langeberg Municipal area.
3. The Municipal Manager be authorised to implement and periodically review the SOP in consultation with relevant stakeholders and role players.
4. Future amendments to the SOP, where required by legislation, operational experience or institutional arrangements, be submitted through the relevant municipal committee structures for consideration.

APPLICATION TO PURCHASE OF ERF 730, BONNIEVALE (7/2/3/2/2) (ADMINISTRATOR: PROPERTY ADMINISTRATION)

Purpose of report

To submit a report to the Mayoral Committee for consideration regarding an application received from Ms C Michaels.

Background

The following letter was received from Ms C Michaels:

Ek, Chantal Michaels woon in Bonnievale Mountain View in die agterplaas by my skoonpa. Ek, my man en dogtertjie van 9 jaar oud.

Hiermee wil ek graag vra of Langeberg Munisipaliteit dit goed sal vind om hierdie stuk, erf no 730, Bonnievale wat aangeheg is, aan ons sal verkoop.

Ons het geen geriewe van toilet nie, ons maak gebruik van plastieksakke op ons emmer en dit laat 'n vreeslike stink reuk wat kom tot binne die hokke waarin ons woon. My dogtertjie was 2 weke terug by die hospitaal."

A location map was attached.

The following comments were received:

Comments: Director: Economic, Social & Integrated Development Services

The request to sell the property must be conducted through an open public tender process.

Comments: Chief Financial Officer

In terms of section 14 of the MFMA. Disposal of capital assets. — (1) A municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset needed to provide the minimum level of basic municipal services.

(2) A municipality may transfer ownership or otherwise dispose of a capital asset other than one contemplated in subsection (1), but only after the municipal council, in a meeting open to the public has decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services; and has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.

Should council decide to sell the property, this should be done via open market tender.

Comments: Director: Community Services

Application not supported.

With reference to the attached report, the following should be noted:

1. The Housing Department acknowledges the comments made by the Town Planning Department regarding the topography of the site, with specific reference to the natural drainage line that traverses the properties.

2. Upon investigation, it was found that the other properties listed in the report have already been sold to private individuals. Kindly refer to the attached deeds report for ease of reference. As such, it is unclear what implications, if any, this may have on the zoning of the properties.
3. As this relates to a single erf, a housing development would not be feasible due to the site's physical constraints and limited size.

Comments: Director: Engineering Services

The comment by Town Planning is supported.

Comments: Manager: Town Planning

Erf 730 Bonnievale (together with erven 728, 729 and 731) is zoned for public open space. This zoning relates to the soil conditions and topography in this area – a natural drainage line runs through these properties as shown below. Notwithstanding the current zoning, the LSDF 2025 recognises the potential for future GAP housing development in this area (Areas B02 and B04 on the Bonnievale SDF plan). This would be subject to the necessary application for rezoning, environmental studies, and engineering studies to assess soil suitability and feasibility of servicing. If the property is not going to be developed as Public Open Space, alternative options to consider include: Disposal of Erf 730 by tender for a private housing development (further subdivision / group housing), or investigate feasibility as a potential GAP housing project, with Provincial funding, in conjunction with adjoining erven.



Comments: SNR Manager: Engineering Services

Water and sewer services are available adjacent to the property. Should development take place it may have an impact on existing services that might have to be upgraded.

I agree with the comments from Town Planning

Comments: Cllr Baadjies

I, Councillor D. Baadjies, see no fault with the sale of plot 730 to Mr. & Ms. Michaels. You have my full support in approving this request.

Comments: SNR Manager: Admin Support

The selling of Erf 730 is not supported because it is together with surrounding erfs, zoned as a public open space.

I support the comments from Town Planning. Council may have to look at the potential of the mentioned 5 plots for a potential new housing development.

Comments: Director: Corporate Services

The recommendation by the Administrator: Property Management is supported.

Comments: Municipal Manager

The application is not supported as property needs to be disposed of by Public Tender. The related recommendation to Council is supported.

Recommendation

1. That it be confirmed that erf 730, Bonnievale is not needed for the provision of the minimum level of basic municipal services (S14 of the MFMA 2003, Act 56 van 2003).
2. The application by Ms C. Michaels to purchase Erf 730, Bonnievale is not approved.
3. That a land surveyor be appointed to do a layout plan to create residential erven on erf 730, Bonnievale. Once finalized and the erven are created, they must be alienated through a public tender for residential purposes subject to the following conditions:
 - 3.1 That the erven be alienated at a market related price.
 - 3.2 That a deposit of 10% be payable with the signing of the deed of sale and that the remainder of the purchase price be payable with registration.
 - 3.3 That the tenderer be responsible for all the connection fees for municipal services rendered to the property.
 - 3.4 That any required upgrades to existing services will be at the tenderer's cost.
 - 3.5 That the tenderer be responsible for all costs regarding the property in his/ her name.
 - 3.6 That the tenderer be responsible for the cost involved for all Town Planning costs which may be rezoning, subdivision, consolidation, surveying fees, registration of servitudes and registration of the property in his/her name where applicable. The agreement to sell the land does not oblige the municipality to approve an application for subdivision and rezoning. Such an application will be evaluated in terms of relevant planning considerations and the agreement to sell must not be regarded as a commitment to approve the application.
 - 3.7 That the application for subdivision and rezoning be submitted within 6 months from date of the agreement of sale. If subdivision is approved, the purchase deal be finalized within a period of 6 months after approval has been granted for subdivision, failing which the offer will expire irrevocably.

This item served before the Corporate Services Portfolio Committee on 09 September 2026
Die item het voor die Korporatiewe Dienste Portefeulje Komitee gedien op 09 September 2026
Recommendation / Aanbeveling

1. That it be confirmed that erf 730, Bonnievale is not needed for the provision of the minimum level of basic municipal services (S14 of the MFMA 2003, Act 56 van 2003).
2. The application by Ms C. Michaels to purchase Erf 730, Bonnievale not be approved.
3. That a land surveyor be appointed to do a layout plan to create residential erven on erf 730, Bonnievale. Once finalized and the erven are created, they be alienated through a public tender for residential purposes subject to the following conditions:
 - 3.1 That the erven be alienated at a market related price.
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 - 3.6 That the tenderer be responsible for the cost involved for all Town Planning costs which may be rezoning, subdivision, consolidation, surveying fees, registration of servitudes and registration of the property in his/her name where applicable. The agreement to sell the land does not oblige the municipality to approve an application for subdivision and rezoning. Such an application will be evaluated in terms of relevant planning considerations and the agreement to sell must not be regarded as a commitment to approve the application.
 - 3.7 That the application for subdivision and rezoning be submitted within 6 months from date of the agreement of sale. If subdivision is approved, the purchase deal be finalized within a period of 6 months after approval has been granted for subdivision, failing which the offer will expire irrevocably.

This item served before the Executive Mayoral Committee on 23 September 2026
Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026
Aanbeveling / Recommendation

1. That it be confirmed that erf 730, Bonnievale is not needed for the provision of the minimum level of basic municipal services (S14 of the MFMA 2003, Act 56 van 2003).
2. The application by Ms C. Michaels to purchase Erf 730, Bonnievale not be approved.
3. That a land surveyor be appointed to do a layout plan to create residential erven on erf 730, Bonnievale. Once finalized and the erven are created, they be alienated through a public tender for residential purposes subject to the following conditions:
 - 3.1 That the erven be alienated at a market related price.
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 - 3.3 That the tenderer be responsible for all the connection fees for municipal services rendered to the property.

- 3.4 That any required upgrades to existing services will be at the tenderer's cost.
- 3.5 That the tenderer be responsible for all costs regarding the property in his/ her name.
- 3.6 That the tenderer be responsible for the cost involved for all Town Planning costs which may be rezoning, subdivision, consolidation, surveying fees, registration of servitudes and registration of the property in his/her name where applicable. The agreement to sell the land does not oblige the municipality to approve an application for subdivision and rezoning. Such an application will be evaluated in terms of relevant planning considerations and the agreement to sell must not be regarded as a commitment to approve the application.
- 3.7 That the application for subdivision and rezoning be submitted within 6 months from date of the agreement of sale. If subdivision is approved, the purchase deal be finalized within a period of 6 months after approval has been granted for subdivision, failing which the offer will expire irrevocably.

**ESTABLISHMENT OF THE FRIENDS OF SEDER PARK AND IMPLEMENTATION OF PROJECT HOPE & PLAY
(17/6/R) (DIRECTOR: COMMUNITY SERVICES)**

PURPOSE

The purpose of this report is to seek Council's support and approval for the establishment and registration of the Friends of Seder Park as a recognised Friends Group, as well as the implementation of Project Hope & Play, a collaborative initiative with Sanbona Wildlife Reserve aimed at revitalising the Seder Avenue Playground in Ashbury. The initiative is intended to strengthen community ownership, accountability and pride in the facility, while promoting the long-term sustainability, care and maintenance of the playground.

BACKGROUND

The Seder Avenue Playground has deteriorated over time as a result of vandalism and general wear and tear. This has resulted in damaged playground equipment, the loss of perimeter fencing and a deterioration in the overall condition and safety of the facility.

The condition of the playground has raised concerns regarding the suitability of the facility for use by children and the broader community.

Through engagement between the local community, Sanbona Wildlife Reserve, and the Parks & Amenities Department, an opportunity has been identified to revitalise the playground through a collaborative partnership.

The proposed initiative, known as Project Hope & Play from Sanbona Wildlife Reserve, seeks to restore and improve the playground while establishing a recognised Friends Group to assist with the ongoing care, maintenance and community stewardship of the facility.

PROPOSED PROJECT

Sanbona aims to rejuvenate the playground by installing new equipment, including:

- Recycled tyre motorbikes and tyre cars
- A tyre climbing and balancing dragon
- A slide and swings
- Seating areas for families
- A security fence and gate to keep the playground and the children utilising it safe

The proposed partnership will provide an opportunity to:

- Improve the condition and appearance of the playground;
- Address damaged and deteriorated playground infrastructure;
- Restore or replace perimeter fencing where required;
- Create a safer and more welcoming environment for children and community members;
- Encourage community participation and ownership of the facility;
- Establish a structured Friends Group to support the ongoing care and maintenance of the playground; and
- Promote partnerships between the Municipality, community organisations and private-sector stakeholders.

ESTABLISHMENT OF FRIENDS OF SEDER PARK

It is proposed that Friends of Seder Park be formally established and registered as a recognised Friends Group.

The Friends Group will provide a platform through which community members and other stakeholders can participate in the ongoing care, protection and improvement of the playground.

The proposed partnership will be governed by a Friends of the Park Memorandum of Understanding (MOU), which will set out the respective roles and responsibilities of the Municipality and the Friends Group, as well as the principles governing the collaboration.

MOTIVATION

The establishment of Friends of Seder Park and implementation of Project Hope & Play will contribute towards the restoration of a community recreational facility that has deteriorated due to vandalism and general wear and tear.

The initiative will further contribute to the strategic objectives of Langeberg Municipality, particularly through:

- **Ensuring efficient administration for good governance** by promoting community participation, stakeholder engagement and collaborative management of the facility;
- **Providing infrastructure for sustainable and affordable basic services** through the revitalisation, improvement and ongoing maintenance of the Seder Avenue Playground;
- **Promoting a safe and secure environment** by addressing damaged playground equipment, deteriorated infrastructure and perimeter fencing, thereby creating a safer recreational space for children and the community; and
- **Promoting and facilitating investment and local economic development** through partnerships and collaboration with community organisations and private-sector stakeholders in support of the improvement and sustainability of municipal recreational facilities.

A formal Friends Group will also provide an opportunity for the community to take an active role in safeguarding the facility and contributing towards its ongoing sustainability.

FINANCIAL IMPLICATIONS

- The revitalisation of the playground will be undertaken through the proposed collaborative partnership. Any municipal financial contribution or expenditure associated with the project will be accommodated within the approved budget and authorised in accordance with the Municipality's applicable policies and delegations.
- Upon completion of the project, the improved playground infrastructure and assets will be formally handed over to the Municipality. Thereafter, the Municipality will be responsible for the ongoing maintenance and management of the municipal assets, in accordance with its applicable policies, procedures and available resources.

LEGAL IMPLICATIONS

The proposed collaboration will be formalised through a Friends of the Park Memorandum of Understanding, which will regulate the relationship between the Municipality and the Friends Group. The MOU must be reviewed and approved in accordance with the Municipality's applicable legal, governance and delegation requirements prior to implementation.

COMMENTS

Director: Corporate Services

The initiative is noted and the intention of the Municipality to enter into a SLA with Friends of Seder Park must be advertised for public comments.

Director: Engineering Services

I support this initiative as an important facility for human health and development.

Director: Economic, Social & Integrated Development Services

To be recognised as a recognised Friends Group, the organisation should be registered on the Municipal Database as part of the IDP stakeholder group. The necessary forms should be obtained from the IDP unit.

Chief Financial Officer

It is noted that, upon completion and handover of the upgraded facility, the Municipality will assume responsibility for the ongoing maintenance, repair, replacement and management of the playground infrastructure. The relevant operating budget implications should therefore be considered during future budget planning processes to ensure the long-term sustainability of the asset.

The acceptance of any donated assets or infrastructure must be appropriately recorded in the Municipality's Asset Register in accordance with applicable asset management policies and accounting standards. Furthermore, any partnership agreement or Memorandum of Understanding should clearly define financial responsibilities and liabilities of the respective parties before implementation.

Municipal Manager

The establishment of a Friends of the Park interest group will surely create a precedent elsewhere in our municipal servicing area, but if established carefully and correctly this can serve as a most valuable model to be rolled out, where through a partnership model in future, community facilities can be maintained and secured through a local partnership model for use by our local communities. The recommendation is supported.

RECOMMENDATIONS

It is recommended that Council:

1. APPROVE the establishment/registration of Friends of Seder Park as a recognised Friends Group and the proposed collaboration with the Municipality subject to public participation process.
2. APPROVE the implementation of Project Hope & Play, subject to compliance with all applicable municipal policies, procedures and legislative requirements;

This item served before a Community Services Portfolio Committee on 09 September 2026

Hierdie verslag het voor die Gemeenskapsdienste Portefeulje Komitee gedien op 09 September 2026

Aanbeveling / Recommendation

It is recommended that Council:

1. APPROVE the establishment/registration of Friends of Seder Park as a recognised Friends Group and the proposed collaboration with the Municipality subject to public participation process.
2. APPROVE the implementation of Project Hope & Play, subject to compliance with all applicable municipal policies, procedures and legislative requirements.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

It is recommended that Council:

1. APPROVE the establishment/registration of Friends of Seder Park as a recognised Friends Group and the proposed collaboration with the Municipality subject to public participation process.

2. APPROVE the implementation of Project Hope & Play, subject to compliance with all applicable municipal policies, procedures and legislative requirements.

**REPORT: RAW WATER STATUS AND WATER TREATMENT PLANTS IN LANGEBERG MUNICIPALITY
(DIRECTORATE ENGINEERING SERVICES – 16/1R – 9/2/1/5)**

Purpose

The purpose of this report is to provide Council with an update on the availability and status of raw-water resources, the current capacity and operational status of the water treatment works (WTWs), key water-security risks, and planned infrastructure upgrades within Langeberg Municipality.

The report further highlights the anticipated pressure on water resources arising from increasing water demand, changing rainfall patterns, ageing infrastructure and the forecast of below-normal rainfall and above-normal temperatures.

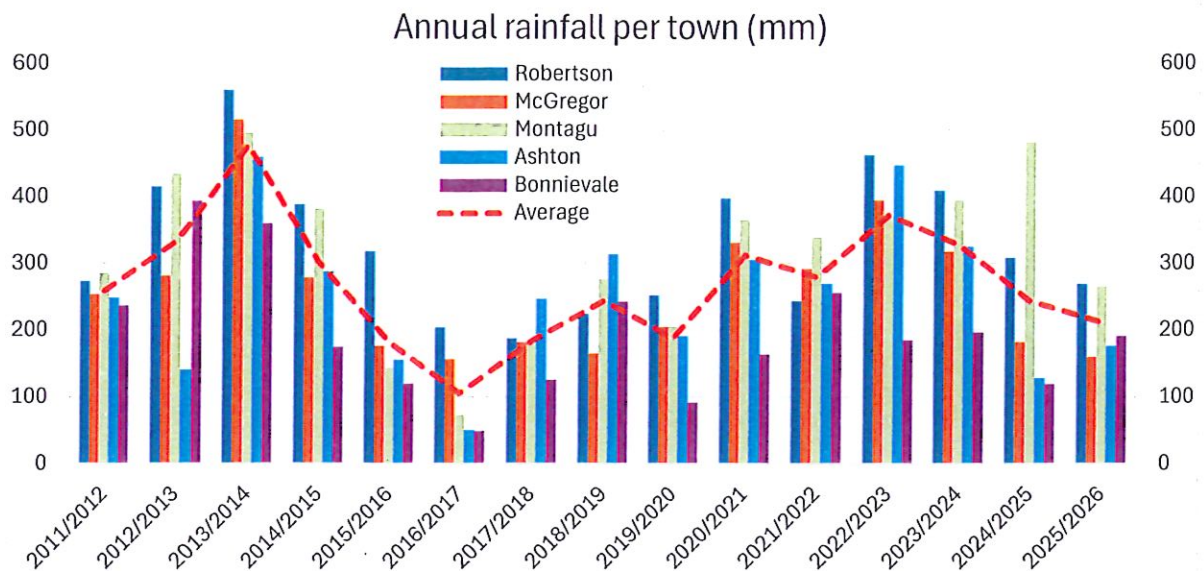
Background

Langeberg Municipality has five water treatment facilities that treat water for distribution to the various areas. The table below provides a summary of the treatment facilities per town:

Existing capacities, current flows and required treatment capacities at each of the WTWs					
WTW	Existing Capacity	Peak Month Average Daily Flow	Average Daily Flow (Jul 2025 – Jun 2026)	Average Daily Flow as a percentage of Capacity	Required Treatment Capacity (1.5 x AADD10yr)
	ML/d	ML/d	ML/d	%	ML/d
Robertson	10.140	10.163 (Nov)	9.022	88.87%	15.706
McGregor	0.600	1.075 (Dec)	0.907	151.1%	1.579
Bonnievale	5.200	6.561 (Nov)	5.730	110.19%	10.391
Ashton	11.910	7.835 (Feb)	5.295	44.46%	9.217
Montagu	5.180	5.480 (Nov)	4.343	83.84%	7.560

As indicated above the McGregor and Bonnievale WTW is currently operating over capacity. The upgrading of these treatment works is currently in progress.

The supply of sufficient sustainable treated water to each town is dependent on the availability of raw water for treatment. Langeberg Municipality is largely dependent on surface water for the supply of water. The annual rainfall figures are as indicated in the graph below:



Rainfall patterns have changed over the past few years. Rainfall events have intensified which has resulted in several floods since 2023. Winter rainfall has also decreased, with below-average rainfall recorded during June 2026 and the lowest rainfall recorded in July 2026. The need to effectively manage available raw water resources has increased significantly.

Robertson and Montagu are two towns that are highly dependent on surface water stored in dams and the monitoring of the dam levels for these two towns is therefore critical. The current dam levels compared to last year are as follows:

ROBERTSON	Current (Aug 2026)	Aug 2025	Aug 2024
Dassieshoek Dam	100%	30%	67%
Kooskok Dam	100%	90%	90%

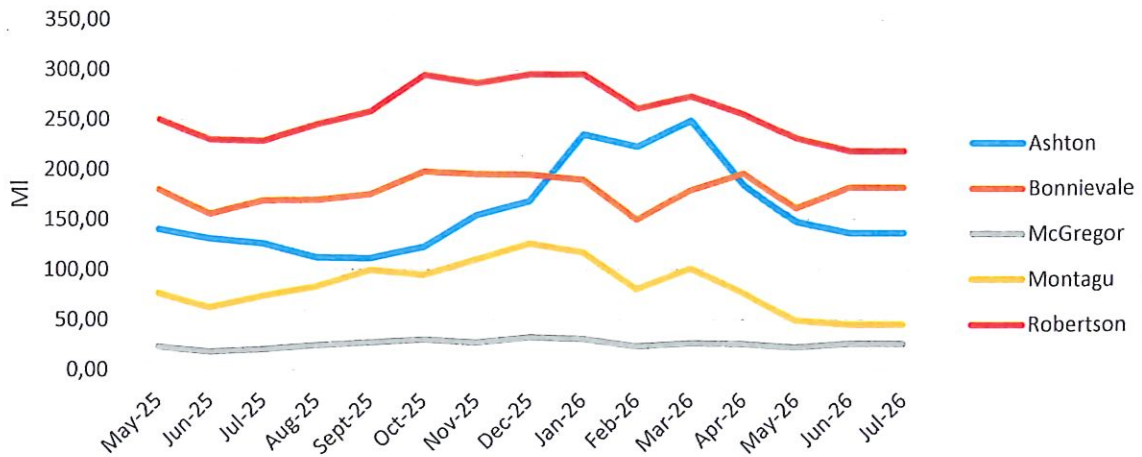
MONTAGU	Current (Aug 2026)	Oct 2025	Oct 2024
Bo-Dam	22%	29%	76%
Onder Dam	78%	56%	78%

Although Ashton, Bonnievale and McGregor are currently at lower risk, the effect of the drier winter season will have an impact on water consumption. The current infrastructure in all towns is old and in serious need of upgrade and refurbishment. The recently completed water master plan indicates a total refurbishment and upgrade cost of **R 831 922 000** over the next 15 years. This includes upgrading of pump stations and bulk pipelines, increasing reservoir capacity, upgrades of Water treatment works and network upgrades. A pipe replacement priority plan has also been developed. A total of **R 70 000 000** is required to replace worn-out asbestos water pipes within the next 5 years.

It is also important to note that the Willem Nel River farmers are entitled to 110 000 m³ that must be released early in 2026. According to the agreement the Municipality must ensure that this water is available to the farmers. This places an additional burden on the water resources. The 110 000 m³ allocation represents approximately 15% of the available Dassieshoekdam storage volume.

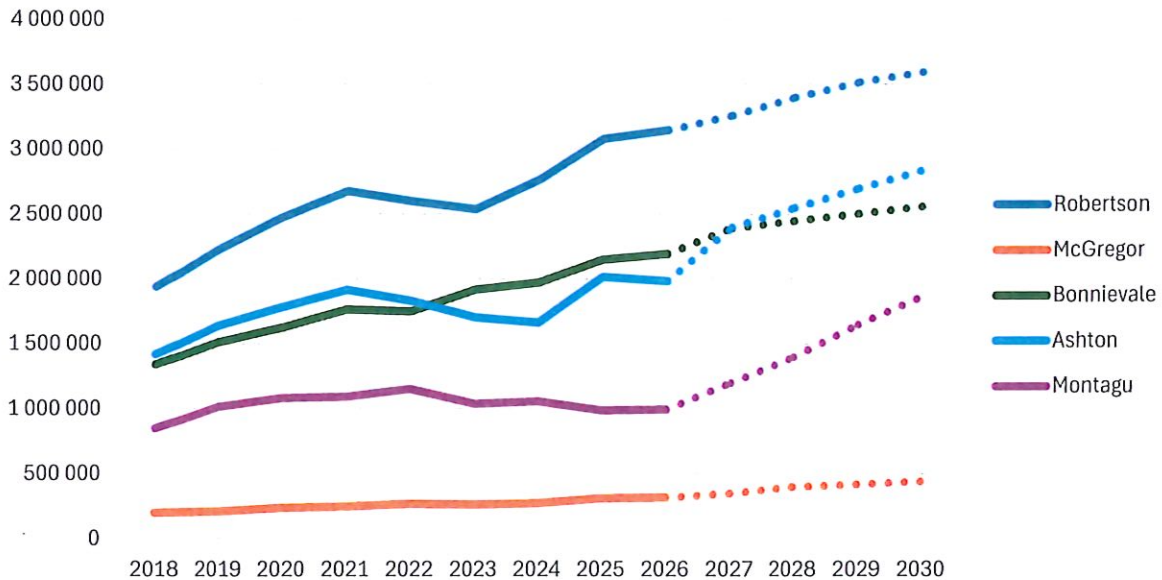
The monthly water consumption for each town is shown in the graph below.

Water Consumption per Month (MI)



The water demand is seasonal and increases during the summer months. The graph below summarises the yearly consumption for each town.

Water Demand Per Year (kl)



The projected water demand volume per town is also indicated with a broken line on the above chart. As indicated, the demand is expected to increase per town. It is therefore critical that water is managed effectively to ensure sufficient supply for the future.

Irrigation Water Supply

Irrigation water is supplied to Robertson and McGregor.

Robertson receives irrigation water weekly from 1 September to 31 May, while McGregor receives irrigation water every second week during the same period.

During drought conditions, it is proposed that irrigation-water supplies be reduced or suspended depending on the severity of the drought.

The priority must be to ensure the availability of water for human consumption. Irrigation water should therefore receive a secondary priority where available water resources become constrained.

Any reduction or suspension of irrigation supply should be implemented in accordance with the applicable drought-management measures and the prevailing water-resource conditions.

Climate forecast

The Langeberg Municipal area's seasonal forecast indicates a risk of below-normal rainfall and above-normal temperatures over the next few months. Although the amount and timing of rainfall cannot be predicted with certainty as far ahead as November 2026 through March 2027, the effect of El Niño could significantly impact this already relatively dry period in Langeberg.

A dry season can still include short periods of intense rainfall, thunderstorms, strong winds and flooding. A heavy storm may provide significant rainfall but does not necessarily mean that the overall season will be wet.

For Langeberg, this means we need to prepare for periods of water scarcity before water resources come under significant pressure, and severe weather to reduce the impact of storms on infrastructure.

Prolonged dry and hot conditions can place pressure on:

- Dams and rivers, as inflows decrease and evaporation increases.
- Groundwater, as boreholes may be used more heavily.
- Water treatment works, particularly where raw-water availability is affected.
- Agriculture, through increased irrigation demand and reduced soil moisture.
- Households and businesses, if water restrictions become necessary.
- The natural environment, as vegetation becomes increasingly water-stressed and vulnerable to fire.

Risks Associated with Below-Normal Rainfall

The forecasted risk of below-normal rainfall and above-normal temperatures may place significant pressure on the Municipality's water resources. Reduced dam inflows, lower river flows and increased evaporation may decrease the availability of raw water for treatment and distribution. At the same time, higher temperatures may increase water demand from households, businesses and agriculture.

Prolonged dry conditions could result in declining dam levels, increased reliance on groundwater resources, reduced water security and the possible implementation of water restrictions. Municipal infrastructure may also come under additional pressure as treatment works and pumping systems are required to operate for longer periods to meet demand. These risks highlight the importance of proactive water demand management, infrastructure upgrades and the protection of available water resources.

Water Losses

Langeberg Municipality effectively managed their Non-Revenue Water (NRW) and Water Losses over the last number of years. A new Water Conservation and Water Demand Management (WCWDM) Strategy and Implementation Plan was compiled during 2025, which still needs to be approved by Council.

The table below provides an overview of the water losses for the five towns and the Municipality. The national target is between 20 and 25%. Langeberg Municipality water loss is below 20%.

Unit	21/22	22/23	23/24	24/25	25/26
Volume (kl)	972.851	994.836	1 384.637	866.943	1 452 610
%	12.8%	13.3%	17.9%	10.2%	16.72%

Although the water losses are below the national target, additional WCWDM initiatives have to be implemented to ensure that water losses are managed effectively. The annual budget required to effectively implement the WCWDM Strategy over the next three years is indicated in the table below.

Component	Year 1	Year 2	Year 3
Total Annual Budget Requirements	R15 536 000	R19 736 000	R15 786 000
Total Annual Budget New Infrastructure	R13 636 000	R14 786 000	R14 036 000

Total Annual Budget Daily Operations	R1 750 000	R4 100 000	R1 600 000
Total Annual Budget Management	R150 000	R850 000	R150 000

Water Quality

Water quality in the various water-distribution systems is comprehensively monitored in accordance with SANS 241:2015 requirements.

Water-quality verification is undertaken through an accredited laboratory. The reported water-quality performance indicators for the Municipality's water-distribution systems indicate compliance with SANS 241. The current drinking-water quality is therefore satisfactory.

However, all the water treatment works require varying levels of upgrading and refurbishment. Maintaining effective operation of the treatment facilities is essential to ensure continued water-quality compliance.

A significant operational concern is the current number of Process Controllers at the treatment facilities. The current number of Process Controllers per plant does not comply with the approved Regulation 3630. The appointment of additional Process Controllers therefore requires urgent attention to ensure adequate operational coverage, continuity of monitoring and compliance with regulatory requirements.

Langeberg Municipality is involved in a funded evaluation for the implementation of an improved organisational structure for Civil Engineering services, which will include the needed separation of Water Service Provider (WSP) and Water Service Authority (WSA), as well as increased process control as required to ensure stability in the provision of quality water which is compliant to national standards.

Water Supply per Town

Robertson

Robertson receives its bulk water from three sources, namely from the Langeberg mountains (the Dassieshoek and Koos Kok Dams), from the Robertson (Brandvlei) Irrigation Canal and from the Hoops River Irrigation Scheme. The water from the mountains and a portion of the water from the Hoops River and the Robertson Irrigation Canal are used for the potable water requirements of the town and the other water sources for garden irrigation or "leiwater" purposes. Dassieshoek Dam and KoosKok Dam contribute approximately 34% of the raw water supplied to the Robertson Water Treatment Works (RWTW) to be used by the residents in Robertson.

Source	Flow (l/s)	%
Canal	80	66%
De Hoop	20	17%
Mountain (Dassieshoek / Koos Kok / Vrekhoek)	20	17%
TOTAL	120	100%

The Canal Pump Station was upgraded in December 2025, while the siphon pipeline from the Canal Pump Station to Gumgrove Dam was upgraded during June/July 2025. The Gumgrove Dam Pump Station was subsequently upgraded in March 2026. Before these upgrades, the Municipality's allocated water from the canal was 82 l/s, while the Canal Pump Station had a maximum pumping capacity of approximately 90 l/s and the Gumgrove Pump Station could pump a maximum of 60 l/s to the Waterworks.

Following the upgrades, the Canal Pump Station can now pump up to 140 l/s, and the Gumgrove Pump Station has a capacity of 120 l/s. The upgraded siphon pipeline can also accommodate the increased flow. Although the Municipality's current water allocation remains at 82 l/s, the upgraded infrastructure provides additional capacity should the allocation be increased in the future. These upgrades therefore improve the overall capacity, operational flexibility and water security of the Municipality's water supply system.

The above emergency upgrades have significantly improved the raw water supply to the Robertson WTW. The WTW, however, requires upgrading to accommodate additional flow and to ensure continuous water quality within regulatory specifications.

The detailed design, hydrology study and EIA for the raising of the Dassieshoek dam wall are currently in process.

Funding has been secured for the detailed design of an additional abstraction pump station from the Breede River. Detailed design is currently underway.

There is also a project to investigate the possibility of drilling boreholes on Municipal land in the Dassieshoek area. The Western Cape Provincial Government has appointed a service provider to further investigate the possibility of realising this towards water resilience.

Ashton

Ashton receives water from the Greater Brandvlei Dam, which is released into and conveyed by the Breede River. It is abstracted by three schemes:

- Water from the Breede River provided via the Robertson irrigation canal
- Water provided via the Cogmanskloof Irrigation Board scheme.
- The Municipality built their own pumping scheme in 2000, which pumps water directly from the Breede River to Ashton. This pump station has recently been upgraded.

The Breede River pump station has been upgraded to be able to supply 145 L/s of raw water to the Ashton storage dam. The total cost for the upgrade was R 16 953 663.00, which was funded by MDRG, WSIG and internal funding. This increased supply capacity provides a more sustainable water source as the Pump station will be able to supply this flow even if the river levels are low. The previous pump station struggled to supply enough water during the summer with low river levels due to how the water was abstracted from the river, but for the new Pump station it is not an issue.

This has significantly improved the volume of water that can be pumped from the Breede River to the Ashton WTW. The pipeline between the pump station and the water treatment works, however, must be upgraded in the next 5 years to ensure a sustainable water supply to the Ashton water treatment works as well as to ensure sufficient raw water that can be pumped to Montagu. The estimated cost for this upgrade is R 35 000 000. Linked to this, the WTW needs to be upgraded to ensure that the quality and volume of water that is provided will be adequate for the next 20 years. Currently there is no funding available for the upgrading of the bulk pipeline and the water treatment works.

Maintenance work at the Ashton WTW was done during the 2025/26 financial year. Additional upgrading at the WTW is required to minimise water loss and to re-use the backwash water. The upgrading of the backwash system will be done during the 2027/28 financial year.

Montagu

Montagu is supplied with bulk water from two local streams (Kruis River and Rietvlei River) and the CBR Pumping Scheme. Raw water from the Breede River is also pumped during the winter months from the Raw Water PS at Ashton to Montagu, as an additional source. The lower dam is currently 78% and the upper dam is at 22%.

Water supply from the lower dam is problematic as water cannot be abstracted from the dam if it is below 40%.

The pump pipeline between Ashton and Montagu has deteriorated and frequent pipe breaks result in pump downtime, resulting in challenges to pump sufficient water to Montagu specifically for the summer months. There was a 350 m Section replaced during the 2024/2025 Financial year for R 900 000.00. The total replacement of the 13km pipeline is estimated at R75 000 000 to ensure sufficient raw water supply to Montagu. It is critical that this pipeline be replaced within the next two years.

A Professional Service Provider was also appointed to conduct a feasibility study to determine if there are other reliable water sources that can be utilised to reduce the dependence on raw water supplied from Ashton. This study will be finalised by 30 June 2027 and include water from Keurkloof and boreholes, to mention 2 of the options which will be investigated. Raw water supply to Montagu remains vulnerable until a sustainable solution has been developed and implemented.

Bonnievale

Bonnievale receives its raw water from an irrigation canal owned and operated by the Zanddrift Water User Association (WUA) and from direct abstraction from the Breede River. The canal is fed from water released from the Brandvlei Dam into the Breede River. Water is treated at an average rate of 63l/s. The current supply can accommodate the demand. However, demand from Lactalis continues to increase significantly, and it is becoming increasingly difficult to maintain sufficient reserve treatment capacity during peak demand periods. There is, however, a risk that water must then be pumped from the Breede River, should the canal not be in operation. A tender process is currently being initiated to appoint a Professional Service Provider to do detailed design at the Bonnievale Breede River pump station for the upgrade of this pump station to ensure sufficient water can be pumped from this pump station.

A contractor appointment process for the upgrade of the Bonnievale Water Treatment Works (WTW) is currently underway. The total estimated cost for the upgrade is R 150 659 766.85. This project will be done in two phases.

Phase 1 forms part of a larger upgrade of the Bonnievale WTW, which will in the future increase the capacity of the works. For this phase, the objectives are to boost the capacity of the plant by increasing the filtration capacity through the installation of new additional pressure filters and altering the pipework between filters so that one filter can be backwashed at a time without taking the others out of operation. The estimated increase in capacity will be 1000 kl/day, or an increase from 5000 kl/day to 6000 kl/day, which is an increase of 20%.

Phase 2 entails the upgrade of the Bonnievale WTW from 5000 kl/day to 10000 kl/day. The upgrade of the Bonnievale WTW is essential to address various operational challenges, meet current water demands, accommodate future demand growth and improve water quality. Implementing the upgrade is the way forward to ensure compliance with necessary standards and provide the community with safe potable water for the next 15 to 30 years.

Water from the WWTW is used to irrigate the golf course, which was done previously with water from the Breede River canal. This will increase the raw water availability to the Bonnievale treatment plant.

McGregor

McGregor obtains its water from the Houtbaais River Scheme, which belongs to the McGregor Water User Association (WUA). Current dam levels are as follows: Vaaldam 85%, Rooidam 95%, and Drinkwater Dam 100%. Currently, the water levels in McGregor are acceptable. However, this situation could change drastically if there is no rainfall during the summer, as the town relies on a single water source.

The weir in the Houtbaai River is currently in poor condition. During the summer months, when river levels are low, water is lost at the weir, reducing the available water supply to the McGregor Water User Association and the Municipality. As the water is not adequately retained or reserved, this presents a potential risk to water availability during periods of low river flow.

Although the weir is not municipal infrastructure, its condition and the resulting loss of water pose a significant water security risk to McGregor. The condition of the weir should therefore be considered a significant risk factor when assessing the reliability and sustainability of McGregor's future water.

A contractor is currently on site for the upgrading of the McGregor WTW. The current capacity of the works is 600 kl/d and will be upgraded to a total capacity of 1400 kl/d. The project commenced on 2 April 2026, and the due completion date is 2 April 2028. The total cost for the upgrade is R 55,233,555.00 (VAT Incl.) and is funded by MIG (R 45,070,580.87 VAT incl.) and CRR (R 10,162,974.13 VAT incl.).

The drilling and use of boreholes will be investigated as an alternative source of raw water supply.

Conclusion

The assessment of the Municipality's water treatment facilities indicates that water demand continues to increase across most towns and is expected to grow further in the coming years. While recent investments in raw water infrastructure, pump stations and transfer systems have significantly improved water security in Robertson and

Ashton, several water treatment works are operating at or near their available treatment capacity and will require upgrading to accommodate future demand.

The Municipality's water supply is becoming increasingly vulnerable to changing climatic conditions. Below-normal winter rainfall, increased evaporation and the risk of prolonged dry periods may place additional pressure on available water resources. Particular concern remains for Robertson and Montagu, where water security is closely linked to dam storage levels and the availability of raw water sources. Furthermore, the obligation to release water to Willem Nelsriver farmers, places an additional demand on existing water resources.

The recently completed Water Master Plan identified a total infrastructure investment requirement of approximately R831.9 million over the next 15 years to address ageing infrastructure, increase treatment and storage capacity, improve operational efficiency and ensure long-term water security. Although a number of strategic upgrade projects are currently underway or in planning, continued investment in water infrastructure and proactive management of water resources will be critical to ensuring a reliable and sustainable water supply for all communities within Langeberg Municipality.

To mitigate these risks, the Municipality should continue to implement water conservation and demand management initiatives, including the reduction of water losses, active leak detection, pressure management and public awareness campaigns to promote efficient water use. The implementation of planned upgrades to water treatment works, pump stations, bulk pipelines and reservoir capacity must remain a priority to ensure that infrastructure keeps pace with increasing demand. The Municipality should also continue investigating and developing alternative water sources, including groundwater, river abstraction schemes and additional storage capacity, to improve resilience during periods of drought.

Council should therefore note both the progress made in strengthening the Municipality's water supply systems and the significant infrastructure and resource challenges that remain. Continued monitoring of dam levels, water consumption trends and climatic forecasts, together with the timely implementation of infrastructure projects and appropriate water demand management measures, will be essential to reducing future risks and maintaining a reliable and sustainable water supply throughout the Langeberg Municipal area.

To manage water demand across the Langeberg Municipal area, it is proposed that, should it be necessary, water restrictions be implemented across the entire Langeberg area should this be necessary according to the Drought Management Plan. It is further proposed that the Municipal Manager can implement restrictions or the upliftment of irrigation water supply to Robertson and McGregor as required. This will be implemented as a preventive measure and to manage our resources effectively.

Comments: Director Engineering Services

Content of report is noted and supported.

Comments: Director Community Services

Council to take cognisance of the report

Comments: Director Economic, Social & Integrated Development

Note the content of the report

Comments: Director Corporate Services

The contents of the report have been noted.

Comments: Director Financial Services (CFO)

The content of the report is noted.

Comments: Municipal Manager

The content of the report is noted with sincere appreciation and the related recommendations supported.

Recommendation

It is recommended that:

1. Council takes note of the contents of this report.
2. Council notes the current status and capacity constraints of the Municipality's water treatment facilities.
3. Council supports the continued implementation of planned water infrastructure upgrades and refurbishment projects as identified in the Water Master Plan.
4. Council notes the potential risks associated with below-normal rainfall forecasts and increasing water demand across the Municipality.
5. Council supports the development and implementation of appropriate water demand management and water conservation measures where required.
6. Council notes the potential risks associated with below-normal rainfall, above-normal temperatures, increasing water demand and the Municipality's dependence on surface-water resources.
7. Council notes the need for the urgent appointment of additional Process Controllers to ensure adequate operational coverage and compliance with the applicable regulatory requirements.
8. Council notes that potable water for human consumption must receive priority over irrigation use during periods of water-resource constraint.
9. Council authorises the Municipal Manager, in accordance with the Drought Management Plan, to implement or amend water restrictions when the prevailing water-resource conditions require such intervention, with the primary objective of safeguarding water for human consumption.
10. Council authorises the Municipal Manager, in accordance with the Drought Management Plan and prevailing water-resource conditions, to reduce, suspend or reinstate irrigation-water supplies to Robertson and McGregor as required to protect potable-water security.

This item served before the Engineering Services Portfolio Committee on 09 September 2026

Hierdie verslag het voor die Ingenieursdienste Portefeulje Komitee gedien op 09 September 2026

Aanbeveling / Recommendation

It is recommended that:

1. Council takes note of the contents of this report.
2. Council notes the current status and capacity constraints of the Municipality's water treatment facilities.
3. Council supports the continued implementation of planned water infrastructure upgrades and refurbishment projects as identified in the Water Master Plan.
4. Council notes the potential risks associated with below-normal rainfall forecasts and increasing water demand across the Municipality.
5. Council supports the development and implementation of appropriate water demand management and water conservation measures where required.
6. Council notes the potential risks associated with below-normal rainfall, above-normal temperatures, increasing water demand and the Municipality's dependence on surface-water resources.
7. Council notes the need for the urgent appointment of additional Process Controllers to ensure adequate operational coverage and compliance with the applicable regulatory requirements.
8. Council notes that potable water for human consumption must receive priority over irrigation use during periods of water-resource constraint.

9. Council authorises the Municipal Manager, in accordance with the Drought Management Plan, to implement or amend water restrictions when the prevailing water-resource conditions require such intervention, with the primary objective of safeguarding water for human consumption.
10. Council authorises the Municipal Manager, in accordance with the Drought Management Plan and prevailing water-resource conditions, to reduce, suspend or reinstate irrigation-water supplies to Robertson and McGregor as required to protect potable-water security.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

It is recommended that:

1. Council takes note of the contents of this report.
2. Council notes the current status and capacity constraints of the Municipality's water treatment facilities.
3. Council supports the continued implementation of planned water infrastructure upgrades and refurbishment projects as identified in the Water Master Plan.
4. Council notes the potential risks associated with below-normal rainfall forecasts and increasing water demand across the Municipality.
5. Council supports the development and implementation of appropriate water demand management and water conservation measures where required.
6. Council notes the potential risks associated with below-normal rainfall, above-normal temperatures, increasing water demand and the Municipality's dependence on surface-water resources.
7. Council notes the need for the urgent appointment of additional Process Controllers to ensure adequate operational coverage and compliance with the applicable regulatory requirements.
8. Council notes that potable water for human consumption must receive priority over irrigation use during periods of water-resource constraint.
9. Council authorises the Municipal Manager, in accordance with the Drought Management Plan, to implement or amend water restrictions when the prevailing water-resource conditions require such intervention, with the primary objective of safeguarding water for human consumption.
10. Council authorises the Municipal Manager, in accordance with the Drought Management Plan and prevailing water-resource conditions, to reduce, suspend or reinstate irrigation-water supplies to Robertson and McGregor as required to protect potable-water security.

REPORT ON THE MUNICIPAL AUCTION THAT TOOK PLACE ON 12 MAY 2026: DISPOSAL OF UNSERVICEABLE, REDUNDANT OR OBSOLETE MOVEABLE ASSETS, VEHICLES, EQUIPMENT, AND STOCK (DIRECTOR – FINANCIAL SERVICES (CFO))

Purpose of Report

To submit to council a report regarding the disposal of unserviceable, redundant or obsolete moveable assets, vehicles, equipment and stock that were disposed in the auction.

Background

Legal Framework

Section 14 of the Local government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003) stipulates as follows:

- (1) A municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset needed to provide the minimum level of basic municipal services.

Auction held by the Municipality

The Langeberg Municipality held an auction on the 12 May 2026 to dispose of unserviceable, redundant or obsolete moveable assets and stock following Council approval. All the assets and inventory items that were approved by Council for disposal were successfully sold.

The assets were sold for a total amount of R5 624 299.17 (VAT inclusive) and the full amount was paid to the Municipality before 30 June 2026. Refer to the sellers statement (attached) for proceeds received.

Aanbeveling/Recommendation

It is recommended that Council notes the assets and stock disposed during the auction that took place on the 12 May 2026.

This item served before the Finance Portfolio Committee on 23 September 2026

Hierdie item het gedien voor die Finansies Portefeulje Komitee op 23 September 2026

Recommendation / Aanbeveling

It is recommended that Council notes the assets and stock disposed during the auction that took place on the 12 May 2026.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

It is recommended that Council notes the assets and stock disposed during the auction that took place on the 12 May 2026.

FINANCIAL REPORTING IN TERMS OF SECTION 71 OF THE LOCAL GOVERNMENT: MUNICIPAL FINANCE MANAGEMENT ACT, 2003 – AUGUST 2026 (9/2/1/3) (CHIEF FINANCIAL OFFICER)

Purpose of report

To submit a report in terms of the Monthly Budget Statement of the Local Government: Municipal Finance Management Act, 2003 to Council for information.

Comments

The report, as submitted to the Executive Mayor, National Treasury and Provincial Treasury, was attached to this report.

Aanbeveling / Recommendation

That the content of the report be noted.

Dat kennis geneem word van die inhoud van die verslag.

This item served before the Finance Portfolio Committee on 23 September 2026

Hierdie item het gedien voor die Finansies Portefeulje Komitee op 23 September 2026

Recommendation / Aanbeveling

That the content of the report be noted.

Dat kennis geneem word van die inhoud van die verslag.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gedien op 23 September 2026

Aanbeveling / Recommendation

That the content of the report be noted.

Dat kennis geneem word van die inhoud van die verslag.

AMENDING OF DATES FOR MEETINGS OCTOBER 2026 (3/2/3/1) (DIRECTOR: CORPORATE SERVICES)

Purpose of report

To submit to Council for consideration a report to change the dates for Council meetings, October 2026.

Background

In terms of the dates approved by Council for meetings during October 2026, the date for the Council meeting for October 2026 is 28 October 2026.

Comments

Due to the local government elections proclaimed to be held on 4 November 2026, and also to ensure that the decisions taken by the current council and the minutes of the meeting where those decisions have been taken is approved, it is proposed that the dates for Council meetings for October 2026 be determined as follow:

- 21 October 2026 - Ordinary Council Meeting
- 28 October 2026 - Special Council meeting

Comments: Director Community Services

Council to take cognisance of the report.

Comments: Director Engineering Services

The report is noted and supported.

Comments: Director: Economic, Social and Integrated Development Services

Note and support the recommendation.

Comments: Director Financial Services

I have confirmed that I have an MMC exam in Bellville on the 21 October 2026 and it is the last chance for this specific module.

Comments: Municipal Manager

1. The rationale behind a Special Council Meeting, is to provide for the official approval of the minutes of the official Council Meeting of 21 October 2026, prior to a new Council taking up office after the Local Government Elections on 4 November 2026. Further also to provide for certificate handovers and to bid farewell to Councillors, ending their term of office.
2. The necessary publication of dates should also be published on our municipal website to the public.

The recommendation is therefore supported.

Recommendation

1. That the date of the Ordinary Council Meeting to be held during October 2026 be changed to Wednesday, 21 October 2026.
2. That the date for the Special Council Meeting be set for Wednesday, 28 October 2026.

This item served before the Executive Mayoral Committee on 23 September 2026

Hierdie item het voor die Uitvoerende Burgemeesterskomitee gediën op 23 September 2026

Aanbeveling / Recommendation

1. That the date of the Ordinary Council Meeting to be held during October 2026 be changed to Wednesday, 21 October 2026.
2. That the date for the Special Council Meeting be set for Wednesday, 28 October 2026.