

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021**14.5 EVALUATION CRITERIA FOR PLACES OF WORSHIP**

File number / Verwysingsnommer: <9/1/3/1>

Meeting date / Vergadering datum: <25 March 2021>

Report by / Verslag deur: <Willene Daries>

PURPOSE OF REPORT / DOEL VAN VERSLAG

For Council to consider the amended evaluation criteria for places of worship.

BACKGROUND AND DISCUSSION / AGTERGROND EN BESPREKING

The evaluation criteria of tenders received for places of worship was workshopped by Council on 6 September 2018 and submitted to Council on 24 August 2020. During this meeting it was again requested that the item be referred back to be workshopped by Council again.

The workshop was conducted on Microsoft Teams on 20 October 2020. After thoroughly discussing the matter Council confirmed that the recommendations, as per the previous items, remain in place.

The comments of the various Directorates were contained in the item submitted to Council on 24 August 2020 (attached as **Annexure "A"** to the agenda for easy reference).

FURTHER COMMENTS: DIRECTOR: HUMAN SETTLEMENTS

There is an influx of applications and enquiries into availability of erven for places of worship from all over the municipal area. The demand far exceeds the yield. The policy has been workshopped extensively and input provided from all avenues. Council must now enable the Directorate to proceed with providing this service.

Wards do not always have enough sites to provide in the demand hence the idea of ward bound considerations would not have a fair response to requests or applications. Historic planning did not make adequate provision for this need.

The evaluation criteria should therefore be approved.

RECOMMENDATION

- (a) that religious institutions who have occupied an erf, zoned for religious purposes for more than 10 years, be given the first option to buy the erf at 25% of the current market value, based on the following conditions;
 - (i) that a permanent building be erected within two years after the property has been registered in the name of the registered church;
 - (ii) that the erf be allocated to a registered church;

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

- (iii) that the religious institution facilitate welfare type facilities/activities in addition to religious facilities;
 - (iv) that a reversionary clause be registered against the title deed that the property with improvements will revert back to the Municipality should it be utilised for any other purpose.
- (b) that the following criteria be used for the sale of all vacant erven zoned for religious purposes per the public tender process:

Stage 1 (60 points)

- a) Size of the congregation

SIZE OF THE CONGREGATION	NUMBER OF POINTS
More than 200 people	20
151 – 200 people	15
101 – 150 people	10
51 – 100 people	5
1 – 50 people	1

- b) Is denomination already represented in the area (have a church building)?

REPRESENTATION IN THE AREA	NUMBER OF POINTS
+ 80%	20
40-80%	10
- 40%	0

- c) Is the congregation / membership drawn up from the area in which the site is applied for?

MEMBERSHIP IN THE AREA	NUMBER OF POINTS
Yes	20
No	0 - Disqualify

Only tenderers scoring a minimum of **45** out of **60** points in stage 1 will be further considered for evaluation in stage 2.

STAGE 2 (100 points)

- a) Sixty (60) points would be allocated according to the price tendered. The highest financial offer will score sixty (60) points with lower offers scoring proportionately in relation to the highest offer.

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

- b) Forty (40) points would be allocated in respect of community empowerment goals:
- 20 points if denomination has no church building in George Municipal Area
 - 10 points if church is registered longer than 10 years
 - 10 points if church has active social programmes in the specific area."

ICEBO

- (a) kukuba amaziko onqulo ahleli kwisiza, esicandelwe iinjongo zonqulo iminyaka engaphezulu kweli-10, anikwe ilungelo lokuqala lokuthenga isiza ngama-25% exabiso lemarike langoku, ngokusekelwe kule miqathango ilandelayo;
- (i) Ukuba isakhiwo esisigxina simiswe phakathi kweminyaka emibini emva kokuba ipropati ibhaliswe egameni lenkonzo ebhalisiweyo.
 - (ii) Ukuba isiza sabelwe inkonzo ebhalisiweyo;
 - (iii) Ukuba iziko lonqulo lincede ngamaziko/imisebenzi yodidi lwentlalo-ntle ukongeza kumaziko onqulo;
 - (iv) Ukuba isiqendu sokubuyela umva sibhaliswe ngokuchasene nexwebhu ngelungelo lobumnini sokuba ipropati enokuphuculwa iya kubuyela kuMasipala ukuba ithe yasetyenziselwa nayiphina enye injongo.
- (b) kukuba ezi nqobo zokugweba zilandelayo zisetyenziswe malunga nokuthengiswa kwazo zonke iziza ezingenanto ezicandelwe iinjongo zonqulo ngenkqubo yesiniki maxabiso sikawonke-wonke:

Inqanaba loku- 1 (Amanqaku angama-60)

- a) Ubukhulu bebandla

UBUKHULU BEBANDLA	INANI LAMANQAKU
Ngaphezulu kwama- 200 abantu	20
151 – 200 abantu	15
101 – 150 abantu	10
51 – 100 abantu	5
1 – 50 abantu	1

- b) Ingaba ibandla sele limelwe kulo mmandla (linesakhiwo sebandla)?

UMELO KUMMANDLA	INANI LAMANQAKU
+ 80%	20
40-80%	10
- 40%	0

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

- (c) Ingaba ibandla / amalungu afunyenwe kulo mmandla ekwenziwe isicelo sesiza kuwo?

AMALUNGU KULO MMANDLA	INANI LAMANQAKU
Ewe	20
Hayi	0 - Thintela

Kuphela ziziniki maxabiso ezizuze ubuncinane bamanqaku angama- **45** kwangama- **60** amaqaku kwinqanaba loku- 1 eziya kuqwalaselwa ngaphezulu malunga novavanyo lwenqanaba lesi-2.

INQANABA LESI- 2 (100 amaqaku)

- (a) Amaqaku angamashumi amathandathu (60) aya kwabiwa ngokwexabiso ekufakwa isiniki- maxabiso salo. Owona mnikelo wemali uphezulu uya kuzuza amaqaku angamashumi amathandathu (60) neminikelo esezantsi ezuya ngolwalamano ngokunxulumene nomnikelo ongowona uphezulu.
- (b) Amaqaku angamashumi amane (40) aya kwabiwa malunga neenjongo zokuxhotyiswa koluNtu:
- ama-20 amaqaku, ukuba ibandla alinasakhiwo kuMmandla kaMasipala waseGeorge
 - 10 amaqaku ukuba ibandla libhaliswe ngaphezulu kweminyaka eli-10-
 - 10 amaqaku ukuba ibandla lineenkqubo zentlalo ezisebenzayo kummandla othile>

ATTACHMENTS / STAWENDE DOKUMENTE

<Annexure "A">

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

ITEM 14.5 ANNEXURE "A"

ANNEXURE "A"

MUNISIPALITEIT

GEORGE

MUNICIPALITY

AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020

4.1 **EVALUATION CRITERIA FOR PLACES OF WORSHIP**

File number / Verwysingsnommer: <9/1/3/1>

Meeting date / Vergadering datum: <21 August 2020>

Report by / Verslag deur: <Willene Daries>

PURPOSE OF REPORT / DOEL VAN VERSLAG

For Council to consider the amended evaluation criteria for places of worship.

BACKGROUND AND DISCUSSION / AGTERGROND EN BESPREKING

The following evaluation criteria of tenders received for places of worship was workshopped by Council on 6 September 2018:

Stage 1 (60 points)(a) Size of the congregation

SIZE OF THE CONGREGATION	NUMBER OF POINTS
More than 200 people	20
151 – 200 people	15
101 – 150 people	10
51 – 100 people	5
1 – 50 people	1

(b) Period registered as congregation

PERIOD REGISTERED AS CONGREGATION	NUMBER OF POINTS
More than 10 Years	20
6 – 10 Years	10
1 – 5 Years	5
Less than 1 Year	1

(c) Is denomination already represented in the area (have a church building)?

REPRESENTATION IN THE AREA	NUMBER OF POINTS
No	10
Yes	0

(d) Is the congregation / membership drawn up from the area in which the site is applied for?

MEMBERSHIP IN THE AREA	NUMBER OF POINTS
Yes	10
No	0

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021**ITEM 14.5 ANNEXURE "A" CONTINUED**AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020**STAGE 2 (100 points)**

- (i) Sixty (60) points would be allocated according to the price tendered. The highest financial offer will score sixty (60) points with lower offers scoring proportionately in relation to the highest offer.
- (ii) Forty (40) points would be allocated in respect of community empowerment goals:
 - 20 points if denomination has no church building in George Municipal Area
 - 10 points if church is registered longer than 10 years
 - 10 points if church has active social programmes in the specific area

DISCUSSION DURING THE WORKSHOP ON 6 SEPTEMBER 2018

The following points related to the evaluation criteria were raised:

- a) That religious organizations be dealt with in terms of the fate of the poor according to the Immovable Property Management Policy;
- b) A pre-emptive clause should be added in the Deed of Sale of future allocations that the property will revert back to George Municipality should it be utilized for any other purpose and that these clauses be managed;
- c) The properties should be registered in the name of the church and not in the name of an individual;
- d) The current database of churches who applied for vacant land should be used and allocations should be dealt with on a "first come, first serve" basis.
- e) The allocation policy should not be so complex that it is difficult for institutions / churches to apply.
- f) Provision for churches, community halls, schools, and creches should be made in future housing developments.
- g) A greater point allocation should be awarded to churches with a membership of 200 and more members.
- h) Churches must be defined - There are NPOs, churches and churches that do lots of community work - This point is addressed in the proposed policy.

FINANCIAL IMPLICATIONS

N/A

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

ITEM 14.5 ANNEXURE "A" CONTINUED

AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020

COMMENTS: DIRECTOR: HUMAN SETTLEMENTS

There are several erven that have already been used for many years by various denominations for church purposes and these cases should be dealt with separately. The aforementioned should be given the first option to buy these erven at 25% of the current market value, as per Council's Immovable Property Management Policy, provided that they build a permanent structure within a period of two years after the erf is registered in the name of the church.

It is important that churches do not operate as businesses, notwithstanding the fact that freedom of worship is not suppressed in the process. The primary purpose of the churches to help communities in their social issues should be amongst the factors that must be taken into account when allocating a property to a church.

Furthermore, the sale and allocation of the erven is subject to a transparent and fair process, as several churches indicated that their application dates on the current waiting list are incorrect as they have already submitted applications in the past. In view of the latter, the sale of vacant church erven should give all churches an equal opportunity to tender in view of the fact that, according to various churches, the waiting list order is not credible.

Item (b) of Section A of the proposed criteria should be removed as it discriminates against smaller churches and the 20 points be divided between item (c) and (d). It is also recommended that churches that already occupy church premises for more than 10 years be given the opportunity to buy the premises in accordance with Council's Immovable Property Management Policy.

COMMENTS: LEGAL SERVICES

If Section: Supply Chain and the Section: Properties are in order with the recommendation, Legal Services has no comments to add.

COMMENTS: OTHER**COMMENTS: PROPERTIES**

It was proposed that all places of worship be invited to register on a municipal database and that this database be updated every six months. The approved evaluation criteria are then applied to each applicant on the database and as church erven becomes available in a specific area, a report must be submitted to the Social Housing Committee to make a recommendation to Council to award the erven according to the approved criteria.

The following factors shall be considered relevant in the selection and allocation of land to places of worship:

- (a) The size of the congregation/membership;

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

ITEM 14.5 ANNEXURE "A" CONTINUED

AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020

- (b) Availability of finance to acquire the site and commence with development within five years;
- (c) Whether or not such a denomination is already represented in the area;
- (d) Whether or not welfare type facilities/activities will be provided in addition to religious facilities;
- (e) Whether or not the congregation/membership is drawn from the area in which a site is being applied for.

It must further be a condition of sale that the land will only be transferred once buildings on the property has been erected.

It is further proposed that a survey be made of all vacant municipal church erven currently available in the respective areas. These erven can immediately be availed to places of worship through the aforementioned process. Undeveloped church erven that already are transferred must also be addressed in terms of the conditions in the contracts.

Land use right applications for other potential church land must be done in-house as some churches do not necessarily have funding to pay for it.

FURTHER COMMENTS: DIRECTOR: HUMAN SETTLEMENTS

The above mentioned item was part of the Agenda of the Ordinary Council Meeting held on 25 July 2019. The item was however withdrawn from the agenda to afford the Directorate: Human Settlements the opportunity to engage with the various Ministers Fraternals in George to acquire their input on the proposed evaluation criteria for places of worship.

A meeting was held on Wednesday, 4 September 2019 and representatives of the Thembalethu, Pacaltsdorp, George East and George Central Ministers Fraternals were present.

Fraternals were given until 7 October 2019 to provide their written comments / input to the Housing Offices, should they which to differ from the proposed criteria. No comments were received.

RECOMMENDATION

- (a) that religious institutions who have occupied an erf, zoned for religious purposes for more than 10 years, be given the first option to buy the erf at 25% of the current market value, based on the following conditions:
 - i. that a permanent building be erected within two years after the property has been registered in the name of the registered church;
 - ii. that the erf be allocated to a registered church;
 - iii. that the religious institution facilitate welfare type facilities/activities in addition to religious facilities;

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

ITEM 14.5 ANNEXURE "A" CONTINUED

MUNISIPALITEIT

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MUNICIPALITY

AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020

- iv. that a reversionary clause be registered against the title deed that the property with improvements will revert back to the Municipality should it be utilised for any other purpose.
- (b) that the following criteria be used for the sale of all vacant erven zoned for religious purposes per the public tender process:

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- Is denomination already represented in the area (have a church building)?

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+ 80%	20
40-80%	10
- 40%	0

- Is the congregation / membership drawn up from the area in which the site is applied for?

MEMBERSHIP IN THE AREA	NUMBER OF POINTS
Yes	20
No	0 - Disqualify

Only tenderers scoring a minimum of **45** out of **60** points in stage 1 will be further considered for evaluation in stage 2.

STAGE 2 (100 points)

- (i) Sixty (60) points would be allocated according to the price tendered. The highest financial offer will score sixty (60) points with lower offers scoring proportionately in relation to the highest offer.
- (ii) Forty (40) points would be allocated in respect of community empowerment goals:
- 20 points if denomination has no church building in George Municipal Area

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

ITEM 14.5 ANNEXURE "A" CONTINUED

MUNICIPALITEIT

GEORGE

MUNICIPALITY

AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020

- 10 points if church is registered longer than 10 years
- 10 points if church has active social programmes in the specific area"

ICEBO

- (a) kukuba amaziko onqulo ahleli kwisiza, esicandelwe injongo zonqulo iminyaka engaphezulu kweli-10, anikwe ilungelo lokuqala lokuthenga isiza ngama-25% exabiso lemarike langoku, ngokusekelwe kule miqathango ilandelayo;
- (i) Ukuba isakhiwo esisigxina simiswe phakathi kweminyaka emibini emva kokuba ipropati ibhaliswe egameni lenkonzo esibhaliswe ngayo.
 - (ii) Ukuba isiza sabelwe inkonzo ebhalisiweyo;
 - (iii) Ukuba iziko lonqulo lincede ngamaziko/imisebenzi yodidi iwentlalo-ntle ukongeza kumaziko onqulo;
 - (iv) Ukuba isiqendu sokubuyela sibhaliswe ngokuchasene nexwebhu ngelungelo lobumnini sokuba ipropati enokuphuculwa iya kubuyela kuMasipala ukuba ithe yasetyenziselwa nayiphina enye injongo.
- (b) kukuba ezi nqobo zokugweba zilandelayo zisetyenziswe malunga nokuthengiswa kwazo zonke iziza ezingenanto ezicandelwe injongo zonqulo ngenkqubo yesiniki maxabiso sikawonke-wonke.

Inqanaba loku- 1 (Amanqaku ama-60)

Ubukhulu bebandla

UBUKHULU BEBANDLAINANI LAMANQAKU

Ngaphezulu kwama- 200 abantu20

151 – 200 abantu15

101 – 150 abantu10

51 – 100 abantu5

1 – 50 abantu1

Ingaba ibandla sele limelwe kulo mmandla (linesakhiwo sebandla)?

UMELO KUMMANDLAINANI LAMANQAKU

+ 80%20

40-80%10

- 40%0

Ingaba ibandla / amalungu afunyenwe kulo mmandla ekwenziwe isicelo sesiza kuwo?

AGENDA ORDINARY e-COUNCIL MEETING 25 MARCH 2021

ITEM 14.5 ANNEXURE "A" CONTINUED

AGENDA SPECIAL E-COUNCIL MEETING 21 AUGUST 2020

AMALUNGU KULO MMANDLAINANI LAMANQAKU

Ewe20

Hayi0 - Thintela

Kuphela ziziniki maxabiso ezizuze ubuncinane bamanqaku angama- 45 kwangama- 60 amaqaku kwinqanaba loku- 1 eziya kuqwalaseliwa ngaphezulu malunga novavanyo lwenqanaba lesi-2 .

NQANABA LESI- 2 (100 amaqaku)

Amaqaku angamashumi amathandathu (60) aya kwabiwa ngokwexabiso ekufakwa isiniki- maxabiso salo. Owona mnikelo wemali uphezulu uya kuzuza amaqaku angamashumi amathandathu (60) nemnikelo esezantsi ezuya ngolwalamano ngokunxulumene nomnikelo ongowona uphezulu;

Amaqaku angamashumi amane (40) aya kwabiwa malunga neenjongo zokuxhotyiswa koluNtu:

- 20 amaqaku, ukuba ibandla alinasakhiwo kuMmandla kaMasipala waseGeorge
- 10 amaqaku ukuba ibandla libhaliswe ngaphezulu kweminyaka eli-10
- 10 amaqaku ukuba ibandla lineenkqubo zentlalo ezisebenzayo kuMmandla othile

ATTACHMENTS / STAWENDE DOKUMENTE

None.