



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

Ref no.3/4/2/5

2026-05-27

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MINUTES

**41ST COUNCIL MEETING OF THE
COUNCIL OF STELLENBOSCH MUNICIPALITY**

2026-05-27 AT 10:00

MINUTES
41ST MEETING OF COUNCIL
OF STELLENBOSCH MUNICIPALITY

2026-05-27

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PRESENT	The Speaker, Cllr Q Smit [Chairperson] The Executive Mayor, Ald JS Fasser The Council Whip, Cllr P Crawley	
COUNCILLORS	RA Adams J Andrews Ald JC Anthony R Cupido MM Danana (until 12:30) JA Davids (until 12:30) I De Taillerfer R Du Toit A Ferns E Groenewald (online) AJ Hanekom SC Heneke J Joon TO Kumm C Manuel EP Masimini (until 12:30) XL Mdemka	NM Mkhontwana NR Ndalasi L Nkamisa M Nkopane (until 12:30) N Ntsunguzi (until 12:30) N Olayi Z Olayi WC Petersen RO Pheiffer WF Pietersen Ald JP Serdyn SR Schäfer A Tomose (until 11:36) RB Van Rooyen M Van Stade E Vermeulen J Williams

OFFICIALS	Municipal Manager (G Mettler) Chief Financial Officer: (K Carolus) Director: Community and Protection Services G Boshoff Director: Infrastructure (S Chandaka) Director: Planning and Economic Development (A Barnes) Acting Director: Corporate Services (Dr. L Kaywood) Chief Audit Executive (L Mvandedwa) Senior Administration Officer (T Samuels)
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1.	OPENING AND WELCOME
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The Speaker welcomed all present at the 41st Council meeting dated 2026-05-27 which was held in the Council Chamber.

He extended a special welcome to the following individuals who recently joined the municipality:

- the newly elected Ward Councillor (Ward 16) - Cllr E Vermeulen of the Patriotic Alliance (PA); and
- the Acting Director for Corporate Services - Dr. L Kaywood.

2.	MAYORAL ADDRESS
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“Honourable Speaker,
Council Chief Whip,
Mayoral Committee,
MPAC Chairperson,
All Councillors,
Municipal Manager,
All Directors,
All Officials present; and
All our residents
All our guests in the gallery.

It is good to gather once again as we continue what has been an exceptionally busy and productive period for the municipality. But I also want to thank every resident, every stakeholder, every official, and all my councillors who participated in our IDP and budget public participation processes. This year's engagement period was hugely successful. We received hundreds of inputs from residents across the municipality through our public meetings, our online platforms, all written submissions, stakeholder engagement and direct engagements with our communities. This level of participation is especially encouraging because it shows that the residents of Stellenbosch deeply care about the future of our town. I want to echo that all our voices of our residents matter. Their concerns are being heard and their contributions help shape the direction of our municipality. Last week, together with our local economic development teams, we hosted a successful LED forum, which brought together stakeholders and all role players from a wide range of sectors and industries to collaborate on economic growth, job creation, especially within our municipality.

It was also an incredible busy month across the municipality as a whole, from the vibrant atmosphere of the Franschhoek Literary Festival to exciting Derby actions happening in Cloetesville Sport and Groendal. This is where communities came together to celebrate sport, culture, and the unbreakable community spirit.

As we all are aware, many residents were impacted by the recent severe storm that affected large parts of the province, particularly the Western Cape District municipality and, of course, our own municipal area. Multiple incidents were reported, including fallen trees, damaged power lines, and localised flooding. But I want to commend our Municipal teams from parks, electricity, disaster management, fire services and storm water for their rapid and coordinated responses. In many cases, officials even work late into the evening to clear incidents and restore services. Mopping up operations and response efforts are continuing where necessary. I also personally visited several affected areas, alongside with Director Chandaka, with MMC Pheiffer, and we assessed the damage, we conduct oversight, and we engaged directly with residents and businesses that were impacted by the storm.

On behalf of Council, we want to officially welcome Dr. L Kaywood, as Stellenbosch Municipal's new acting Director: Corporate Services. Dr. Kaywood brings with her more than two decades of experience in the public sector in terms of leadership, governance and administration, as well as an extensive experience in corporate services, programme management, municipal finance and stakeholder engagement.

Doc, as we normally refer to our colleagues, your academic and professional background will be a valuable asset to us at the municipality and we wish you well with your time here with us.

We want to remind all our residents that illegal stormwater connections into sewer systems are a criminal offence and it places a huge, huge risk into our sewer systems, especially during times of flooding. And we want to encourage all our residents to report any illegal connection or emergencies immediately. In closing, I want to thank every Council, official, stakeholder, and resident who continues to work alongside us to build a stronger and more resilient municipality.

We want to extend our warmest wishes to the Muslim community, celebrating Eid. May this blessed day bring peace, happiness, good health and prosperity to you and all your loved ones.

Thank you."

3.	COMMUNICATIONS BY THE SPEAKER
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DECLARATION OF INTEREST FORMS

Two Councillors have not yet submitted their signed Declaration of Interest Forms. Failure to submit these forms before the close of this Council meeting will result in the Speaker informing the MEC for Local Government and recommending that the Councillors concerned be removed from office.

DEADLINE FOR WARD ALLOCATIONS

A communication regarding the 2026/2027 Ward Allocations was distributed by Mr D Muller and the deadline for the submission of this information is 30 May 2026.

BIRTHDAYS

The following Councillors celebrated and will celebrate their birthdays during May and June:

Cllr J Williams	-	7 May
Cllr E Vermeulen	-	20 May
Cllr NR Ndalasi	-	12 June
Cllr R Cupido	-	28 June

JUNE COUNCIL RECESS

Council will go on recess on 26 June 2026 and will be back in office on 20 July 2026.

ITEM 23.1 ON THE IN-COMMITTEE AGENDA TO MOVE TO THE OPEN AGENDA

Kindly note that the Item about the Upper limits that was distributed under the In-Committee Agenda, will serve on the Open Agenda under item 12.8 and not on Item 23.1 in the In-Committee Agenda.

4.	COMMUNICATIONS BY THE MUNICIPAL MANAGER
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- The Municipal Manager reported that the recent severe weather conditions caused significant disruptions across the municipal area, resulting in damage to infrastructure, prolonged electricity outages in certain Eskom supply areas, and hardship for many residents. She commended the Disaster Management Teams, Technical Staff, Emergency Services, and Infrastructure Department for their tireless efforts in responding to emergencies, restoring services, and supporting affected communities under challenging conditions. Special acknowledgement was given to the Director: Infrastructure, Mr S Chandaka for his continuous engagement in resolving electricity-related issues. The Municipal Manager further noted the increasing impact of climate change and shifting rainfall patterns, highlighting the need for ongoing climate adaptation and flood mitigation measures. She also expressed gratitude that the municipality was not as severely affected as neighbouring regions within the Cape Winelands, although certain roads, including Franschhoek Pass, remain closed due to safety concerns and repair work.
- The Municipal Manager noted that Pentecost was commemorated during the week, recognising it as a significant Christian observance marking the descent of the Holy Spirit upon the Apostles and the birth of the Christian Church, while also reflecting on the meaning and significance of Easter.
- She extended Eid Mubarak wishes to all Muslim staff and residents celebrating the occasion on 28 May 2026.
- The Municipal Manager noted that Africa Day was commemorated on Monday, 25 May 2026, marking its 63rd anniversary, with this year's theme focusing on unity, integration and development. She highlighted that Africa Day reflects the collective commitment of African states to support one another in pursuit of peace, progress and integration, and serves as a reminder of South Africa's role in promoting a more equitable and inclusive society.
- She noted that Youth Day will be celebrated on 16 June, and highlighted the importance of recognising the role of the youth in contributing to the struggle that helped bring about South Africa's democratic dispensation.

5.	DISCLOSURE OF INTERESTS
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41ST COUNCIL MEETING: 2026-05-27: ITEM 5.1

The following Councillors disclosed their interest in Item 10.1.3:

Ald JC Anthony;
Cllr L Nkamisa;
Cllr M Nkopane; and
Cllr WF Pietersen.

6.	APPLICATION FOR LEAVE OF ABSENCE
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6.1 The following applications for leave of absence were approved in terms of the Rules of Order By-Law of Council:-

Cllr RB Hendrikse	- 27 May 2026
Cllr O Jooste	- 27 May 2026
Cllr JC Macfarlane	- 27 May 2026
Cllr N Mananga-Gugushe	- 27 May 2026
Cllr NE Mcombring	- 22 April 2026
Cllr GA Petersen	- 27 May 2026
Cllr MG Rataza	- 27 May 2026
Cllr J M Slabbert	- 27 May 2026

6.2 ABSENT:

Cllr A Tomose	- 27 May 2026	(directed by Speaker to recuse himself from Chamber at 11:36)
Cllr MM Danana	- 27 May 2026	(invoked Rule 14 by walking out at 12:30)
Cllr JA Davids	- 27 May 2026	(invoked Rule 14 by walking out at 12:30)
Cllr EP Masimini	- 27 May 2026	(invoked Rule 14 by walking out at 12:30)
Cllr M Nkopane	- 27 May 2026	(invoked Rule 14 by walking out at 12:30)
Cllr N Ntsunguzi	- 27 May 2026	(invoked Rule 14 by walking out at 12:30)

7.	CONFIRMATION OF THE MINUTES OF PREVIOUS MEETING/S
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7.1	40TH COUNCIL MEETING: 2026-04-22
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The minutes of the 40th Council meeting: 2026-04-22 **were confirmed as correct without any changes.**

8.	STATUTORY MATTERS
8.1	ADOPTION OF THE 4TH REVIEW OF THE 5TH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027

Collaborator No:

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: ADOPTION OF THE 4TH REVIEW OF THE 5TH GENERATION INTEGRATED DEVELOPMENT PLAN (IDP) 2022 – 2027

2. PURPOSE

To submit the following to the Council for adoption:

- (a) The 4th review of the 5th Generation Integrated Development Plan (IDP) 2022 – 2027, attached as **ANNEXURE A**; and
- (b) The community input and comments, written submissions, and the Provincial Government SIME Assessment Report on the draft 4th review of the 5th Generation IDP 2022 - 2027, attached as **ANNEXURE B**.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

In terms of Section 34(a)(i)(ii) and Section 41 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000) (MSA), Stellenbosch Municipality undertook its annual review on the 5th Generation IDP 2022 – 2027. Following this process, the draft 4th review of the 5th Generation IDP 2022 – 2027 was approved by the Council on 31 March 2026, which informs the municipality's budget, a performance assessment of the IDP deliverables, and specifies the municipality's intended plans to realise the vision, mission, strategic objectives, and needs of the community.

The public participation period on the approved draft 4th review of the 5th Generation IDP 2022 – 2027 and draft Budget 2026/27 – 2028/29 commenced from **07 - 28 April 2026** for a period of not less than 21 days in terms of Chapter 4, Section 15(3) of the Local Government: Municipal Planning and Performance Management Regulations, 2001. This public participation period was intended to offer community members and stakeholders ample opportunity to submit verbal and written input / comments on the draft IDP, draft Budget and related budget policies.

In addition, area-based open days were held from **08 – 15 April 2026** in the respective areas, with transport made available to the venues. The IDP and Budget open days were a platform for community members to engage in one-on-one discussion with departmental representatives and submit verbal input. A stakeholder engagement was held on 21 April 2026, attended by councillors, senior management, stakeholders, and other role-players in the Stellenbosch municipal area.

41ST COUNCIL MEETING: 2026-05-27: ITEM 8.1**RESOLVED** (majority vote with 3 abstentions)

- (a) that the Stellenbosch Municipality's 4th review of the 5th Generation IDP 2022 – 2027 be adopted in terms of Section 34 of the MSA, attached as ANNEXURE A;
- (b) that the community input and written submissions on the draft 4th review of the 5th Generation IDP 2022 – 2027 and the Provincial Government SIME Assessment Report, attached as ANNEXURE B, be noted;
- (c) that the four late submissions are noted as late submissions and that the submissions be transferred to the September 2026 IDP process;
- (d) that a notice be placed on the municipal website of the municipality and in the local newspaper notifying the public that the 4th review of the 5th Generation IDP 2022 – 2027 has been adopted by the Council; and
- (e) that the adopted 4th review of the 5th Generation IDP 2022 – 2027 be submitted to the MEC for Local Government, Environmental Affairs and Development Planning, Western Cape: Department of Local Government, Western Cape: Provincial Treasury, National Treasury, the Cape Winelands District Municipality, and the Office of the Provincial Speaker.

NAME	Geraldine Mettler
POSITION	Municipal Manager
DIRECTORATE	Office of the Municipal Manager
CONTACT NUMBERS	021 – 808 8025
E-MAIL ADDRESS	geraldine.mettler@ Stellenbosch.gov.za
REPORT DATE	08 May 2026

8.2	MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK 2026/2027-2028/2029
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Collaborator No:

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 20 May 2026 and 27 May 2026

**1. SUBJECT: MEDIUM TERM REVENUE AND EXPENDITURE FRAMEWORK
2026/2027-2028/2029**

2. PURPOSE

The purpose of this report is as follows:

- (a) To consider the views/submissions of the local community in terms of Section 23(1) (a) of Municipal Finance Management Act (Act 56 of 2003), herein after called the MFMA and to allow the Executive Mayor to respond to the views of the public envisaged in terms of Section 23 (2) (a) and (b).
- (b) The Executive Mayor to approve the Medium-Term Revenue and Expenditure Framework (inclusive of property rates charges and taxes, tariffs and service charges), annexures and proposed amendments to the budget related policies and other policies to Council for approval in terms of Section 16(2) of the Municipal Finance Management Act, (Act 56 of 2003).
- (c) That Council specifically note and consider the need to take up external loans to fund critically needed refurbishment of infrastructure to the amount of R520 million of which over the MTREF R187 million will be required in year one, R199 million in year two and R134 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirms draft approval of same in order for the Chief Financial Officer to attend to the necessary legislative requirements.

3. DELEGATED AUTHORITY

COUNCIL

4. EXECUTIVE SUMMARY

BUDGET

Attached as **APPENDIX 1** is an executive summary by the Accounting Officer.

41ST COUNCIL MEETING: 2026-05-27: ITEM 8.2

The Speaker afforded the Executive Mayor the opportunity to deliver his Budget Speech (attached as an **APPENDIX**).

During deliberations on this matter, the Speaker directed Cllr A Tomose to recuse himself (at 11:36) from the Chamber for contravening Rule 32 of Council's Rules of Order.

The ANC requested a caucus, which the Speaker allowed after all the other parties debated the matter.

RESOLVED (majority vote with 4 abstentions)

- (a) that the High-Level Budget Summary, as set out in APPENDIX 1 – PART 1 – SECTION C; be approved;
- (b) that the Annual Budget Tables as prescribed by the Budgeting and Reporting Regulations, as set out in APPENDIX 1 – PART 1 – SECTION D, be approved;
- (c) that the three-year Capital Budget for 2026/2027, 2027/2028 and 2028/2029, as set out in APPENDIX 1 – PART 2 – SECTION N, be approved;
- (d) that the proposed rates on properties in WCO24, tariff structures and service charges for water, electricity, refuse, sewerage and other municipal services, as set out in APPENDIX 3, be approved;
- (e) that the proposed amendments to existing budget related policies, other policies and by-laws as set out in APPENDICES 4 - 36, be approved;
- (f) that Council specifically note and consider the need to take up an external loan, needed for investment in income generating infrastructure to the amount of R520 million of which R187 million will be required in year one, R199 million in year two and R134 million in year three (refer to Section G: High Level Budget Overview and Table A1 Budget Summary) and confirm approval of same;
- (g) that Council specifically take note of the fact that the proposed electricity charges and tariff structure is subject to NERSA approval that could change materially; and
- (h) that Council takes note of MFMA circulars 132 & 134 that was published to guide the MTREF for 2026/2027 to 2028/2029 as set out in APPENDICES 37- 38;
- (i) that Council takes note of the mSCOA Road Map as set out in APPENDIX 39;
- (j) that Council takes note of the Capital Projects above R50 million and confirm approval of same; and
- (k) that Council takes note that the public comments and submissions were considered with the compilation of the final budget.

Following the conclusion of and vote on the above matter, the Speaker granted a 15-minute caucus at the request of the ANC.

Upon resumption of the meeting, the ANC requested the Speaker to withdraw his ruling and permit Cllr Tomose to return to the meeting. The Speaker declined to retract his ruling, whereafter, at 12:30, the following ANC Councillors invoked Rule 14 of Council's Rules of Order by withdrawing (walkout) of the meeting.

Cllrs MM Danana; JA Davids; EP Masimini; M Nkopane and N Ntsunguzi.

NAME	KEVIN CAROLUS
POSITION	DIRECTOR: FINANCIAL SERVICES
DIRECTORATE	FINANCIAL SERVICES
CONTACT NUMBERS	021 808 8528
E-MAIL ADDRESS	kevin.carolus@ Stellenbosch.gov.za
REPORT DATE	13 May 2026

8.3	MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR THE PERIOD 09 APRIL 2026 TO 13 MAY 2026
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Collaborator No:

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: MONTHLY FINANCIAL STATUTORY REPORTING: DEVIATIONS FOR THE PERIOD 09 APRIL 2026 TO 13 MAY 2026

2. PURPOSE

To comply with Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy 2025/2026 to report the deviations to the Council.

3. DELEGATED AUTHORITY

Council

For noting.

4. EXECUTIVE SUMMARY

Regulation 36(2) of the Municipal Supply Chain Management Regulations and Section 36 of the Supply Chain Management Policy (2025/2026) stipulate that SCM deviations be reported to the Council. In compliance thereto, this report presents to the Council the SCM deviations that occurred during the period 09 April 2026 to 13 May 2026.

41ST COUNCIL MEETING: 2026-05-27: ITEM 8.3

NOTED

the approved deviations for the period 09 April 2026 to 13 May 2026.

FOR FURTHER DETAILS CONTACT:

NAME	Dalleel Jacobs
POSITION	Senior Manager SCM
DIRECTORATE	Finance
CONTACT NUMBERS	021 808 8137
E-MAIL ADDRESS	Dalleel.Jacobs@ Stellenbosch.gov.za
REPORT DATE	30 April 2026

9.	ITEMS FOR NOTING
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9.1	REPORT/S BY THE EXECUTIVE MAYOR
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NONE

9.2	REPORT/S BY THE SPEAKER
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NONE

9.3	REPORT/S BY THE MUNICIPAL MANAGER [MS G METTLER]
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NONE

10.	CONSIDERATION OF ITEMS BY THE EXECUTIVE MAYOR: [CLLR J FASSER]
10.1	COMMUNITY & PROTECTION SERVICES: (PC: CLLR S HENEKE)
10.1.1	ADOPTION OF THE DISASTER MANAGEMENT POLICY

Collaborator No:

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: ADOPTION OF THE DISASTER MANAGEMENT POLICY**2. PURPOSE**

To submit the draft Disaster Management Policy of Stellenbosch Municipality to Council for Approval.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

This item seeks Council approval of the Disaster Management Policy for Stellenbosch Municipality. This policy strengthens legislative compliance, institutional governance, and climate change integration, while positioning disaster risk management as a core component of municipal planning and service delivery.

The Policy aligns with the Disaster Management Act 57 of 2002 (as amended), the Municipal Systems Act 32 of 2000, the Municipal Finance Management Act 56 of 2003, and the National and Western Cape Disaster Management Frameworks. It consolidates governance obligations into a clear and defensible framework, ensuring compliance with provincial oversight requirements and strengthening audit readiness.

The Policy formally recognises that disaster management is a coordination and oversight function led by the Municipal Disaster Management Centre (MDMC), while operational responsibilities remain vested within line departments. It reinforces institutional accountability, clarifies roles, and embeds disaster risk reduction and climate preparedness into departmental plans, budgets, infrastructure planning, and performance management systems.

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.1.1**RESOLVED** (nem con)

- (a) that Council approves the Disaster Management Policy of Stellenbosch Municipality;
- (b) that Council Authorizes the Municipal Manager to implement and integrate the policy with the IDP, SDF, the municipal and performance management systems; and
- (c) that Council Mandates the Municipal Manager to submit an annual Compliance and Implementation Report.

FOR FURTHER DETAILS CONTACT:

NAME	Wayne Smith
POSITION	Manager: Fire Services and Disaster Management
DIRECTORATE	Community and Protection Services
CONTACT NUMBERS	Ext 8771
E-MAIL ADDRESS	wayne.smith@stellenbosch.gov.za
REPORT DATE	02 March 2026

10.1.2	REVIEW OF THE DISASTER MANAGEMENT POLICY
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Collaborator No: 805052
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: REVIEW OF THE DISASTER MANAGEMENT PLAN**2. PURPOSE**

To submit the revised Disaster Management Plan for approval and adoption by Council.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

As required by the Disaster Management Act, Stellenbosch Municipality has developed a disaster plan. Given the ever-changing nature of disaster management, it is essential to review the plan annually. Thus, the disaster management section initiated a consultative process, engaging extensively with various stakeholders and institutions to gather and verify the information and data necessary for updating the plan where needed.

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.1.2**RESOLVED** (nem con)

that Council approves and adopts the revised Disaster Management Plan.

FOR FURTHER DETAILS CONTACT:

NAME	Wayne Smith
POSITION	<i>Manager: Fire Services and Disaster Management</i>
DIRECTORATE	<i>Community and Protection Services</i>
CONTACT NUMBERS	<i>Ext 8878 /8771</i>
E-MAIL ADDRESS	wayne.smith@ Stellenbosch.gov.za
REPORT DATE	<i>31 March 2026</i>

10.1.3	2026/2027 GRANT IN AID APPLICATIONS AND RECOMMENDED DONATIONS
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Collaborator No: 805057
 IDP KPA Ref No: Good Governance and Compliance
 Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: 2026/2027 GRANT IN AID APPLICATIONS AND RECOMMENDED DONATIONS

2. PURPOSE

To obtain Council's approval for Grant-in-Aid (GiA) applications and recommended donations for the financial year 2026-2027.

3. DELEGATED AUTHORITY

FOR DECISION BY MUNICIPAL COUNCIL

In terms of Municipal Finance Management Act (MFMA), Act (56 of 2003) Section 17. (3) (e) relating to content of annual budgets and supporting documents.

4. EXECUTIVE SUMMARY

The Grant-in-Aid policy aims to provide a framework for Grant-in-Aid to non-governmental organisations (NGOs), community-based organisations (CBOs), non-profit organisations (NPOs) or non-profit companies (NPC), Public Benefit Organisations (PBO's) and bodies that are used by government as an agency to serve the poor, marginalised or otherwise vulnerable as envisaged by the Grant in Aid Policy approved at the Council Meeting in May 2025.

Grant in Aid is made possible through provisions in the MFMA and associated National Treasury Circular 131 using public funds. Legislation and municipal policy guiding Grant in Aid donations must meet all control measures as required by law when dealing with public funds. All decisions and processes relating to Sect 67 donations must be transparent and accountable to the public.

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.1.3

Before deliberations on this item, the following Councillors declared their interest in this matter and recused themselves from Chambers:

Ald JC Anthony; Cllr L Nkamisa and Cllr WF Pietersen.

RESOLVED (majority vote with 5 abstention)

- (a) that Council notes the organisations that are receiving funding are organisations or bodies serving the poor;
- (b) that Council notes that the Cat A donation allows for a maximum amount of R40 000 to be allocated per organisation;

-
- (c) that Council considers and approves the recommended donations to organizations as per attached detailed register inclusive of public comments and feedback received as part of the draft budget public participation process; and
- (d) that the Accounting Officer certifies to the Auditor General that the compliance requirements in terms of section 67 (1) (a) of the MFMA are uneconomical and unreasonable for organisations receiving Cat A donation.

NAME	<i>Michelle Aalbers</i>
POSITION	<i>Manager: Community Development</i>
DIRECTORATE	<i>Community and Protection Services</i>
CONTACT NUMBERS	<i>8408</i>
E-MAIL ADDRESS	<i>Michelle.aalbers@ Stellenbosch.gov.za</i>
REPORT DATE	<i>07/05/2026</i>

10.2	SPORT, YOUTH AND CULTURE: (PC: CLLR N OLAYI)
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NONE

10.3	CORPORATE SERVICES: (PC: CLLR L NKAMISA)
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NONE

10.4	FINANCIAL SERVICES: (PC: ALD JC ANTHONY)
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NONE

10.5	HUMAN SETTLEMENTS: (PC: CLLR R DU TOIT)
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10.5.1	THE ANNUAL REVIEW OF STELLENBOSCH MUNICIPALITY HOUSING PIPELINE FOR THE MTREF PERIOD OF 2026/27 – 2028/29
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Collaborator No: 805099
IDP KPA Ref No: Good Governance
Meeting Date: 20 May 2026 and 27 May 2026

1. **SUBJECT: THE ANNUAL REVIEW OF STELLENBOSCH MUNICIPALITY HOUSING PIPELINE FOR THE MTREF PERIOD OF 2026/27 – 2028/29**
2. **PURPOSE**

To seek Council's approval of the Stellenbosch Municipality's Housing Pipeline (Projects) for the Medium-Term Revenue and Expenditure Framework (MTREF) period 2026/27 to 2028/29 attached herein as **ANNEUXRE 1**.

To inform Council of the Human Settlement Development Grant (HSDG) and the Informal Settlements Upgrading Partnership Grant (ISUPG) allocation for human settlements development projects received from the Provincial Department of Infrastructure (PDol) for the (MTREF) 2026/27 to 2028/29.

To inform Council on the process being followed to prepare a Development Plan for Stellenbosch Urban Core PSHDA (Priority Human Settlement and Housing Development Area) within the jurisdiction area of the Stellenbosch Municipality in conjunction with the Provincial Department of Infrastructure.

To request that the Housing Pipeline be submitted to the Provincial Department of Infrastructure upon attainment of Council's approval.

To provide a status report to Council on the progress of existing human settlement development projects that were previously approved on the Housing Pipeline.

To request consideration of new projects for approval and inclusion in the revision of the Housing Pipeline for the (MTREF) 2026/27 to 2028/29 period.

To request that Council accept the recommendation to conduct an updated feasibility study and submit an application to the Provincial Department of Infrastructure for the acquisition of additional land for housing development.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

This Council item relates to the annual review of the Stellenbosch Municipality's Housing Pipeline for the MTREF period 2026/27 to 2028/29.

The Provincial Department of Infrastructure (PDol) requires that every Municipality must have a Housing Pipeline. The Housing Pipeline is premised on a ten-year horizon and serves as the planning and budgeting tool for the implementation of Human Settlements initiatives.

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.5.1

RESOLVED (majority vote with 4 abstention)

- (a) that **Council approves** the reviewed annual Housing Pipeline (Projects) for the Medium-Term Expenditure Framework ("MTREF") period 2026/27 - 2028/29 for Stellenbosch Municipality, attached as **ANNEUXRE 1** to this report;
- (b) that **Council takes note** of the Human Settlement Development Grant ("HSDG") and Informal Settlements Upgrading Partnership Grant ("ISUPG") budget allocations for human settlements development projects received from the Provincial Department of Infrastructure (PDol) for the MTREF period of 2026/27 - 2028/29;
- (c) that **Council takes note** that the reviewed annual Housing Pipeline is aligned to the Stellenbosch Municipality's Spatial Development Framework ("MSDF") as amended in 2023; and the Stellenbosch Municipality's Capital Expenditure Framework (CEF);
- (d) that **Council approves** the submission of the revised Stellenbosch Municipality's Housing Pipeline to the Provincial Department of Infrastructure (PDol);
- (e) that **Council approves** in principle that negotiation commence with the landowner with regards to the acquisition of land or a portion thereof, for Farm 744/7, Klapmuts;
- (f) that a detailed report be submitted to Council on the outcome of the negotiations in order for Council to take an informed decision pertaining to the proposal in (e) above;
- (g) that **Council approves** the newly proposed projects for inclusion in the Housing Pipeline as reflected in table 1 below and allow the Section: Housing Development to apply to the Provincial Department of Infrastructure (PDol) for funding;

DESCRIPTION	OWNERSHIP	EXTENT
Farms 737/8, 736/5 and 739, Paarl Road (Social Housing and mixed use housing)	Stellenbosch Municipality	51.35 hectares
Erf 342, Klapmuts (mixed-use housing)	Stellenbosch Municipality	8.42 hectares

Table 1

- (h) that **Council takes note** of the progress of the human settlements development projects that are at pre-planning, and/or planning phase as reflected in table 2 below, as contained in this report; and

*PRE-PLANNING AND/OR PLANNING PHASE					
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
1.	Adam Tas Precinct 10 (Northern Extension), Kayamandi, Stellenbosch	IRDP, Formal Housing Finance (formally known as FLISP")	3355 residential opportunities	Detailed planning	The Land Use Application (LUA) and Basic Assessment Report (BAR) has been finalised and submitted to Section: Land Use Management and Department of Environmental Affairs and Development Planning (DEA&DP). All specialist studies have been completed. The Municipal Planning Tribunal (MPT) approved the Land Use Application on 24 April 2026. Appeal period ongoing. Awaiting Environmental Authorisation from DEA&DP in order for Phase 1 to commence.
2.	Erf 64, Kylemore	IRDP	418 service sites and top structures	Detailed planning	The Land Use Application (LUA) and Basic Assessment Report (BAR) has been finalised and submitted to Section: Land Use Management and Department of Environmental Affairs and Development Planning (DEA&DP). All specialist studies have been completed. Numerous objections and comments were received during the public participation process. The Land Use Application is due to serve at Municipal Planning Tribunal (MPT) during May 2026. Awaiting Environmental Authorisation from DEA&DP.
3.	Jamestown Development: Phase 4, Jamestown	IRDP, Formal Housing Finance (FHF — formally known as FLISP")	±1400 mix use opportunities	Detailed planning	A service provider has been appointed to undertake planning studies and obtain development rights for mixed-used housing development. Specialist studies have been undertaken and completed. A draft conceptual urban design framework has been finalised in correlation with the proposed Master Transport Plan for the Jamestown area. The Land Use Application will be submitted during the final quarter of the 2025/26 FY.
4.	Erven 412, 217, and 284 Groendal, Franschhoek	IRDP, FHF (formally known as FLISP")	Business opportunities	Pre-planning	The Section: Property Management was requested to appoint a professional valuer to assess Erven 412, 217, and 284 based on its size in order to establish the land cost.
5.	Portion of Erf 6847, Cloeteville, Stellenbosch	FHF (formally known as FLISP")	Service sites and top structures to be determined	Planning	Council has approved the project to proceed with detailed planning studies. No funding has been allocated on the PDol Business Plan.

Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
6.	La Motte Old Forest Station, La Motte, Franschhoek	IRDP, FHF (formally known as FLISP")	±1000 sites serviced sites; possible temporary relocation units	Planning	The Housing Development Agency (HDA) has been appointed to facilitate the transfer of land from NDoPW&I. The HDA submitted a new request for the State Land Release for the subject property. HDA is conducting a bulk infrastructure assessment.
7.	Droë Dyke, Stellenbosch	TBD	TBD	Planning	The Housing Development Agency (HDA) has been appointed to facilitate the transfer of land from NDoPW&I. The HDA submitted a new request for State Land Release for the subject property. The Municipality is experiencing challenges to arrange meaningful discussions with Department of Agriculture and Land Reform & Rural Development (DALRRD). The reason for the discussions is the use of land parcels owned by the National Department of Public Works and Infrastructure (NDoPW&I) for mixed-use development. A high-level meeting to be arranged by the Municipality with DALRRD, HDA as well as NDoPW&I to discuss the land parcels.

*Social Housing Projects

Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
8.	Cloetesdal Social Housing, Stellenbosch (Farms 81/2 and 81/9),	Social Housing	Rental units still to be determined.	Detailed planning	Crowie Property Solutions were appointed in February 2024. The Land Availability Agreement (LAA) was signed on 23 June 2025. The Land Use Application and Basic Assessment Report (BAR) has been finalised and submitted to Section: Land Use Management and Department of Environmental Affairs and Development Planning (DEA&DP). The Municipal Planning Tribunal (MPT) approved the Land Use Application on 24 April 2026. Appeal period ongoing and await Environmental Authorisation from DEA&DP.
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
9.	Lapland Precinct, Stellenbosch	Social Housing	±368 rental units	Feasibility study	The Municipality appointed a professional Social Housing team to undertake various studies to determine the viability of a Social Housing Project. These studies will be submitted during the 2025/26 financial year.
10.	Nietvoorbij Stellenbosch	Social Housing	TBD	Feasibility study	To be investigated

*Formalising and upgrading of informal settlements and existing settlements					
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
11.	Erf 2183, La Rochelle, Klapmuts	UISP	109 opportunities	Implementation	The Municipal Planning Tribunal (MPT) approved the Land Use Application (LUA) at the end of February 2024. The PDol approved the funding for the installation of the services. The user department appointed a service provider for the detailed design of all associated infrastructure services. This will also include the construction phase and management of the project until occupation of the units. The Department of Environmental Affairs and Development Planning issued a compliance notice in terms of Section 31L of the National Environmental Management Act, 1998 (NEMA) for the change of Land Use to establish low-income housing on Farm 744.3, Klappmuts. The Municipality has appointed Environmental Consultants as independent environmental assessment practitioners to undertake the required Section 24G process.
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
12.	Langrug Dam, Franschhoek	UISP	250 - 300 sites	Detailed planning	The appointment of a service provider for finalizing detailed conceptual layout plans for the rehabilitation of the freshwater dam and implementation of an in-situ upgrade project has been completed. The relocation of the families from the Langrug Dam to the TRA (Erf 3229, Mooiwater) has been completed. Funding applications have been submitted to the PDol for the planning and implementation of the project. Funding for Interim Basic Services (IBS) has been approved by the PDol. The Section: Informal Settlements, in collaboration with the Project Management Unit (PMU), appointed a qualified service provider to construct the rehabilitation of Langrug Dam. The Municipality is currently investigating all options to prevent land invasion and safeguarding the dam.
13.	Kayamandi Town Centre, Kayamandi, Stellenbosch	UISP, Institutional	1854 service sites and top structures	Detailed planning	The service provider submitted the land use application to obtain development rights for township establishments for 3-storey (BNG) walk-ups. A service provider has been appointed during April 2026 to update the Traffic Impact Assessment (TIA) study before a Municipal Planning Tribunal (MPT) decision can be made.
14.	Enkanini, Kayamandi	UISP	1300 sites	Implementation	A service provider has been appointed to design infrastructure services and design options for ablution facilities. The implementation will commence during the 2026/27 FY.

15.	Five housing projects in Kayamandi	Township establishment	137 erven	Detailed planning	The MPT approved the 4 projects on 27 January 2023, and the registration of 4 projects was registered at the Surveyor General (SG)'s office. One project that was submitted to Land Use Planning is currently withheld due to an outstanding PoA of Erf 66 which is not in ownership of the Municipality. The matter is currently being dealt with by Directorate: Corporate Services.
16.	3460 Meerlust, Franschhoek (200)	IRDP	200 housing units	Feasibility study	The HDA has been appointed to facilitate the transfer of land and to finalise detailed planning studies for township establishment. HDA conducts bulk infrastructure and pre-feasibility assessments.
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
17.	Jonkershoek, Stellenbosch	Township Establishment, IRDP, FHF (formally known as FLISP)	Units and sites TBD, together with 40 existing units	Feasibility study	The HDA has been appointed to facilitate the transfer of land from NDoPW&I and to finalise detailed planning studies for township establishment. HDA conducts bulk infrastructure costing and pre-feasibility assessments.

Table 2

- (i) that **Council take note** of the projects under construction (within the implementation phase which is dealt by the Section: Project Management Unit (PMU) and/or Section: Housing Development), as reflected in table 3 below contained in this report:

Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
18.	Erf 7001, Cloeteville ("Soek-mekaar"), Stellenbosch	IRDP, FHF (formally known as FLISP)	201 opportunities (GAP-housing)	Implementation	The development rights have been obtained to develop middle- to higher GAP-housing. The project is approved and funded by PDol. The Section: Housing Development advertised a tender for the appointment of an Implementing Agent; no bids were received. The user department will re-visit the specifications and will re-advertise in 2026/27 FY.
19.	ISSP Kayamandi Zone O (711) UISP, Stellenbosch	UISP	170 sites	Implementation	The Section: Project Management Unit (PMU) advertised a tender for the appointment of a contractor for the construction of 170 top structures. No responsive bidders were received. Tender to be readvertised in 2026/27 FY
20.	Jamestown Development: Phases 2 & 3, Jamestown	IRDP, FHF (formally known as FLISP)	274 service sites (top structures TBD)	Implementation	The project is approved and funded by PDol and the tender was recommended by the BAC on 28 April 2026 to the Accounting Officer for approval. A letter of award has been issued with a 21-day appeal period to all bidders. Once the appeal period has lapsed and there are no objections, the project will commence. If an appeal is registered, it will be dealt with in accordance with SCM procedures.

21.	Watergang Phase 2C – Portion of Erf 3603, Kayamandi, Stellenbosch	UISP	86 sites	Implementation	The vandalised services have been repaired by the Section: PMU, the only outstanding matter is the provision of electricity. The Section: Housing Administration in process to register erven to commence with the beneficiary process.
Name of project / settlement		Type of project / subsidy Mechanism	Estimated Number of opportunities	Status of project	Progress update
22.	Maasdorp Village, Franschhoek	Township establishment	16 subdivided erven	Detailed planning	The MPT approved the Land Use Application, and a funding model needs to be developed to address the specific needs of the Forest Village, as it relates to bulk and internal services.

Table 3

FOR FURTHER DETAILS CONTACT:

NAME	Lester van Stavel
POSITION	Manager: Housing Development
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8462
E-MAIL ADDRESS	Lester.vanstavel@stellenbosch.gov.za
REPORT DATE	5 May 2026

10.6	INFRASTRUCTURE SERVICES : (PC : R PHEIFFER)
10.6.1	STATUS REPORT ON THE ALTERNATIVE ENERGY GENERATION PROGRAMME – MAY 2026

Collaborator No: 805078
 IDP KPA Ref No: Green & Sustainable Valley
 Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: STATUS REPORT ON THE ALTERNATIVE ENERGY GENERATION PROGRAMME – MAY 2026

2. PURPOSE

For Council to note the progress of the Alternative Energy Programme projects which are underway at present.

3. DELEGATED AUTHORITY

Municipal Council.

4. EXECUTIVE SUMMARY

4.1 20-Megawatt MW Independent Power Producer Plant: A partial version of the Power Purchase Agreement (PPA) was submitted to the winning bidder on 21 April 2026 after vetting by the Municipality's appointed Legal Firm and Legal Services. The Bidder is perusing the document and will revert with their response for finalisation. Once signed by all parties, the obtainment of development rights will proceed for the project.

4.2 50-Megawatt MW Independent Power Producer Tender: The tender has closed. The first Bid Evaluation Committee (BEC) meeting was held on 20 February 2026, in which permission was given to obtain clarification from certain bidders. The second BEC meeting was held on 24 April 2026 and the Item will then serve at the Bid Adjudication Committee (BAC) once the Bid Evaluation Committee is satisfied with all procedural requirements.

4.3 Supervisory Control and Data Acquisition (SCADA) Telemetry Project – Phase 3: The Scope of works entails remote monitoring and remote switching functionality at 11kV secondary substations. The project is in construction at present and planned to be completed by June 2026. The following substations will be completed in Phase 3:

- Main substation
- University substation
- La Terra substation
- Techo Park
- Huguenot
- Tennant

4.4 Fire Station Progress: The system is currently operating in accordance with the design specifications. The actual energy production for some months exceeded the projected production.

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.6.1**NOTED**

that Council notes the latest progress with the Alternative Energy Generation projects in implementation at present.

NAME	<i>Nombulelo Zwane / Rendani Makungo</i>
POSITION	<i>Senior Manager: Electrical Services / AEG Project Manager</i>
DIRECTORATE	<i>Infrastructure Services</i>
CONTACT NUMBERS	<i>021 808 8335/ 021 808 8334</i>
E-MAIL ADDRESS	<i>nombulelo.zwane@ Stellenbosch.gov.za / rendani.makungo@ Stellenbosch.gov.za</i>
REPORT DATE	<i>28 April 2026</i>

10.7	PARKS, OPEN SPACES AND ENVIRONMENT: (PC: CLLR J WILLIAMS)
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NONE

10.8	PLANNING AND LOCAL ECONOMIC DEVELOPMENT AND TOURISM: (PC: CLLR T KUMM)
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10.8.1	TO OBTAIN COUNCIL'S APPROVAL OF NEW DESIGNATED MOBILE FOOD AND COFFEE TRAILERS AND EXISTING INFORMAL TRADING SITES
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Collaborator No: 805133
IDP KPA Ref No: Valley of Opportunity
Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: TO OBTAIN COUNCIL'S APPROVAL OF NEW DESIGNATED MOBILE FOOD AND COFFEE TRAILERS AND EXISTING INFORMAL TRADING SITES

2. PURPOSE

To provide feedback and obtain approval of new designated mobile and existing informal trading sites within the Stellenbosch municipal area.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

Mobile food and coffee trailers and informal traders, often referred to as street vendors or mobile food operators, play an important role in supporting local economic activity within towns. These enterprises contribute to the accessibility of goods and services, promote entrepreneurship and small business development, and add vibrancy to public spaces.

Informal trading is widely recognised as a catalyst for local economic development, providing livelihood opportunities and enabling emerging entrepreneurs to participate in the local economy.

In line with Council's commitment to support inclusive economic growth, additional potential sites for mobile and informal trading within the WC024 municipal area have been identified. These sites were advertised for public comment in accordance with Council's previous resolutions.

This report provides feedback on the process undertaken and seeks Council's approval for the designation of additional mobile and informal trading sites within the municipal area.

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.8.1**RESOLVED** (majority vote with 3 abstention)

that Council approve the additional mobile food and coffee-trailer sites and the existing historical informal trading sites (see Table 2).

NAME	Lesley van Gensen
POSITION	Manager: Economic Development and Tourism
DIRECTORATE	Planning & Economic Development
CONTACT NUMBERS	021 808 8179
E-MAIL ADDRESS	Lesley.vangensen@ Stellenbosch.gov.za
REPORT DATE	12 May 2026

10.8.2	APPROVAL OF THE REVISED AND UPDATED INTEGRATED CAPITAL EXPENDITURE FRAMEWORK, 2025/2026
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Collaborator No: 805134
 IDP KPA Ref No: Valley of Opportunity
 Meeting Date: 20 May 2026 and 27 May 2026

1. SUBJECT: APPROVAL OF THE REVISED AND UPDATED INTEGRATED CAPITAL EXPENDITURE FRAMEWORK, 2025/2026

2. PURPOSE

To request Council approval to approve the revised and updated Integrated Capital Expenditure Framework, 2025/2026 ("CEF").

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

The purpose of the report is to provide Council with the pertinent facts to approve the Revised and Updated Integrated Capital Expenditure Framework ("CEF"), 2025/2026 as part of the SDF / IDP / Budget, as prescribed in terms of:

- Sections 29 of the Municipal Systems Act (Act 32 of 2000) ("MSA");
- Section 21(1) of the Municipal Finance Management Act (Act 56 of 2003) ("MFMA") and;
- Section 21 of the Spatial Planning and Land Use Management Act (Act 16 of 2013 ("SPLUMA").

41ST COUNCIL MEETING: 2026-05-27: ITEM 10.8.2

RESOLVED (majority vote with 3 abstention)

that Council **approves** the Revised and Updated Integrated Capital Expenditure Framework ("CEF"), 2025/2026, attached as **APPENDIX 1** to this report.

FOR FURTHER DETAILS CONTACT:

NAME	Chantel Hauptfleisch
POSITION	Senior Spatial Planner
DIRECTORATE	Planning and Economic Development
CONTACT NUMBERS	021 808 8607
E-MAIL ADDRESS	Chantel.Hauptfleisch@ Stellenbosch.gov.za
REPORT DATE	14 May 2026

10.9	RURAL MANAGEMENT: (PC: CLLR C MANUEL)
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NONE

10.10	MUNICIPAL MANAGER (G METTLER)
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NONE

11.	CONSIDERATION OF ITEMS, REPORTS, COMMUNICATIONS, PETITIONS AND APPLICATIONS SUBMITTED VIA THE OFFICE OF THE MUNICIPAL MANAGER
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11.1	MUNICIPAL PUBLIC ACCOUNTS COMMITTEE (MPAC): [CLLR WF PIETERSEN]
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NONE

12.	REPORTS BY THE MUNICIPAL MANAGER (G METTLER)
12.1	APPROVAL AND ADOPTION OF THE WATER SERVICES DEVELOPMENT PLAN 2025-2027

Collaborator No:

IDP KPA Ref No: *Good Governance & Compliance*

Meeting Date: 27 May 2026

1. SUBJECT: APPROVAL AND ADOPTION OF THE WATER SERVICES DEVELOPMENT PLAN 2025-2027

2. PURPOSE

For Council to approve the proposed Water Service Development Plan 2025-2027 of the Municipality after the public participation process has concluded.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

The current Municipal Water Services Development Plan (WSDP) must be updated every five years as directed by the Water Services Act (Act 108 of 1997) and regulations relating to the compulsory “National Standard Measures to Conserve Water”.

The Water Services Development Plan contains provisions in support of basic human services, replacement and upgrading of old infrastructure, cleaned piped water, sanitation services and procedures relating to service connections to consumers, services specifications, compliance regulations and obligation matters relating to the Municipality’s constitutional obligation to effective service delivery, as well as to all relevant legislation.

The WSDP 2025-2027 ends with the current IDP cycle in 2027 and proposes to regulate all activities, infrastructure and entities associated with potable water, wastewater generation, and the disposal of sewerage effluent by all types of consumers. The proposed plan is in congruence with existing policies (eg, Credit Control Policy. etc.).

We confirm that the WSDP 2025-2027 was made available for a period of 21 days to the public for comment, and we confirm that no comments nor objections were received during this period. The plan is thus tabled for adoption by Council.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.1**RESOLVED** (nem con)

- (a) that the content of this report be noted.
- (b) that Council notes that the WSDP was public participated for the required period of 21 days and that no comments or objections were received from the Public.
- (c) that Council therefore approves and formally adopts the Water Services Development Plan (2025-2027).

FOR FURTHER DETAILS CONTACT:

NAME	Preshane Chandaka
POSITION	<i>Director</i>
DIRECTORATE	<i>Infrastructure Services</i>
CONTACT NUMBERS	<i>021 808 8213</i>
E-MAIL ADDRESS	Shane.chandaka@ Stellenbosch.gov.za
REPORT DATE	<i>20 May 2026</i>

12.2	REQUEST FOR COUNCIL APPROVAL FOR THE UTILISATION OF BLOEMHOF PARKING AREA FOR THE INSTALLATION OF NPK BUILDING SOLAR PHOTOVOLTAIC (PV) AND BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT
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Collaborator No:

IDP KPA Ref No: Green & Sustainable Valley

Meeting Date: 27 May 2026

1. SUBJECT: REQUEST FOR COUNCIL APPROVAL FOR THE UTILISATION OF BLOEMHOF PARKING AREA FOR THE INSTALLATION OF NPK BUILDING SOLAR PHOTOVOLTAIC (PV) AND BATTERY ENERGY STORAGE SYSTEM (BESS) PROJECT

2. PURPOSE

To request Council's approval for the utilisation of the Bloemhof Parking Area, for the proposed NPK Building PV and BESS project as part of the Stellenbosch Municipality's Alternative Energy Generation (AEG) Programme.

3. DELEGATED AUTHORITY

Municipal Council.

4. EXECUTIVE SUMMARY

Stellenbosch Municipality is implementing a range of Alternative Energy Generation (AEG) initiatives under the Council-approved AEG Programme to enhance energy security, ensure business continuity at municipal critical facilities, and reduce reliance on Eskom supply. These initiatives include the installation of Solar Photovoltaics (PV) and Battery Energy Storage Systems (BESS) at identified municipal critical buildings.

The NPK Building was identified as one of the buildings for the installation of PV and BESS. However, due to insufficient roof space for the required PV capacity at the NPK building, the nearby Bloemhof Parking Area was identified as a technically suitable alternative location based on proximity to the building and infrastructure integration requirements. Kindly note that the installation of the solar PV will be on structures above ground and not on the ground itself, thus it is envisaged that only four parking bays will be lost for the equipment installation etc. The remainder of the parking lot will not be affected by the solar installation.

During a meeting held on 26 November 2025 with the Municipality's Heritage Department, the Heritage Department indicated that the parking area is located within a designated heritage site, and as such, the proposed project is subject to statutory heritage compliance processes, such as a Visual Impact Assessment Report. The Heritage Department also requested confirmation of Council's position regarding the intended use of the site. We now confirm that the Visual Impact Report has been completed (**Annexure B**) and the Heritage Department has approved the site for the project (**Annexure A**).

This report therefore seeks approval for the utilisation of the Bloemhof Parking Area for the implementation of the proposed NPK Building PV and BESS project.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.2**RESOLVED** (majority vote with 3 abstentions)

- (a) that Council approves the utilisation of the Bloemhof Parking Area for the proposed installation of the NPK Building PV and BESS as part of the Municipality's AEG Programme;
- (b) that Council notes that:
- A Visual Impact Assessment (VIA) for the proposed development has been completed by an appointed heritage specialist and submitted to the Heritage Department.
 - Formal heritage approval for the proposed development was obtained on 11 May 2026.

FOR FURTHER DETAILS CONTACT:

NAME	<i>Nombulelo Zwane / Rendani Makungo</i>
POSITION	<i>Senior Manager: Electrical Services / AEG Project Manager</i>
DIRECTORATE	<i>Infrastructure Services</i>
CONTACT NUMBERS	<i>021 808 8335/ 021 808 8334</i>
E-MAIL ADDRESS	<i>nombulelo.zwane@ Stellenbosch.gov.za / rendani.makungo@ Stellenbosch.gov.za</i>
REPORT DATE	<i>19 May 2026</i>

12.3	USE OF MUNICIPAL PROPERTY LOCATED AT DEVON VALLEY (PAPPLAAS), REMAINDER FARM 183, STELLENBOSCH FOR THE CONSTRUCTION OF KENNELS FOR THE NEW MUNICIPAL K9 UNIT
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Collaborator No:

Files

IDP KPA Ref No: Good governance and compliance

Meeting Date: 27 May 2026

1. SUBJECT: USE OF MUNICIPAL PROPERTY LOCATED AT DEVON VALLEY (PAPPLAAS), REMAINDER FARM 183, STELLENBOSCH FOR THE CONSTRUCTION OF KENNELS FOR THE NEW MUNICIPAL K9 UNIT

2. PURPOSE

To request Council to:

1. Retract the in-principal approval of the establishment of a K9 Unit facility at Mountain Breeze Caravan Park.
2. Utilise the old Law Enforcement animal pound at Devon Valley (Papplaas) Remainder Farm 183, Stellenbosch for the establishment of the new K9 Unit Deployment Facility and Tactical Response Unit Training Facility.
3. The construction of:
 - Purpose-built kennels
 - A canine dip tank
 - A service dog training area
 - A Tactical Response Unit training area
 - A deployment office
4. The connection and utilisation of municipal services (water, sewage and electricity).
5. The phased establishment of a municipal service dog breeding programme to support internal capacity and other municipal K9 units.

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

Council previously granted in principle approval (**39TH COUNCIL MEETING: 2026-03-31: ITEM 10.1.3**) for the establishment of a K9 Unit and Tactical Response Unit facility at the Mountain Breeze Caravan Park. Subsequent financial and operational assessments have identified the Devon Valley (Papplaas) municipal property, Remainder Farm 183, Stellenbosch as a more financially viable and sustainable alternative, primarily due to reduced site preparation requirements and the proximity of municipal services.

The Municipality continues to experience increasing operational demands relating to:

- Theft and vandalism of municipal infrastructure
- Drug-related activity
- Public order incidents
- High-risk law enforcement operations
- Illegal occupation, trespassing and rural crime

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.3**RESOLVED** (majority vote with 4 abstentions)

- (a) that Council rescinds the in-principle approval granted for the establishment of the K9 Unit facility at Mountain Breeze Caravan Park;
- (b) that Council approves the use of the Devon Valley (Papplaaas) municipal property, Remainder Farm 183, Stellenbosch for the establishment of the K9 Unit Deployment Facility and the Tactical Response Unit training facility;
- (c) that Council approves the construction of kennels, a canine dip tank, a service dog training area, a tactical response training area and a K9 deployment office at Devon Valley (Papplaaas), Remainder Farm 183;
- (d) that Council approves the utilisation and connection of adjacent municipal water, sewage and electricity services to the site;
- (e) that Council supports the phased implementation of a municipal service dog breeding programme to strengthen internal capacity and long-term sustainability.

FOR FURTHER DETAILS CONTACT:

NAME	<i>Charl Kitching</i>
POSITION	<i>Senior Manager: Protection Services</i>
DIRECTORATE	<i>Community and Protection Services</i>
CONTACT NUMBERS	<i>021 808 8815</i>
E-MAIL ADDRESS	charl.kitching@stellenbsoch.gov.za
REPORT DATE	<i>15 May 2026</i>

12.4	WRITE-OFF OF IRRECOVERABLE AND PRESCRIBED INDIGENT DEBT OLDER THAN 90 DAYS
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Collaborator No:

Files

IDP KPA Ref No:

Meeting Date: 27 May 2026

1. SUBJECT: WRITE-OFF OF IRRECOVERABLE AND PRESCRIBED INDIGENT DEBT OLDER THAN 90 DAYS

2. PURPOSE

To obtain approval from Council to write-off irrecoverable debt older than 90 days, including prescribed indigent debt, as per Section 3(1) (i) of the Irrecoverable Debt Policy.

3. DELEGATED AUTHORITY

Council to approve in terms of Section 1 and 3(1)(i) of the Irrecoverable Debt Policy.

4. EXECUTIVE SUMMARY

Indigent consumers' debt increases constantly, although it is periodically written off. This is mainly due to new indigent applications, financial distress of indigent consumers, lack of enforceability and other challenges that the administration experience during the debt collection process. The municipality cannot restrict the electricity supply in areas where Eskom is the service provider. Excessive and uncontrollable water consumption also contributes to the huge outstanding debt. In addition, debt associated with indigent consumers often accumulates, despite the support measures, resulting in administrative burdens and distortion of the debtor's book.

The installation of Water Management Devices (WMD's) will provide relief to above-mentioned challenges, and it will also prevent the indigent consumers from building up huge arrears on their municipal accounts. The Finance Department, together with the Engineering Department is in the process to source and install the water management devices to prevent excessive water consumption. The finance department already identified properties with high water consumptions and Indigent consumers. Listings have been submitted to the Engineering Department for installation and 675 WMD's have been already installed. Currently new listings are prepared and will also be sent to the Engineering Services Department for installation.

The attached Appendix 1 contains outstanding indigent debt older than 90 days and debt that has prescribed due to various reasons and circumstances. Therefore, in terms of legislation, the outstanding debt is no longer recoverable, is not financially viable to collect or to continue with further litigation. Same will also be extremely costly, time consuming and ineffective.

In order to ensure prudent financial management, compliance with accounting standards, improve accuracy of the Municipality's financial position and to prevent the municipality from incurring further expenditure that may be regarded as wasteful, it is recommended that the outstanding balances as per Appendix 1 (**R 29 175 879.74**), plus any costs/interest levy after date of this report, be written off as irrecoverable. It must be noted that the administration simultaneously is strengthening internal controls and enforcement mechanisms.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.4**RESOLVED** (majority vote with 3 abstentions)

- (a) that the Accounts listed in Appendix 1 are regarded as irrecoverable and that the total outstanding balances of **R 29 175 879.74**, at the time of drafting the report, plus any interest or costs levied after this report, be written off;
- (b) that the Engineering Department, in conjunction with the Finance Department, continues with the installation of Water Management Devices as a matter of urgency, for all households as per Appendix 1;
- (c) that all the eligible consumers be issued with a formal notice before installation;
- (d) that all leaks will be repaired by the Engineering Department, and that such meters be capped at a maximum of 12 kiloliters per month as per Council's Credit Control and Debt Collection Policy;
- (e) that should consumers fail to pay the allocated 12 kiloliters, the WMD's be further restricted to the subsidized 6 kiloliters of water as per Council's Credit Control and Debt Collection Policy;
- (f) that in cases where consumers refuse that WMD's are installed, the reasons for the refusal be recorded and that the arrear debt be collected as per the Credit Control and Debt Collection Policy of Council;
- (g) that administration continues with ongoing verification and review of indigent status of consumers;
- (h) that the administration continues with measures to prevent abuse of the indigent support system;
- (i) that the administration continues with regular reassessments as per the Indigent Policy of Council;
- (j) that the write-off of outstanding debt be reversed and immediately recovered through the normal legal processes, if the administration discovers any irregularities with an indigent application; and
- (k) that the write-off of arrear debt on a property be reversed if the property is sold within 24 months from the date when the write-off took place.

FOR FURTHER DETAILS CONTACT:

NAME	Henry Mitchell
POSITION	Senior Manager: Revenue and Expenditure
DIRECTORATE	Finance
CONTACT NUMBERS	021 808 85016
E-MAIL ADDRESS	Henry.Mitchell@ Stellenbosch.gov.za
REPORT DATE	6 May 2026

12.5	WRITE-OFF OF IRRECOVERABLE AND PRESCRIBED DEBT THAT IS OLDER THAN 90 DAYS
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Collaborator No:

Files

IDP KPA Ref No:

Meeting Date: 27 May 2026

1. SUBJECT: WRITE-OFF OF IRRECOVERABLE AND PRESCRIBED DEBT THAT IS OLDER THAN 90 DAYS

2. PURPOSE

Council to approve the write-off of irrecoverable and prescribed debt as discussed below.

3. DELEGATED AUTHORITY

Council to approve in terms of Par 1 and 3(1)(i) of the Irrecoverable Debt Policy.

4. EXECUTIVE SUMMARY

The attached Appendix 1 contains instances where:

- Outstanding debt has prescribed due to various reasons and circumstances and is therefore, in terms of legislation, no longer recoverable.
- It will be no longer be financially viable to continue with further litigation to recover these outstanding debt as it will be extremely costly, time consuming and ineffective.

Debt could become uneconomical or irrecoverable to collect due to one of the following reasons:

1. Debt prescribed (older than three years).
2. Consumer could not be traced.
3. Consumer went overseas.
4. Arrear amounts is not cost effective to collect.
5. Liquidation/Insolvent consumer.

To prevent the municipality from incurring further expenditure that may be regarded as wasteful, it is recommended that the outstanding balances as per Appendix 1) (R110 783 482.96), plus any costs/interest levied after the date of this report, be written off as irrecoverable.

The write-off of these debts could be financed from the Provision for Bad Debts.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.5**RESOLVED** (majority vote with 4 abstentions)

that the accounts listed in APPENDIX 1 be regarded as irrecoverable and that the total outstanding balances of R110 783 482.96 at the time of drafting the report, plus any interest or costs levied after this report, be written off against the Provision for Bad Debts.

FOR FURTHER DETAILS CONTACT:

NAME	<i>H Mitchell</i>
POSITION	<i>Senior Manager Revenue & Expenditure</i>
DIRECTORATE	<i>Finance</i>
CONTACT NUMBERS	<i>021 808 8016</i>
E-MAIL ADDRESS	<i>Henry.Mitchell@ Stellenbosch.gov.za</i>
REPORT DATE	<i>MAY 2026</i>

12.6 APPROVAL OF DEBT AGREEMENT

Collaborator No:

Files

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 27 May 2026

1. SUBJECT: APPROVAL OF DEBT AGREEMENT**2. PURPOSE**

To obtain Council's approval for the raising of an external loan in terms of Section 46 (2) of the Municipal Finance Management Act (Act No 56 of 2003).

3. DELEGATED AUTHORITY

Council

4. EXECUTIVE SUMMARY

During April 2026, an advertisement was placed in the newspaper "Die Burger", Eikestad nuus, the e-portal and municipal website, inviting interested parties to make submissions regarding the financing of the proposed loan of R198 019 488.

Submissions were received from four authorized financial institutions:

- (a) ABSA Bank
- (b) Nedbank
- (c) Standard Bank
- (d) First National Bank (FNB)

After due process, in terms of the municipality's approved Supply Chain Management Policy, the offer of *Nedbank for the term of 15 years*, was adjudicated by the Bid Adjudication Committee and approved by the Municipal Manager as being the most favorable for Council.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.6**RESOLVED** (majority vote with 2 abstentions)

- (a) that Council approves the debt agreement as stipulated in **ANNEXURE A**;
- (b) that the community input and written submissions, as well as Provincial- and National Treasury letters received, attached as **ANNEXURE B**, be noted; and
- (b) that the Municipal Manager be mandated to enter into a loan agreement with Nedbank.

FOR FURTHER DETAILS CONTACT:

NAME	Monique Steyl
POSITION	Senior Manager: Financial Management Services
DIRECTORATE	Financial Services
CONTACT NUMBERS	021 808 8512
E-MAIL ADDRESS	Monique.Steyl@ Stellenbosch.gov.za
REPORT DATE	21 May 2026

12.7	FINAL SUSTAINABLE DEVELOPMENT GOALS (SDGs) VOLUNTARY LOCAL REVIEW (VLR) REPORT OF STELLENBOSCH MUNICIPALITY
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Collaborator No:

Files

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 27 May 2026

1. SUBJECT: FINAL SUSTAINABLE DEVELOPMENT GOALS (SDGs) VOLUNTARY LOCAL REVIEW (VLR) REPORT OF STELLENBOSCH MUNICIPALITY

2. PURPOSE

To submit to the Council the Final Sustainable Development Goals (SDGs) Voluntary Local Review (VLR) Report, for consideration for approval.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

Stellenbosch Municipality was selected for Phase 2 of the SDG Localisation Programme, focusing on Voluntary Local Reviews (VLRs), asset management, and intergovernmental collaboration. The programme is a partnership between SALGA, the National Planning Commission (NPC), Stats SA, UN agencies, and other stakeholders.

The municipality recognises the strategic importance of this initiative for advancing sustainable development at the local level and reiterates its commitment to aligning municipal planning, implementation, and reporting processes with the broader national and global SDG agenda. In South Africa, the municipal-level VLR process is still emerging, with a few metros and local municipalities having undertaken their first reviews in 2023.

As part of the SDG Localisation Programme, the Stellenbosch Municipality is required to draft a VLR report to highlight the municipality's contribution to achieving the targets set for the SDGs 2030. However, there are 17 SDGs, and the municipality cannot report on them all comprehensively. Consequently, only six (6) SDGs were selected on which the municipality realistically reported on, given the timeframe set by the SDG Localisation Programme in which the municipality is participating.

The draft VLR report was released for public input during the IDP and Budget public participation period in April 2026. Inputs received were considered and included in the final report where possible.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.7

RESOLVED (majority vote with 2 abstentions)

- (a) that the Council takes note of the input received on the draft VLR report; and
- (b) that the Council Approves the final VLR report.

FOR FURTHER DETAILS CONTACT:

NAME	Geraldine Mettler
POSITION	Municipal Manager
DIRECTORATE	Office of the Municipal Manager
CONTACT NUMBERS	021 – 808 8025
E-MAIL ADDRESS	municipal.manager@ Stellenbosch.gov.za
REPORT DATE	20 May 2026

12.8	NOTICE: UPPER LIMITS OF TOTAL REMUNERATION PACKAGES PAYABLE TO MUNICIPAL MANAGERS AND MANAGERS DIRECTLY ACCOUNTABLE TO MUNICIPAL MANAGERS
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Collaborator No:

IDP KPA Ref No: Good Governance and Compliance

Meeting Date: 27 May 2026

1. SUBJECT: NOTICE: UPPER LIMITS OF TOTAL REMUNERATION PACKAGES PAYABLE TO MUNICIPAL MANAGERS AND MANAGERS DIRECTLY ACCOUNTABLE TO MUNICIPAL MANAGERS

2. PURPOSE

This item serves to inform the Council of Government Notice No. 7368, issued by the Minister of Cooperative Governance and Traditional Affairs (COGTA) in Government Gazette No. 54505 for approval.

3. DELEGATED AUTHORITY

Council.

4. EXECUTIVE SUMMARY

- (a) The Local Government: Regulations on the Appointment and Conditions of Employment of Senior Managers, 2014, obligate the Minister of Cooperative Governance and Traditional Affairs to establish the maximum thresholds for total compensation packages allotted to Senior Managers through a formal notice in the Government Gazette.
- (b) The replacement Upper Limits Notice was disseminated in Government Gazette No. 54505 on 14 April 2026. It **takes effect from 1 July 2024** and officially replaces the previous Government Gazette No. 53882 issued on 18 December 2025.
- (c) To resolve previous technical anomalies and support legally compliant application, the Minister issued **Circular No. 6 of 2026** on 14 April 2026.
- (d) Notably, this new framework removes the historical pre-calculated municipal grading annexure. Municipalities are now legally required to self-determine their categorization grade utilizing a strict points-allocation system based on certified 2023/24 indicators (Income, Population, and Equitable Share), which must be submitted to the MEC for verification.
- (e) The framework reinforces rules-based, evidence-driven salary placements (Minimum, Lower, Midpoint, Upper, and Maximum bands), requiring strict due diligence and performance verification before placing any manager on an Upper or Maximum notch.
- (f) The Amendment Notice further confirms legal certainty and continuity by providing that any council resolution, remuneration adjustment, or other administrative decision lawfully implemented in reliance on Government Gazette No. 53882, published on 18 December 2025, prior to the publication of the Amendment Notice, and which was lawful and compliant with the provisions of that Notice, shall remain valid and enforceable notwithstanding the subsequent replacement of the Upper Limits framework.

5. RECOMMENDATIONS

It is recommended that Council:

- (a) notes of the *Replacement* Notice on the Upper Limits of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers, effective from 1 July 2024;
- (b) notes of COGTA Ministry Circular No. 6 of 2026, which definitively overrides any previous conflicting interpretations;
- (c) approves the calculation of Stellenbosch Municipality's grading score utilising the essential multi-criteria formula specified in the Notice for the purposes of determining salaries;
- (d) directs the administration to guarantee that all future senior management notch placements strictly comply with the rule-based due diligence criteria, thereby eliminating irregular expenditures and audit findings, which will fortify our fiscal responsibility and public trust; and

6. DISCUSSION / CONTENTS

6.1 Summary of the Preamble and Purpose of the Notice

The replacement Upper Limits Notice was disseminated in Government Gazette No. 54505 on 14 April 2026. It takes effect from 1 July 2024 and officially replaces the previous Government Gazette No. 53882 issued on 18 December 2025.

This notice stipulates the revised upper limits for total remuneration packages applicable to Municipal Managers and those Senior Managers who are directly accountable to them, with an effective date retroactively set to 01 July 2024. Furthermore, it elaborates on the obligatory transition towards the implementation of calculated municipal grading and the rules-based notch placements within Stellenbosch Municipality, as per the directives outlined in COGTA Circular No. 6 of 2026.

The notice also makes an attempt to balance national consistency with municipal operational realities, recognising exceptional circumstances such as salary creep among others as circumstances that may warrant deviation from prescribed upper limits, subject to Council approval and Ministerial consultation.

Unlike previous years, the new Notice contains no pre-determined list of municipal grades but guides the grading formula. As such, Stellenbosch Municipality calculated its own categorisation score utilising three statutory focus areas from the 2023/24 fiscal indicators:

- a) **Municipal Income:** Points allocated based on actual gross income derived from property rates, service fees, surcharges, traffic fines, and interest, while strictly excluding national/provincial fiscus transfers and VAT refunds.
- b) **Population size:** Points allocated using official 2022 Census data compiled by the Statistician-General.
- c) **Municipal Equitable Share:** Points allocated from the official 2023/24 equitable share allocation.

6.2 Job Grades and Notches Applicable to Stellenbosch Municipality

- 6.2.1 The total number of points allocated to a municipality, in terms of items 2, 3, and 4 respectively, determines the grade of such municipality. As such, Stellenbosch Municipality remains a category 5 Municipality in terms of the prescribed formula.

Determination of grade of municipality

Description	Amounts	Points
Total Municipal Income	R2 753 925 056	57
Total Population	175 411	9
Equitable Share	R215 604 000	8
Total Points		74
Grading	71 - 78	5

Accordingly, tables 1 and 2 depicts the salary payable to the Municipal Manger and Senior Managers in Stellenbosch Municipality respectively

Table 1: Annual total remuneration packages of municipal managers**Annual total remuneration packages of municipal managers**

The upper limits of the annual total remuneration packages for municipal managers are as follows:

MUNICIPAL GRADE	MINIMUM	LOWER	MIDPOINT	UPPER	MAXIMUM
1	R1,419,659	R1,453,731	R1,488,620	R1,524,347	R1,560,932
2	R1,560,932	R1,598,394	R1,636,755	R1,676,038	R1,716,262
3	R1,716,262	R1,757,453	R1,799,632	R1,842,823	R1,887,050
4	R1,887,050	R1,932,340	R1,978,716	R2,026,205	R2,074,834
5	R2,074,834	R2,124,630	R2,175,621	R2,227,836	R2,281,304
6	R2,281,304	R2,336,055	R2,392,121	R2,449,532	R2,508,320
7	R2,508,320	R2,568,520	R2,630,165	R2,693,288	R2,757,927
8	R2,757,927	R2,824,118	R2,891,896	R2,961,302	R3,032,373
9	R3,032,373	R3,105,150	R3,179,674	R 3,255,986	R3,334,130
10	R3,334,130	R3,414,149	R3,496,088	R 3,579,994	R3,665,914

Table 2: Annual total remuneration packages of managers directly accountable to municipal managers

The upper limits of the annual total remuneration packages for managers directly accountable to municipal managers are as follows:

MUNICIPAL GRADE	MINIMUM	LOWER	MIDPOINT	UPPER	MAXIMUM
1	R1,068,004	R1,093,636	R1,119,883	R1,146,761	R1,174,283
2	R1,174,283	R1,202,466	R1,231,325	R1,260,877	R1,291,138
3	R1,291,138	R1,322,125	R1,353,856	R1,386,348	R1,419,621
4	R1,419,621	R1,453,692	R1,488,580	R1,524,306	R1,560,890
5	R1,560,890	R1,598,351	R1,636,711	R1,675,992	R1,716,216
6	R1,716,216	R1,757,405	R1,799,583	R1,842,773	R1,887,000
7	R1,887,000	R1,932,288	R1,978,663	R2,026,151	R2,074,778
8	R2,074,778	R2,124,573	R2,175,563	R2,227,776	R2,281,243
9	R2,281,243	R2,335,993	R2,392,056	R2,449,466	R2,508,253
10	R2,508,253	R2,568,451	R2,630,094	R2,693,216	R2,757,853

- 6.2.2 The Upper Limits Notice also contains provisions relating to pay progression, which set out the criteria applicable to determine progression from one salary notch to another. The prescribed pay progression criteria were applied in determining the applicable notches for the Municipal Manager and Directors. The notches for the Municipal Manager and Directors are set out on the tables below.

Notably, when benchmarked against SALGBC structures, the TCOE packages for these TASK levels exceed the prescribed upper limits for Directors but remain below the maximum limits permitted for the Municipal Manager.

6.3 Transition to the TASK Job Evaluation System

The notice reflects the transition to the TASK job evaluation system as a standardised, skills-based framework for the evaluation of Municipal Manager and Director posts. This approach aims to enhance comparability, transparency and alignment between job complexity, responsibility and remuneration across municipalities.

6.4 Cell phone and data allowance

Stellenbosch Municipality currently pays the Municipal Manager and Directors a cell phone and data allowance of R3 400 per month. This amount exceeds the R2 500 allowance prescribed in the Upper Limits Notice. The notice does provide for transitional arrangements for contracts entered into before the notice, allowing for continuation of existing benefits.

6.5 Financial Implications

The Municipality remains within its applicable municipal category for purposes of the 2025 Upper Limits Notice. Budgetary provision exists to accommodate remuneration within the prescribed upper limits and approved waivers, subject to finalisation of the Directors' waiver.

6.7 Legal Implications

Compliance with the Upper Limits Notice is mandatory in terms of the Municipal Systems Act and the 2014 Regulations. The Notice makes provision for Stellenbosch Municipality to address the salary creep using regulation 14(6) of the Notice. Circular No. 6 of 2006 guides the implementation thereof. The salary creep shall be dealt with in a separate report.

As is, the item and recommendations comply with the applicable legislation.

6.8 Staff Implications

The notice applies exclusively to the Municipal Manager and Managers directly accountable to the Municipal Manager. Other employees are not affected, as their remuneration is regulated through collective bargaining processes.

6.9 Risk Implications

Non-compliance with the notice may expose the Municipality to regulatory and audit risks.

6.10 Comments from Municipal Manager

MM notes the Notice.

41ST COUNCIL MEETING: 2026-05-27: ITEM 12.8**RESOLVED** (majority vote with 2 abstentions)

- (a) that Council takes notes of the *Replacement* Notice on the Upper Limits of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers, effective from 1 July 2024;
- (b) that Council takes notes of COGTA Ministry Circular No. 6 of 2026, which definitively overrides any previous conflicting interpretations;
- (c) that Council approves the calculation of Stellenbosch Municipality's grading score utilising the essential multi-criteria formula specified in the Notice for the purposes of determining salaries; and
- (d) that Council directs the administration to guarantee that all future senior management notch placements strictly comply with the rule-based due diligence criteria, thereby eliminating irregular expenditures and audit findings, which will fortify our fiscal responsibility and public trust.

Appendices

Appendix A: *The Replacement* Upper Limits Notice in Government Gazette No. 54505 dated 14 April 2026 - Upper limits of total remuneration packages payable to Municipal Managers and Managers directly accountable to municipal managers.

Appendix B: Government Gazette No. 53882 dated 18 December 2025 – Notice on the Upper Limits of Total Remuneration Packages payable to Municipal Managers and Managers directly accountable to Municipal Managers for the 2025/2026 financial year.

Appendix D: Circular No. 6 of 2026 which guides municipalities on the implementation of Government Notice No. 7368 published under Government Gazette No. 54505 setting out the upper limits of total remuneration packages of Municipal managers and Managers directly accountable to Municipal Managers.

FOR FURTHER DETAILS CONTACT:

NAME	Kevin Carolus
POSITION	Chief Financial Officer
DIRECTORATE	Financial Services
CONTACT NUMBERS	021 808 8156
E-MAIL ADDRESS	Kevin.carolus@ Stellenbosch.gov.za
REPORT DATE	25 May 2026

13.	CONSIDERATION OF NOTICES OF QUESTIONS AND NOTICES OF MOTIONS RECEIVED BY THE SPEAKER
13.1	NOTICE OF A QUESTION BY CLLR G PETERSEN OF THE GOOD PARTY: ELECTRICITY OUTAGES IN VARIOUS AREAS

A Notice of a Question, dated 2026-05-14, was received from Councillor G Petersen regarding electricity outages in various areas.

The said Question is attached as **APPENDIX 1** and the appropriate response as **APPENDIX 2**.

41ST COUNCIL MEETING: 2026-05-27 ITEM 13.1

that it be noted that Cllr G Petersen was not present at the meeting, but a written response was provided and Speaker ruled that this matter was dealt with and cannot serve again.

13.2	NOTICE OF A QUESTION BY CLLR G PETERSEN OF THE GOOD PARTY: MUNICIPAL WATER AND ELECTRICITY ACCOUNTS
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A Notice of a Question, dated 2026-05-14, was received from Councillor G Petersen regarding electricity outages in various areas.

The said Question is attached as **APPENDIX 1** and the appropriate response as **APPENDIX 2**.

41ST COUNCIL MEETING: 2026-05-27 ITEM 13.2

that it be noted that Cllr G Petersen was not present at the meeting, but a written response was provided and Speaker ruled that this matter was dealt with and cannot serve again.

13.3	NOTICE OF A QUESTION BY CLLR M VAN STADE OF THE GOOD PARTY: STORM WATER AND SEWERAGE
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A Notice of a Question, dated 2026-05-14, was received from Councillor M van Stade regarding storm water and sewerage.

The said Question is attached as **APPENDIX 1** and the appropriate response as **APPENDIX 2**.

41ST COUNCIL MEETING: 2026-05-27 ITEM 13.3

It is noted that Cllr M Van Stade was not satisfied with the written response from the Municipal Manager and will pose a follow-up question in writing.

13.4	NOTICE OF A QUESTION BY CLLR M VAN STADE OF THE GOOD PARTY: WATER DITCH
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A Notice of a Question, dated 2026-05-14, was received from Councillor M van Stade regarding water ditch.

The said Question is attached as **APPENDIX 1** and the appropriate response as **APPENDIX 2**.

41ST COUNCIL MEETING: 2026-05-27 ITEM 13.4

It is noted that Cllr M Van Stade was not satisfied with the written response from the Municipal Manager and will pose a follow-up question in writing.

14.	CONSIDERATION OF URGENT MOTIONS
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NONE

15.	URGENT MATTERS SUBMITTED BY THE MUNICIPAL MANAGER
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NONE

16.	REPORTS SUBMITTED BY THE SPEAKER
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NONE

17.	REPORTS SUBMITTED BY THE EXECUTIVE MAYOR
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NONE

18.	MATTERS TO BE CONSIDERED IN-COMMITTEE
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(SEE PINK DOCUMENTATION)

The meeting adjourned at 14:55.

CHAIRPERSON:

DATE:

Confirmed on