



1. ITEM NUMBER:
2. SUBJECT: PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE TRANSFER OF REMAINDER ERF 34924 SITUATED IN MAKABENI ROAD, KHAYELITSHA TO REGULARISE THE EXISTING ACTIVITY (LSU L2652)

ONDERWERP: VOORGESTELDE TOEKENNING VAN
BEGINSELGOEDKEURING VIR DIE OORDRAG VAN RESTANT ERF
34924 GELEË IN MAKABENIWEG, KHAYELITSHA OM DIE BESTAANDE
AKTIWITEIT TE REGULARISEER (LSU L2652)

ISIHLOKO: ISIPHAKAMISO SOKUNIKEZELWA KWESIPHUMEZO
NGOKOMTHETHO-SISEKO NGENTSALELA YESIZA 34924 ESISE
MAKABENI ROAD, EKHAYELITSHA UKUZE KUGUNYAZISWE UMSEBENZI
OSELE UQHUBEKA (LSU L2652)

3. PURPOSE

The purpose of this report is to obtain comment from Subcouncil 10 in respect of the City's intention to seek in-principle approval from Council for the transfer of a non-exempted capital asset being Remainder Erf 34924, situated at Makabeni Road in Khayelitsha, approximately 2693 m² in extent and zoned Community 2. The locality of the subject property is indicated on the attached **Plan LIS 2159** in **Annexure A**.

4. DELEGATED AUTHORITY

☒ Not delegated: for decision by Council and recommendation by Subcouncil 10

The legal provision for this non-delegable authority can be found in section 14(2) of the Municipal Finance Management Act, Act 56 of 2003 and regulation 5 of the Municipal Asset Transfer Regulations of 2008 (MATR).

In terms of the provisions of the Municipal Finance Management Act (MFMA) and the associated Municipal Asset Transfer Regulations (MATR), the City may only dispose of immovable property after:

- (a) the Council has made a determination that the asset is not required for the provision of basic municipal purposes and has considered the fair market value of the asset and the economic and community value to be received in exchange for the asset, and
- (b) approved in principle that the asset may be disposed of.

5. EXECUTIVE SUMMARY

PURPOSE OF REPORT	To seek a recommendation from Subcouncil 10 in respect of the City's intention to obtain in-principle approval from Council for the proposed sale of City-owned property being Remainder Erf 34924, Khayelitsha.			
PROPERTY DESCRIPTION	Remainder Erf 34924, Khayelitsha.			
PROPERTY LOCATION	Makabeni Road.			
AREA	2	Subcouncil	10	Ward 92
SITE EXTENT	±2693 m ²			
VIABLE	Yes	x	No	
CURRENT ZONING	Community 2			
CURRENT USAGE	Used for parking and hosting of events by the adjoining business.			
PROPOSED USAGE	Parking and hosting of events.			
TOD ASSESSMENT OUTCOME	The TOD Assessment is underway for formality purposes as the proposal has been supported by the Area District Planner which is also undertaking the assessment (see Annexure E).			
INTERNAL BRANCH COMMENTS	The proposed transfer of the property was circulated for internal comments and there were no objections received.			
FULL ASSESSMENT BY CITY DEPARTMENTS	The property is not required for municipal purposes and can be transferred.			
AUTHORITY FOR PUBLIC PARTICIPATION	Authority granted by	Director: Property Management	Date	14/08/2019
PUBLIC PARTICIPATION PROCESS	Date of advertising	16/08/2019	Public comments	No objections
WARD COUNCILLOR'S COMMENTS	Date of notification	11/10/2019	Comment	Supported-refer to Annexure F
FACTORS MOTIVATING DECISION	<ul style="list-style-type: none"> • The transfer of the capital asset will relieve Council of its maintenance burden; • A market-related income will be generated; • The property is in high-risk area for invasion. • The transfer will enable better utilisation of municipality's capital asset; and • The transfer is intended to regularise the existing business activity. 			
STRATEGIC INTENT	<p>INTEGRATED DEVELOPMENT PLAN (IDP)</p> <p>The transfer of the subject property is in line with the <i>Strategic Focus Area 1: Opportunity City - 1.1 (g) Leverage the City's assets</i> in that the transfer will ensure the rationalisation and optimal utilisation of the municipality's capital asset in order to stimulate socio-economic benefit for Cape Town.</p> <p>ORGANISATIONAL DEVELOPMENT AND TRANSFORMATION PLAN (ODTP)</p> <p>Optimisation & Rationalisation: The optimal utilisation of Council assets.</p> <p>CAPE TOWN SPATIAL DEVELOPMENT FRAMEWORK (CTSDF)</p> <p>The proposed development of formal parking on the property is in line with Strategy 2 of the CTSDF which refers to the management of urban growth as the current usage of the property will be regularised.</p> <p>Transit Orientated Development (TOD)</p> <p>The TOD Assessment is underway for formality purposes as the proposal has been supported by the Area District Planner which is also undertaking the assessment (see Annexure E).</p>			

6. DISCUSSION / CONTENTS

6.1. BACKGROUND

Remainder Erf 34924 is situated in Makabeni Road, Khayelitsha, approximately 2693 m² in extent, vacant, and zoned Community 2. The copy of the disposal **Plan LIS 2159** is attached as **Annexure A**.

Property Management received a request from the owners of a business which is operated on the adjoining Remainder Erf 34925, to purchase Remainder Erf 34924 for private parking and national music concerts.

The applicant is running a very successful and country-wide popular lounge on the adjoining property where they host events for local and national tourists and has, for approximately four (4) years, been using the application area as patrons' parking space and for live music performances by renowned South African artists. Photographs indicating some of the weekend events are attached as **Annexure B**.

In addition to the permanent staff the applicant creates more than 100 (hundred) temporary/weekend job/business opportunities comprising of graphic designers, marketing and advertising team, kitchen and braai area staff, floor waiters/waitresses, bar tenders, cleaners, car marshals, floor security personnel, accommodation for national musicians, performance stage assembling team, etc every weekend when they have national music shows performing.

The business of the applicant attracts a lot of people who support not only his business, but other complementary businesses in Khayelitsha. Therefore, the proposed sale of Remainder Erf 34924 to the applicant will not only benefit the applicant's business, but other businesses in the area and will further stimulate the local economy and create more job opportunities.

The regularisation of the use of Remainder Erf 34924 will make the ongoing concern more sustainable and conducive to tourism. The operator has already, albeit informally, incorporated Remainder Erf 34924 into his business.

The local community leaders further indicated that if the subject property was to be sold to someone else the applicant's business would have to close down and both permanent and temporary job opportunities including the benefits to other businesses would be lost.

The proposed transfer is therefore intended to regularise the existing business activity on Remainder Erf 34924, Khayelitsha to make this ongoing concern more sustainable.

6.2. PUBLIC PARTICIPATION

On 14 August 2019 the Director: Property Management authorised the public participation process to be conducted to facilitate the determinations a municipal council must make in terms of Section 14 of the MFMA. Council's intention to transfer the subject property was advertised as follows: In accordance with **Regulation 6 of the MATR**

Advertising	Cape Argus & Die Burger	16 August 2019
	City Vision	15 August 2019
	Subcouncil Chairperson, Manager & Ward Councillor	11 October 2019
Outcome	No objections	

6.3 VALUATION

The desktop valuation (**Annexure C**) carried out by Property Management's Valuations branch have estimated the market value of the subject erf to be in the region **R1 600 000** (exclusive of VAT and transfer costs).

Importantly:

- i. This is a desktop valuation and thus for indicative purposes and should not be used for purposes of transacting, in which case a more comprehensive analysis will be undertaken. Notwithstanding the above, and to allow for the efflux in time, the following escalation and validity period should apply:
 - a. The transfer price shall escalate at 8% per annum compounded annually on a pro rata basis commencing 6 months after date of valuation (i.e. as from 2020-02-01) until date of registration.
 - b. The market value is to be reassessed if the transaction is not approved by the relevant decision making authority of Council within 18 months from date of valuation (i.e. by 2021-02-01).
- ii. The above value assumes that the subject property is already zoned in accordance with its highest & best use, that is GB1.

6.4. CONSTITUTIONAL AND POLICY IMPLICATIONS

- 6.4.1 All relevant branches of Council have confirmed that the land is not required for the provision of the minimum level of basic municipal services. The proposal is thus compliant with Section 14 of the Municipal Finance Management Act, Act 56 of 2003.
- 6.4.2 Chapter B of Council's policy relating to the Management of certain of the City of Cape Town's Immovable Property (approved 26 August 2010), permits the sale of immovable property.

6.5. SUSTAINABILITY IMPLICATIONS

Does the activity in this report have any sustainability implications for the City? No ☒ Yes ☐

6.6. LEGAL IMPLICATIONS

- 6.6.1 The proposal seeks to comply with Section 14 of the Local Government: Municipal Finance Management Act No.56 of 2003 (MFMA);
- 6.6.2 The transfer of municipal non-exempted capital assets is governed by Chapter 2 of the MFMA Municipal Asset Transfer Regulations (MATR);

6.6.3 Council may in terms of **Regulation 5(1)(b)(i) of the MATR** transfer non-exempted capital asset after it has - in a meeting open to the public - made the determinations required by **Sections 14(2)(a) and (b) of the MFMA** namely:

- decided on reasonable grounds that the asset is not needed to provide the minimum level of basic municipal services; and
- considered the fair market value of the asset and the economic and community value to be received in exchange for the asset.

6.6.4 In terms of **Regulation 7 of the MATR**, Council must take into account a number of factors (highlighted in bold) when considering the transfer of non-exempted capital asset, and it is herewith confirmed that:

- **Factor A: Whether the capital asset is required for municipality's own use at later date (also Sections 14(1), 14(2)(a) and 90(1) of MFMA)**

Council's service branches confirmed that the capital asset is not required for their own purposes at a later date.

- **Factor B: Loss or gain expected to result from proposed transfer**

Council will not make a loss, but a gain on receipt of market value for the transfer of the property and future rates and taxes and the sale will stimulate economic growth.

- **Factor C: Significant economic or financial cost or benefit to the municipality**

Council will receive a financial benefit in the form of the sales price as well as future rates and taxes revenue in respect of the property. The desktop market valuation report (**Annexure C**) estimates the market value of the property to be in the region of R1 600 000 (excluding VAT).

- **Factor D: Risk and Rewards in relation to the Municipality's interests**

There is no operational or control risk to the City.

The transfer of the capital asset will relieve the municipality of its maintenance burden and will enable better utilisation of municipality's asset by allowing it to be developed to its highest and best use.

Furthermore, the proposed sale will regularise an already existing use of the subject property.

- **Factor E: Impact on credit rating, financial position, cash flow of municipality**

There is no impact on the credit rating, financial position, cash flow of municipality.

- **Factor F: Limitations and conditions attached to capital asset**

None.

- **Factor G: Cost of transfer**

The normal costs related to the transfer of the capital asset will be the responsibility of the purchaser.

- **Factor H: Transfer of any liabilities and reserve funds associated with the capital asset**

None.

- **Factor I: Stakeholder comments and recommendations**

The City's intention to transfer Remainder Erf 34924, Khayelitsha was duly advertised in the local and community newspapers.

No comments / objections were received from the local community.

The relevant Sub-Council Manager, Sub-Council Chairperson and Ward Councillor were also notified of the intention to alienate the property. The proposal was supported by the Ward Councillor.

- **Factor J: Views from National and Provincial Treasury**

No comments were received.

- **Factor K: Strategic, legal, and economic interests**

None of these interests will be compromised through the permanent transfer of the capital asset; in fact, they will be supported as Council will receive a market value and the current use will be regularised.

- **Factor L: Compliance with legislative regime that is applicable to proposed transfer**

The transfer of the capital asset is compliant with the MFMA and MATR.

6.7. STAFF IMPLICATIONS

Does this report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No ☒

Yes ☐

6.8. OTHER SERVICES CONSULTED

The proposed permanent transfer of the capital asset was circulated to the relevant departments of the City and to external departments for comment. No objections were received (see attached **Annexure D** for the Technical Investigation Control Sheet).

7. RECOMMENDATIONS

(LSUL2652)

Not delegated: for decision by Council

It is recommended that:

- a) In terms of Sections 14(2)(a) and (b) of the Local Government: Municipal Finance Management Act 56 of 2003:
 - i) Council resolve that Remainder Erf 34924 situated at Makabeni Road, Khayelitsha, approximately 2 693 m² in extent and zoned Community 2, shown lettered ABCDEFGHI on Plan LIS 2159, is not needed to provide the minimum level of basic municipal services; and
 - ii) Council confirm that the fair market value of the asset described in (a)(i) and the economic and community value to be received in exchange for the asset described in (a)(i) have been considered;
- b) In terms of Regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R. 878 promulgated on 22 August 2008, Council approve in principle the disposal of a portion of Remainder Erf 34924, Khayelitsha as described in (a)(i) above;
- c) Any gain or loss incurred by the municipality in respect of the transfer of the asset described in 7(a)(i) be included in the adjustment budget of the municipality (sections 28 and 87 of the Municipal Finance Management Act, Act 56 of 2003), if not budgeted for in the approved annual budget.

AANBEVELINGS

(LSU L2652)

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Ingevolge artikel 14(2)(a) en (b) van die Wet op Munisipale Finansiële Bestuur (MFMA), Wet 56 van 2003:
 - i) Die Raad besluit dat restant erf 34924, geleë in Makabeniweg, Khayelitsha, ongeveer 2 693 m² groot, gesoneer as gemeenskap 2, met die letters ABCDEFGHI aangetoon op plan LIS 2159, geag word as nie nodig vir die voorsiening van die minimum vlak van basiese munisipale dienste nie; en
 - ii) Die Raad bevestig dat die billike markwaarde van die bate wat in (a)(i) beskryf is, en die ekonomiese en gemeenskapswaarde wat in ruil vir die bate beskryf in (a)(i) verkry sal word, oorweeg is;

- b) Ingevolge regulasie 5(1)(b) van die regulasies oor die oordrag van munisipale bates (R.878, gepromulgeer op 22/08/2008) (MATR), die Raad die vervreemding van restant erf 34924 Khayelitsha, soos beskryf in (a)(i) hierbo, in beginsel goedkeur;
- c) Enige wins of verlies vir die munisipaliteit as gevolg van die oordrag van die bate beskryf in 7(a)(i), ingesluit word by die munisipaliteit se aansuiweringsbegroting (artikel 28 en 87 van die MFMA, Wet 56 van 2003) indien daar nie in die goedgekeurde jaarlikse begroting daarvoor begroot is nie.

IZINDULULO

(LSU L2652)

Aziqunyaziswanga: isiqqibo seseBhunga

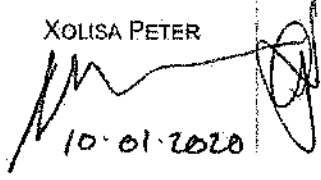
Kundululwe ukuba:

- a) Ngokwecandelo-45(2)(a) loMthetho ongobuRhulumente boMmandla ongoLawulo lweziMali zikaMasipala (MFMA) ongunomb.56 wango-2003:
- i) IBhunga malithabathe isiqqibo sokuba intsalela yesiza-34924, esise Makabeni Road, eKhayelitsha, esibukhulu obumalunga nama-2 693 m² esicandwe njengommandla-2 ongowoLuntu, esibonakaliswe ngoonobumba abakhulu abangu-ABCDEFGH kwiplani engu-LIS 2159, asifuneki nganto ukubonelela ngomlinganiselo othile weenkondo ezingundoqo zikamasipala; kwakhona
 - ii) IBhunga maliqinisekise ukuba kuye kwathathelwa ingqalelo ixabiso lobulungisa lasemakethi njengoko lichazwe ku-(a)(i) nexabiso lezoqoqosho neloluntu eliyakuthi lifumaneke ngokutshintshelwana kweempahla ezicaciswe ku-(a)(i);
- b) NgokoMigaqo-5(1)(b) yeMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama-22 kweyeThupha 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kwentsalela yesiza-34924, esiseKhayelitsha, njengoko kucacisiwe ku-(a) (i) ngentla apha;
- c) Nayiphina inzuzo okanye ilahleko eyenzeke kumasipala ngokujoliswe kutshintshelo lwempahla ecaciswe ku-7(a)(i), mayiqukwe kulungelelwaniso lohlahlo-lwabiwo-mali lukamasipala (amacandelo-28 no-87 oMthetho ongoLawulo leziMali zikaMasipala ongunomb.56 wango-2003), ukuba ayibhajethelwanga kuhlalo-lwabiwo-mali lonyaka oluphunyeziweyo.

8. ANNEXURES

Annexure A	:	Disposal Plan LIS 2159
Annexure B	:	Site Photographs
Annexure C	:	Copy of Desktop Valuation Report
Annexure D	:	Copy of Technical Investigation Control Sheet
Annexure E	:	Proof of support by the Area District Planner (TOD Assessment Office)
Annexure F	:	Copy of comment from Ward Councillor

FOR FURTHER DETAILS CONTACT:

NAME	THULANI MADIKANE	CONTACT NUMBER	(021) 400 3251
E-MAIL ADDRESS	THULANI.MADIKANE@CAPETOWN.GOV.ZA		
DIRECTORATE	ECONOMIC OPPORTUNITIES & ASSETS MANAGEMENT	FILE REF NO	14/3/4/3/1671/A37
SUBCOUNCIL	10	WARD COUNCILLOR	XOLISA PETER
SIGNATURE	MANAGER : PROPERTY ACQUISITIONS AND DISPOSALS	ANDRÉ HUMAN	 10.01.2020

**ACTING DIRECTOR: PROPERTY MANAGEMENT IN HIS CAPACITY AS EXECUTIVE
DIRECTOR: ECONOMIC OPPORTUNITIES AND ASSET MANAGEMENT** *NOMINEE.*

NAME *Will Anderson* COMMENT:

DATE *2020-01-10*

SIGNATURE 

MANAGER: SUBCOUNCIL 10

NAME ALD MANDLENKOSI SITONGA COMMENT:

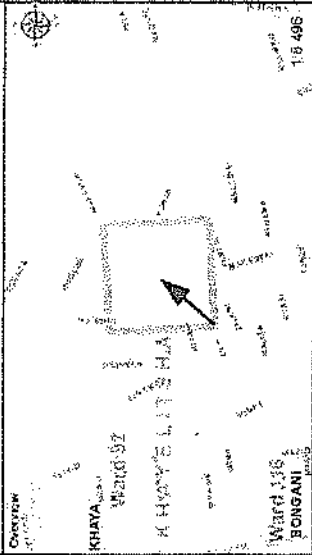
DATE:

SIGNATURE

Annexure A

Copy of Disposal Plan LIS 2159

PROPERTY DISPOSALS KHAYELITSHA - ERF 34924-RE KHAYA



Legend:

- Disposal Area
- Historical Projects [Legacy]
- Electric Substations
- Streetlight
- Water - Underground Cables
- Water - Hydrants Retention
- Water - Valves Retention
- Water - Mains Retention
- Sewer - Connections Line
- Sewer - Manholes
- Sewer - Mains Retention
- STW - Mafica
- Catchpit
- STW - Pops

Notes:

- 1) The figure ABCDEFGHI represents a registered remainder of ERF 34924 KHAYELITSHA, in extent of 2693.33 m². Zoning Scheme: Community 2 : Regional owned by City Of Cape Town.
- 2) Title Deed No. T 62183/2017.
- 3) Servitude needs to be created over Sanitation utilities.
- 4)
- 5)

Ward Number: 92, Subcouncil: 10

Scale: 0 5 10 15 20 25 30 35 40 45 50
Meters

Drawn By: RUVENNE WILLIAMS
Date: 27 May 2019
Project: 27 01 21 400 4578

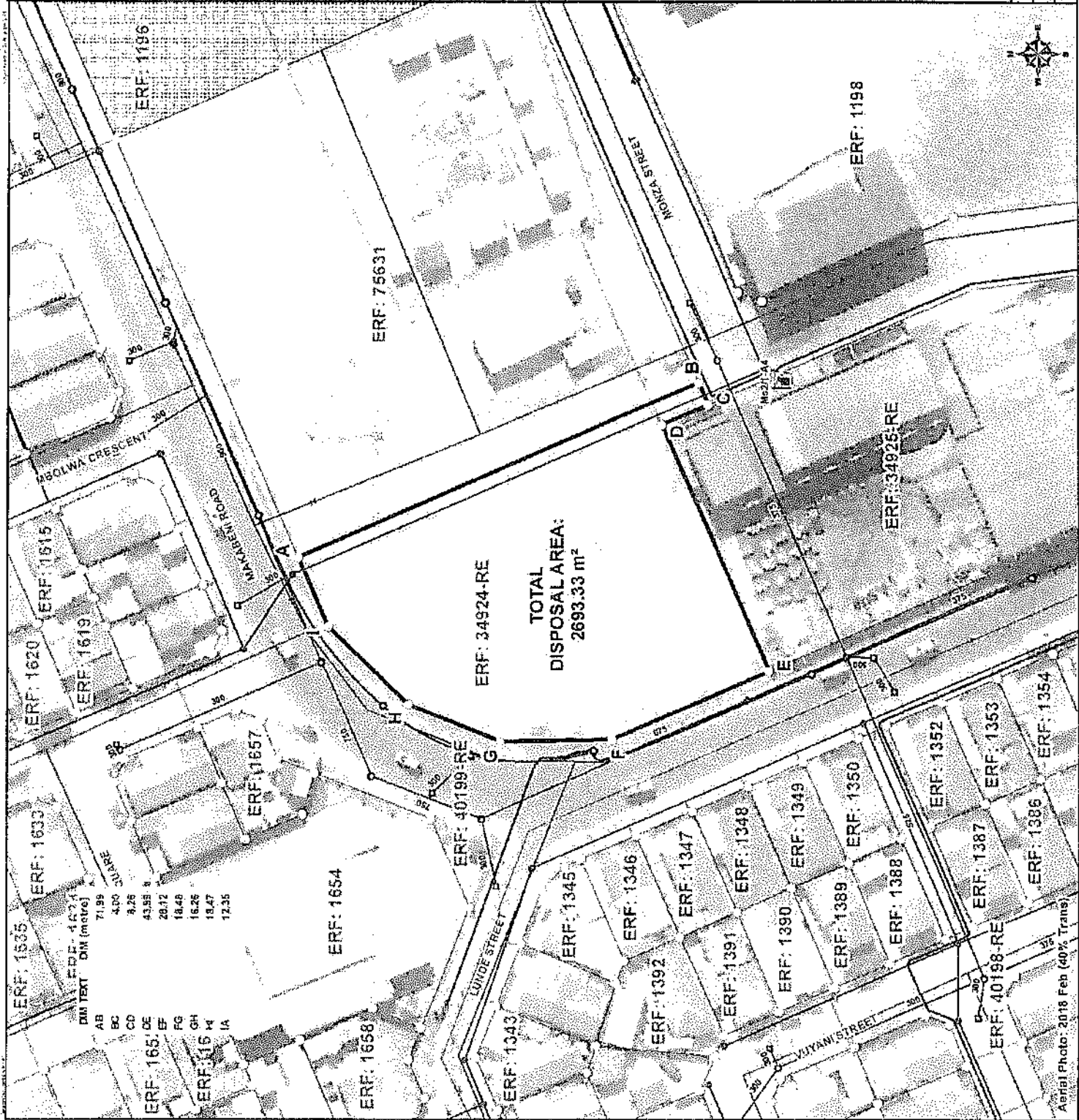
City Of Cape Town Metropolitan Municipality
Property Management GIS and Surveys
City of Cape Town
Cape Town
2019

CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Project Manager: ILSE SEPTEMBER

Drawn By: LIS 2159

HO 1413/43/1671/A37

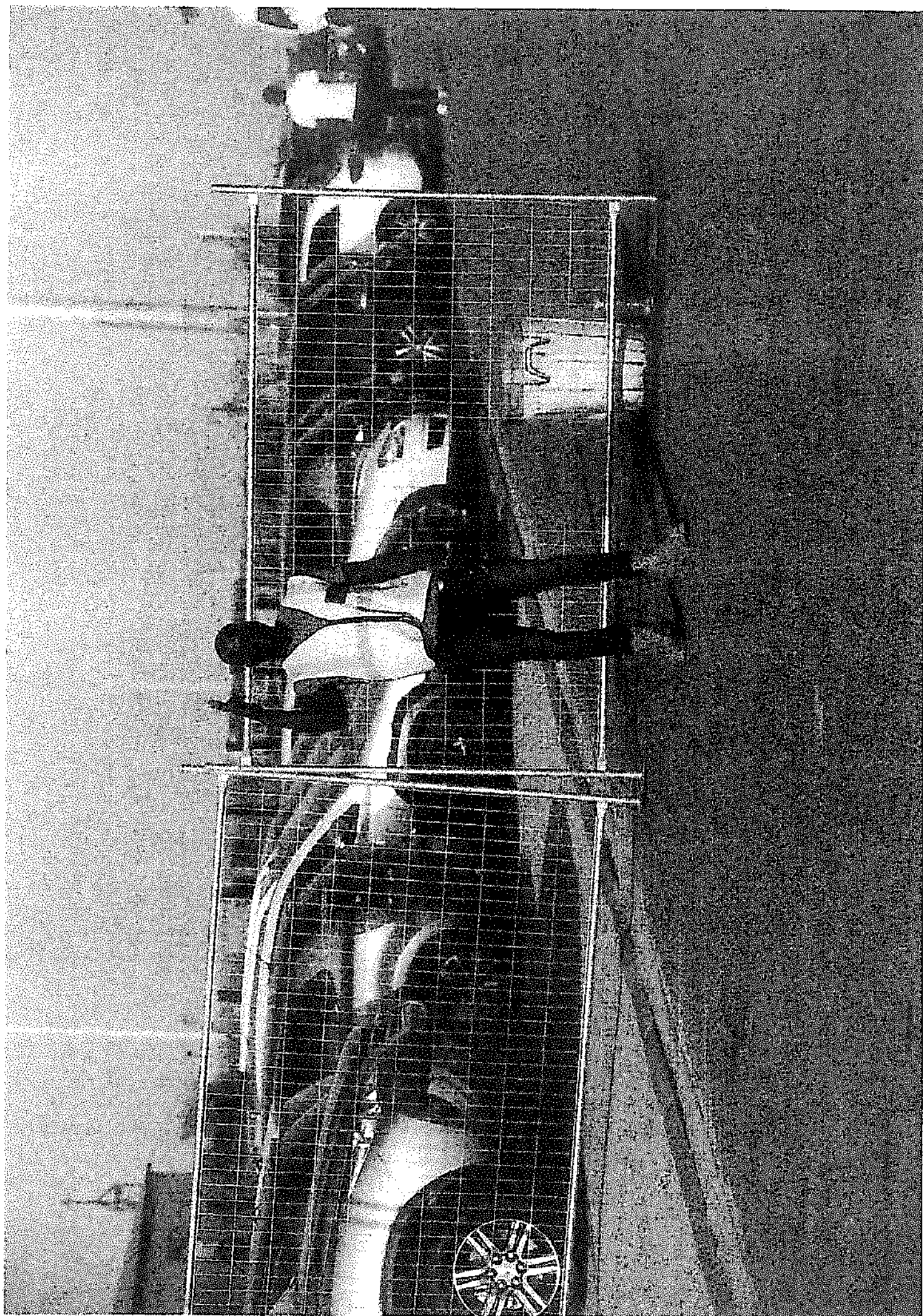


Aerial Photo: 2018 Feb (40% Trans)

Annexure B

Site Photographs







Annexure C

Copy of Desktop Valuation Report



DATE	2019-06-03
TO	Head: Optimisation and Rationalisation
ATTENTION	Godfrey van Wyk

VALUATION REPORT

DESKTOP MARKET VALUATION OF REMAINDER ERF 31924 KHAYELITSHA, REQUIRED FOR AUTHORITY TO ADVERTISE AND/OR IN-PRINCIPAL APPROVAL

1. Brief and Background

We were requested by Godfrey van Wyk, Head: Optimisation & Rationalisation, to determine the market value of Remainder Erf 34924 Khayelitsha (hereafter 'the subject property'), a CO2 zoned, vacant corner site measuring 2 694m², located at 31A Makabeni Road, Khaya, Khayelitsha. The valuation is required in order to obtain authority to advertise and/or in-principle approval.

We were informed by Thulani Madikane, SPO: Optimisation & Rationalisation, that the process was initiated by the neighbouring tenant, Rands, who runs an events company and often uses the property for parking for events. In fact, the latter firm has already fenced the subject property for this purpose. The idea is that the subject property will eventually be rezoned to GB1.

2. Date of Valuation

2019-07-31

3. Date of Inspection

A physical inspection was not deemed necessary at this stage of the disposal process, although we did make use of aerial photos and other imagery.

4. Caveats

The reader should note the following:

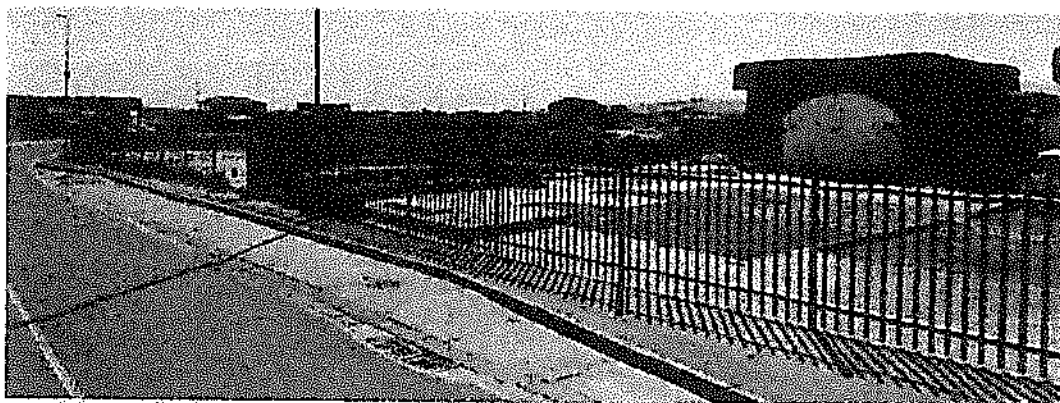
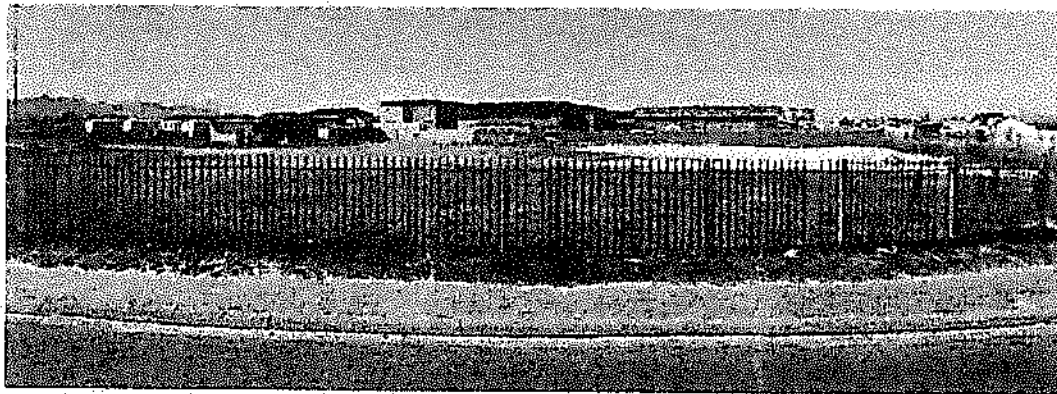
- (i) The valuation is for internal requirements only and must not be made available to the public without prior written consent from the Head: Market Valuations.
- (ii) All values in this report exclude VAT or transfer duty.
- (iii) This report has been prepared in conformity with recognized standard procedure regarding the disposal of City property.

- (iv) This is a desktop valuation and therefore for indicative purposes only. A more comprehensive valuation should be requested *before* sale/transfer.

5. Salient information

The most relevant property information is listed in **Table 1**.

Table 1: Salient information of the subject property	
Description	Remainder Erf 34924 Khayelitsha
Address	31A Makabeni Road, Khaya, Khayelitsha
Owner	City of Cape Town
Zoning	CO2 (current) GB1 (proposed)
Site extent	2 694m ² (DeedsWeb)
Improvements	Vacant, level and unfenced site.
GV2018	R1,00 (i.e. it was not valued as it's City owned and CO2 zoned)
Branch Comments	No Branch comments were received and hence we assume that there are not objections to the site being sold and not encumbrances that we are not aware of.



6. Method of Valuation

The comparable sales method was applied, which entails the following steps:

- Identifying recent sales transactions of similar properties in the same neighbourhood (or further afield if need be) for which information is available.
- Comparing the comparable properties' value-forming characteristics with those of

C:\Users\ppendlebury\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\0KQ7S
NOL\0603_Desktop_Rem Erf 34924 Khayelitsha_D.docx

- the subject property, viz. location, stand size, etc.
- o Adjusting the sales price of the comparable properties for effluxion of time between their sales dates and valuation date.
- o Deducting the value of the subject property after taking due cognisance of all incomparable characteristics and their potential influence on the sale's price.

7. Approach to Valuation

We were tasked with determining the market value of the subject property, which is defined by International Valuation Standards Committee (IVSC) as:

The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion.

Implicit in the market value of a property is the notion of highest and best use, which the IVSC defines as:

The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

8. Conclusion

We considered sales in the immediate vicinity and also further afield in similar submarkets and, based on the latter evidence, as well as recent valuations conducted in similar areas, are of the opinion that the market value is in the order of **R1 600 000 (excluding VAT)**.

Importantly:

- i. This is a desktop valuation that is for indicative purposes and hence should not be used for purposes of transacting, in which case a more comprehensive analysis will be undertaken. Notwithstanding the above and to allow for the efflux in time the following escalation and validity period should apply:
 - a. The transfer price shall escalate at 8% per annum compounded annually on a pro rata basis commencing 6 months after date of valuation (i.e. as from 2020-02-01) until date of registration.
 - b. The market value is to be reassessed if the transaction is not approved by the relevant decision making authority of Council within 18 months from date of valuation (i.e. by 2021-02-01).
- ii. This valuation assumes that the subject property is already zoned in accordance with its highest and best use, that is GB1.



Garth Johnson
Principal Professional Valuer



Paul Pendlebury
Head: Market Valuations

2019-07-23

Annexure D

Copy of Technical Investigation Control Sheet



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Economic Opportunities and Assets Management
PROPERTY MANAGEMENT
OPTIMISATION AND RATIONALISATION

Ilse September
Clerk:

E: Ilse.September@capetown.gov.za
File ref:

2018/09/25

TECHNICAL INVESTIGATION CONTROL SHEET

PROPERTY	ERF 34924, Khayelitsha
Extent	+ - 2693 m ²
Zoning	Community 2
Title Deed No.	
Disposal Plan No.	592606
Date comments requested	15.04.2019
Closing date for comments	06.05.2019

Department	Official	Response received Date	Comments
TDA: DEVELOPMENT MANAGEMENT	Charles Rudman		No objection
TDA: ASSET MANAGEMENT AND MAINTENANCE	Yolisa Mpendulo		No objection
TDA: URBAN INTEGRATION	Lutz De Wet		No objection

CIVIC CENTRE IZIKO LOJUNTU BURGERSENTRUM
12 HERTZOG BOULEVARD CAPE TOWN 8001 P O BOX 298 CAPE TOWN 8000
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TDA: IMPACT ASSESSMENT & DEVELOPMENT CONTROL	Bill Jones		The Department: Transport supports the proposal to dispose of a portion of erf 34924, Khayelitsha (measuring +- 2693 m²)
TDA: URBAN INTEGRATION SUSTAINABLE URBAN MANAGEMENT	Mervyn August Shanaaz Soeker		The surrounding areas are dominantly used for residential activities, which mainly consist of single dwelling units. The site is surrounded by various land uses include public facilities within walking distance. The site is considered to small, however, subject to feasibility BNG units can be allocated to the site
TDA: BUILT ENVIRONMENT MANAGEMENT INFRASTRUCTURE MANAGEMENT & INVESTMENT	Glenwin Sampson	26.04.2019	<p>With reference to the CIP 2017-22 and the approved Public Right of Way / Road Network Plan (2017), The Conceptual Design & Planning Branch of TDA: Urban Catalytic Investment has no objection to the disposal of Erf 34924re, Khayelitsha as the property is not required for future road network improvements.</p> <p>We request that, with reference to the approved Integrated Public Transport Network Plan (IPTN) (May 2014) vide C59/06/14, TDA, Systems Planning and Modelling comments also be obtained with regards to possible use of the property for future public transport infrastructure.</p>
ENVIRONMENTAL MANAGEMENT ENVIRONMENT AND HERITAGE MANAGEMENT	Azanne Van Wyk/ Johan Van Wyk	16.04.2019	As no heritage resources will be affected by the proposed sale of the Remainder of Erf 34924 Khayelitsha (measuring ± 2693 m² in extent), the Heritage Section of the Environment & Heritage Management Branch has no objection to the proposal
	Alexander Forbes	16.04.2019	The Environmental & Heritage Management Branch – Environment Section does not require the said property to render our services

BUILT ENVIRONMENT INTEGRATED TRANSPORT IMPLEMENTATION	Barrie Barnard		No objection
ENVIRONMENTAL MANAGEMENT COASTAL MANAGEMENT	Greg Oelofse		No objection
FINANCE	Danie Malan		No objection
SOCIAL SERVICES SOCIAL DEVELOPMENT & EARLY CHILDHOOD DEVELOPMENT (SDECD)	Chantal Michaels	16.04.2019	SD&ECD has no objection to the proposed sale of remainder 34924, Khayelitsha, subject to the sale of the land being in line with the City's by-law and policies
SOCIAL SERVICES CITY HEALTH	Lena Stofile / Sisanda Matwetwe		This department has no objection to the approval of the abovementioned application
SOCIAL SERVICES PLANNING AND DEVELOPMENT & PMO	Leeroy May Bradley Burger		No objection
SAFETY AND SECURITY FIRE SERVICES	Ian Schnetler	16.04.2019	No objections from Fire and Rescue
SAFETY AND SECURITY LAW ENFORCEMENT, TRAFFIC & CO- ORDINATION LAW ENFORCEMENT SERVICES	Shaun Graham Smith	17.04.2019	No objection to sale of land
SAFETY AND SECURITY LAW ENFORCEMENT, TRAFFIC & CO- ORDINATION TRAFFIC SUPPORT SERVICES: TRAFFIC	Stanley Rothman	16.04.2019	This Branch, from a traffic management point of view, has no objection to the proposed land lease. No services will be affected and no conditions to be imposed. No future traffic flow influences, however the rules and regulations of the road must be adhered to at all times

AREA BASED SERVICE DELIVERY	Ernest Sonnenberg		No objection
AFM: FACILITIES MANAGEMENT CENTRALISED FACILITIES MANAGEMENT AND MAINTENANCE PLANNING	Ronelle Meyer		No objection
AFM PROPERTY MANAGEMENT PROPERTY HOLDING	Donavan Geysman		No objection
PROPERTY TRANSACTION MANAGEMENT	Samuel Mukoni/ Jaffa Nabilah	23.04.2019	Please be advised that Property Transaction Management of Property Management Department has no objection to the proposed sale of remainder Erf 34924, Khayelitsha
AFM PROPERTY MANAGEMENT IMMOVABLE PROPERTY PLANNING	Deidre Khan	10.05.2019	The subject property has not been subject to an immovable property asset management performance assessment. IPP has no objection to the disposal of the subject asset
AFM: PROPERTY MANAGEMENT TRANSVERSAL REAL ESTATE SERVICES	Andile Langalibalele		No objection
ESKOM	Tony Parks		No objection
ENERGEY: ELECTRICAL GENERATION AND DISTRIBUTION ENGINEERING	Ismail Jefferies/ Michelle Dippenaar		No objection
INFORMAL SETTLEMENTS WATER AND SANITATION ALL BRANCHES	Chwayita Macakali Pamella Mshweshwe	30.04.2019	The Department of Water and Sanitation has not identified any intended use for the abovementioned property

CORPORATE SERVICES	Thembelani Mangena Wallied Taliep		
INFORMAL SETTLEMENTS: WATER AND WASTE SERVICES INFORMAL SETTLEMENTS AND BACKYARDS INFORMAL SETTLEMENTS ENGINEERING SERVICE	Susan Groenewald		No objection
INFORMAL SETTLEMENTS: WATER AND WASTE SERVICES SOLID WASTE MANAGEMENT	Rosina Lesoeta Chantel Erlank	24.04.2019	The Solid Waste Department has NO OBJECTION with the Application from the Property Management Department for the: PROPOSED SALE OF REMAINDER OF ERF 34924, KHAYELITSHA
TELKOM SA LTD	SkippJE1@telkom.co.za		No Comment / Non responsive
		SPECIAL CONDITIONS	

Annexure E

Proof of Support by the Area District Planner (TOD Assessment Office)

Thulani Madikane

From: Thulani Madikane
Sent: Wednesday, 11 September 2019 10:56
To: Lutz De Wet
Subject: RE: Proposed Disposal of Erf 34924-RE, Khayelitsha

Noted.

Kind regards

Thulani Madikane

Project Manager: Optimisation and Rationalisation – Property Management
Economic Opportunities and Assets Management

13th floor, 4 Bay, Administrative Civic Centre, 12 Herzog Boulevard, Foreshore, CAPE TOWN
Tel: (021) 400 3251 | **E-mail:** Thulani.Madikane@capetown.gov.za | **Web:** www.capetown.gov.za
[CCT Contacts](#) | [CCT Media and News](#) | [Report a fault](#) | [Account Queries](#) | [Water Restrictions](#)



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

From: Lutz De Wet
Sent: Wednesday, September 11, 2019 10:09 AM
To: Thulani Madikane
Subject: RE: Proposed Disposal of Erf 34924-RE, Khayelitsha

Good day Thulani

Thank you for the SDP.

You can proceed with the disposal with support from Spatial Planning & Design.

Kind regards.

LUTZ DE WET

Professional Officer: Urban Planner
Spatial Planning and Environment Directorate

From: Thulani Madikane <Thulani.Madikane@capetown.gov.za>
Sent: Monday, September 9, 2019 7:53 AM
To: Lutz De Wet <Barend.DeWet@capetown.gov.za>
Cc: Luka Dreyer <Luka.Dreyer@capetown.gov.za>; Nigel Titus <Nigel.Titus@capetown.gov.za>; Godfrey Van Wyk <Godfrey.VanWyk@capetown.gov.za>
Subject: FW: Proposed Disposal of Erf 34924-RE, Khayelitsha
Importance: High

Annexure F

Copy of Comment from Ward Councillor

Thulani Madikane

From: Xolisa Peter
Sent: Friday, 11 October 2019 14:57
To: Thulani Madikane
Subject: RE: NOTICE RE: PROPOSED SALE OF REMAINDER ERF 34924 AND A PORTION OF REMAINDER ERF 793, KHAYELITSHA

Afternoon Thulani

Noted and agreed.

Regards
Xolisa Peter

From: Thulani Madikane <Thulani.Madikane@capetown.gov.za>
Sent: Friday, 11 October 2019 12:25 PM
To: Patrick Mngxunyeni <Patrick.Mngxunyeni@capetown.gov.za>; Xolisa Peter <Xolisa.Peter@capetown.gov.za>; Mandlenkosi Sitonga <Mandlenkosi.Sitonga@capetown.gov.za>; Letitia Ruth Williams <LetitiaRuth.Williams@capetown.gov.za>; Subcouncil 10 <Subcouncil.10@capetown.gov.za>
Subject: NOTICE RE: PROPOSED SALE OF REMAINDER ERF 34924 AND A PORTION OF REMAINDER ERF 793, KHAYELITSHA
Importance: High

Dear Cllr Mngxunyeni, Cllr Peter, Ald. Sitonga and Mrs Williams

Notice is hereby given that the City of Cape Town intends to sell the abovementioned two (2) properties to the adjoining and adjacent businesses, being Randz and Kwa-Ace respectively, for parking purposes.

Remainder Erf 34924 is located at Makabeni Road and is approximately 2693 m² in extent while the portion of Remainder Erf 793 is situated at the corner of Phakamani Road and approximately 1000 m².

Town Planners have been appointed to rezone the two properties for the purposes of private parking.

The intended sale of the two properties has further been advertised in the Argus, Die Burger and City Vision and for public comments and no objections were received.

Two reports in the above regard will soon serve before Subcouncil 10 for comments.

Attached please the copy of advertisements including the aerial photographs indicating the locality of the two properties.

Kind regards

Thulani Madikane

Project Manager: Optimisation and Rationalisation – Property Management
Economic Opportunities and Assets Management

13th floor, 4 Bay, Administrative Civic Centre, 12 Hertzog Boulevard, Foreshore, CAPE TOWN
Tel: (021) 400 3251 | **E-mail:** Thulani.Madikane@capetown.gov.za | **Web:** www.capetown.gov.za
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