

**6. REQUEST FOR APPROVAL TO DEMOLISH DELAPIDATED BUILDINGS ON A PORTION OF PORTION 5 OF FARM 585 SITUATED IN HEMEL AND AARDE VALLEY**

**A Le Roux  
9 January 2025**

**Divisional Manager: Property Management**

**(028) 316 5623**

**1. Executive Summary**

To obtain approval to demolish the dilapidated buildings on a portion of Portion 5 of Farm Nr 585 situated in Hemel and Aarde Valley. The locality maps of the Property are attached hereto marked "Annexure A1" and "Annexure A2".

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Planning and Development  
Property Management

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Creation and maintenance of a safe and healthy environment

**4. Delegated Authority**

None

**5. Legal Requirements**

- Local Government: Municipal Financial Management Act (Act 56 of 2003) ("MFMA")

**6. Background/Discussion/Evaluation/Conclusion**

**Background/Discussion**

The Municipality had a lease agreement with Overstrand Training Institute ("OTI") for a portion of Portion 5 of Farm Nr 585 in the Hemel and Aarde Valley (hereinafter referred to as "the Property") since 2011. During the lease period OTI erected a restaurant type prefab building, wendy houses, a workshop and other containers on the Property for their use.

After the lease with OTI lapsed in June 2023, due to non-fulfilment of specific conditions in their agreement, consent was given to the Hermanus Parkrun to host their weekly Parkrun events on a portion of the Property. This consent is only for the trails and not for any of the buildings or structures as they do not use them.

The Property was earmarked for lease by the K9 Unit of SAPS and further discussions and site visits followed where we were informed that they are interested in the Property. However, despite several correspondence to the relevant Department, no formal request was received, and we could not proceed with the process.

Over the last few months, the buildings and structures have been vandalised badly and vandals return to the Property weekly to remove whatever they can from the Property. The remaining structures is an eye sore and reflects badly on the Municipality to the locals and tourists alike that make use of the Parkrun weekly.

The vandalised buildings are also a risk to the safety of the Park runners as scattered glass pieces, aluminium pieces, wood etc. are left all over the Property. The abandoned structures also create the possibility of illegal occupation of the structures which is a high risk for the Municipality. Kindly see attached photos of the vandalism attached as "Annexure B". Since the photos have been taken the buildings were vandalised even more.

Law Enforcement officials drive past the site every now and then when they have the chance but unfortunately this is not enough security to prevent the vandalism as the Property cannot be patrolled 24/7.

### **Evaluation**

Taking the above information into consideration it is recommended that the remaining structures on the Property be demolished as they are no longer useful, they create a threat to the public safety and creates the risk of being illegally occupied.

Paragraph 4.1.84 of the Delegation of Powers and Duties stipulates that only Council has the delegation to give approval for the demolition of municipal property.

### **Conclusion**

It is recommended that Council approves the demolition of the structures and buildings on the Property.

## **7. Financial Implications**

The demolishing and removal of the structures can be done internally by the Civil Engineering Services Division. Law Enforcement Services have indicated that they can use some of the material and will liaise with the relevant division who will attend to the demolition.

The structures and buildings are not recognised on the relevant Fixed Asset Register for buildings of the Municipality as it was erected by OTI, they had

control over the structures and buildings, and thus it did not meet the criteria for recognition.

### **8. Staff Implications**

None

### **9. Comments from other Departments, Divisions and Administrations**

**Divisional Manager: Expenditure, Fleet & Asset Management: Mr H Vorster**

*“The temporary structures and buildings were erected by OTI for the purpose of providing their services and, as such, they had control over the structures and buildings and for this reason it did not meet the criteria for recognition and subsequently were not recognised as assets on the Fixed Asset Register for buildings of the Municipality.*

*There is no objection to the demolition of the temporary structures and buildings.”*

### **10. Annexures**

Annexures A1 and A2: Locality maps  
Annexure B: Photos of vandalism

### **RECOMMENDATION TO THE COUNCIL:**

that the demolition of the dilapidated structures and buildings on a portion of Portion 5 of Farm Nr 585 situated in the Hemel and Aarde Valley, **be approved.**

<b>RESPONSIBLE OFFICIAL :</b>	<b>M ERASMUS</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>28 APRIL 2025</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>10 APRIL 2025</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>N/A</b>





