



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

SUBCOUNCIL 24
SUBRAAD 24
IBHUNGA 24
Acknowledgement Receipt
Erken Ontvangs
Isiqinisekiso sokutunyaneka

Date/Datum/Timela: 06/05/2019

Signature/Handtekening/Utyikityo: [Signature]

REPORT TO SUBCOUNCIL 24

- 1 ITEM NUMBER **24SUB 32/5/2019**
- 2 RESERVATION OF A PORTION OF STELLENBOSCH FARM 794
PORTION 37: DEPARTMENT ELECTRICITY GENERATION AND
DISTRIBUTION

RESERVERING VAN 'N GEDEELTE VAN STELLENBOSCH-PLAAS 794,
GEDEELTE 37: DEPARTEMENT ELEKTRISITEITSVERSPREIDING EN -
OPWEKKING

UKUBEKELWA BUCALA KWESIQEPHU SEFAMA YASE-STELLENBOSCH
ISIQEPHU ESINGU-794: KULUNGISELELWA ISEBE LEZOKUVELISWA
NOKUNIKEZELWA KOMBANE

K4063
PTMS NO: 130005653
File Ref No: H14/3/12/2/47
(Category 9)

3 DELEGATED AUTHORITY

- ☒ The report is for comment by Subcouncil to the competent authority in terms of Part 24, Delegation 10(3).
- ☐ In terms of Part 34 Paragraph 2(5) of the Council's System of delegations and as subdelegated by the Executive Director: Economic Opportunities & Asset Management authorises the Director: Property Management:

"To reserve property for municipal purposes."

- ☐ Final decision lies with Director: Property Management.

4 EXECUTIVE SUMMARY

This report is submitted in terms of Section 17 of the Policy on the Management of Certain of the City of Cape Town's Immovable Property to the Director: Property Management to consider the following application for the reservation of municipal land:

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Reservation Category

		Mark X
1	New Reservation (New project/ Operational requirements)	X
2	Amendment to an existing Reservation	
3	Reservation Benefit Transfer (Consensual handover between Departments)	

Application Summary:

Applicant	Directorate:	ENERGY AND CLIMATE CHANGE		
	Department:	ELECTRICITY GENERATION AND DISTRIBUTION		
	Branch:	ENGINEERING		
Responsible Official	JOHANETTE VAN DER MERWE			
Director	LESLIE RECONTRE			
Land applied for	PORTION OF STELLENBOSCH FARM 794 PORTION 37			
LP Key	440457			
Location	OLD PAARDEVLEI ROAD, SOMERSET WEST			
Extent reserved:	APPROXIMATELY 12 530 M ²			
Current Zoning	RISK INDUSTRIAL			
Current Usage	VACANT			
Proposed Project/ Usage	BUILDING OF A HIGH VOLTAGE SWITCHING STATION TO SUPPLY ELECTRICITY TO PAARDEVLEI AND THE SURROUNDING AREAS OF SOMERSET WEST			
TOD Assessment	Cat 1 – TOD	N/A	Cat 1	
	Based on the TOD (Transit Oriented Development) strategic screening of the proposed erf to be disposed of, the subject property was found to have no TOD potential (also known as Category 1 in terms of the TOD Land Disposal Assessment Process) and did not meet the minimum TOD criteria due to its size, lack of consolidation potential and/or locational characteristics relevant to the City's TOD Strategic Framework.			
	Potential Cat 2 & 3			
	Deemed to have potential in terms of Key Objectives therefore a detailed assessment in terms of the TOD Land Disposal Assessment Process was requested.			
	Date submitted to TDA:			
	Date TDA Comment Received:			
	TDA Comment Attached:		Annexure	
Property Management Comment on TOD Assessment	N/A			
Recommendation:	Approve	X	Decline	

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5 GENERAL INFORMATION REGARDING THE RESERVATION OF CITY LAND

In terms of Clause 17 of the Policy on the Management of Certain of the City of Cape Town's Immovable Property, land required by line departments for municipal purposes needs to be officially applied for by, and reserved for the subject department, after which process they will become accountable for the property. "Accountability" means the responsibility for use, management and control of an immovable property asset including but not limited to operations, relationship management, security, maintenance, budgeting, income and expenditure management and performance reporting.

Immovable Property Asset User Directorates and Departments must:

- 1) Use immovable property assets for purposes reserved;
- 2) Inform the Property Management Department of any changes in use and attributes of immovable property assets that might impact on the data in IPAR and the integrity thereof;
- 3) Embrace accountability for immovable property assets and performance;
- 4) Use, manage and control immovable property assets in an economic, efficient, and effective (and compliant) manner;
- 5) Engage Property Management Department as Custodian in the execution of activities and responsibilities pertinent to the management of immovable property assets;
- 6) Participate actively in the implementation and operation of the IPAMF by accurately recording performance data, collaborating with Custodian on development and execution of portfolio strategies and business plans;
- 7) Ensure establishment and capacitation of the roles of Department Representative and Departmental Assessors in support of the Immovable Property Asset Management Framework implementation;
- 8) Accept full responsibility for the management and maintenance of the reserved land and building/s erected thereon, including maintenance, utility consumption, security and insurance;
- 9) Obtaining and complying with the Land-use, Fire & Safety, Occupational Health or any other related legislative or regulatory requirements that might be applicable to the utilization of the property; and
- 10) Is authorized to initiate Agreements, if required, subject to compliance with the Municipal Asset Transfer Regulations, Supply Chain legislation as well as the Council's System of Delegations.

6 RECOMMENDATIONS FOR CONSIDERATION AND COMMENT BY THE RELEVANT SUBCOUNCIL

It is recommended that a portion of Stellenbosch Farm 794 portion 37 situated at Paardevlei, Somerset West, in extent approximately 12 530 m² and as indicated as ABCDEF on Plan ET 761 attached as Annexure "A", be reserved for the Electricity Generation and Distribution Department, subject to the following conditions, that:

- a) The subject property shall be utilised for the purpose of a high voltage switching station to supply electricity to Paardevlei and the surrounding areas of Somerset West only;
- b) The Electricity Generation and Distribution Department take responsibility for the required land use processes, as well as compliance with any related legislation;
- c) The said Department accept full responsibility for the management and maintenance of the land and any structure to be erected thereon, including maintenance, utility consumption, security and content insurance, as is applicable;
- d) All costs related to the above be provided for by the Electricity Generation and Distribution Department.

AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

Daar word aanbeveel dat 'n gedeelte van Stellenbosch-plaas 794, gedeelte 37, geleë te Paardevlei, Somerset-Wes, ongeveer 12 530 m² groot en soos aangetoon as ABCDEF op plan ET 761 aangeheg as bylae "A", vir die departement elektrisiteitsverspreiding en -opwekking gereserveer word, onderworpe aan die volgende voorwaardes, naamlik dat:

- a) Die betrokke eiendom slegs vir die doel van 'n hoëspanning-skakelstasie vir die voorsiening van elektrisiteit aan Paardevlei en die omliggende gebiede van Somerset-Wes gebruik word;
- b) Die departement elektrisiteitsverspreiding en -opwekking verantwoordelikheid aanvaar vir die vereiste grondgebruikprosesse, asook nakoming van enige verwante wetgewing;
- c) Die gemelde departement volle verantwoordelikheid aanvaar vir die bestuur en instandhouding van die grond en enige struktuur wat daarop opgerig sal word, insluitende instandhouding, nutsdiensverbruik, sekuriteit en versekering van die inhoud, soos van toepassing;
- d) Alle koste verbonde aan die bogenoemde deur die departement elektrisiteitsverspreiding en -opwekking voorsien word.

IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO

Kundululwe ukuba isiqephu seFama yase-Stellenboschengu-794 isiqephu-37 esikwi- Paardevlei, e-Somerset West, esibukhulu obumalunga ne-12 530 m² nesibonakaliswe ngoonobumba anakhulu u- ABCDEF kwiplani engu-ET 761 eqhotyoshelwe kwisihlomelo-A, masibekelwe bucala, kulungiselelwa iSebe lezokuVeliswa nokuNikezelwa koMbane, ngokuxhomekeke kule miqathango ilandelayo, yokuba:

- a) Ipropati le ichaphazelekayo kufuneka isetyenziselwe umbandela wesitishi sesivulo sombane okwiqondo eliphezulu ukuze kubonelelwe ngombane kwi-Paardevlei nakwimimandla kuphela ekufutshane ne-Somerset West;
- b) ISebe lezokuVeliswa nokuNikezelwa koMbane malithabathe uxanduva ngokujoliswe kwiinkqubo ezifunekayo zosetyenziso lomhlaba kunye nokuthotyelwa kwawo nawuphina umthetho onxulumene noko;
- c) ISebe elisele likhankanyiwe malamkele uxanduva ngokupheleleyo lolawulo nononotshelo lomhlaba naso nasiphina isakheko esiyakuthi sakhiwe, kuquka unonotshelo, usetyenziselo uncdo, ukhuseleko ne-inshorensi njengoko kufanelekile;
- d) Zonke iindleko ezimalunga noku kungentla, kufuneka zibeluxanduva leSebe lokuVeliswa nokuNikezelwa koMbane.

7 BACKGROUND/MOTIVATION:

Stellenbosch Farm 794 portion 37 (portion of area known as Paardevlei) was transferred in the name of the City of Cape Town on 19 October 2015.

The Department: Electricity Generation and Distribution has identified the need for a high voltage switching station to supply electricity to the larger Paardevlei area as well as parts of Somerset West and the property as per Plan ET 761 was identified as suitable for the purpose.

8 DISCUSSION

The application received for the reservation of portion of Stellenbosch Farm 794 portion 37 was duly advertised to the services departments for comments and no objection has been received.

There is thus no objection to the reservation being approved.

9 COMMENTS FROM THE SERVICE BRANCHES

The application was circulated to the service branches, and no objections were received, subject thereto the following conditions complied with:

DIRECTORATE/DEPARMENT	
Spatial Planning & Environment	
Development Management Jurgen Neubert ((021 444 4624)	SUPPORTED
Departmental Comment	
All legislative requirements to be met, i.e. application to be made for subdivision and rezoning	
Spatial Planning & Environment	
Urban Design Azanne van Wyk (021 850 4094)	
Departmental Comment	
Cannot comment due to staff shortage	

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Spatial Planning & Environment	
Urban Catalytic Investments Neil Eybers (021 400 3605)	SUPPORTED
Departmental Comment	
No comment	
Transport	
Impact Assessment & Development Control Zimasa Matho (021 444 9521)	SUPPORTED
Departmental Comment	
Access road off Paardevlei road to the proposed substation	
Water & Waste	
Water and Sanitation Tony Wallendorf (021 444 1239)	SUPPORTED
Departmental Comment	
No comment	
Economic Opportunities & Asset Management	
Immovable Property Planning Kelly Julie (021 400 1016)	SUPPORTED
Departmental Comment	
No comment	
Telkom	
Candice Spammer (021 414 5582)	SUPPORTED
Departmental Comment	
Optic fibre cables are affected – please contact Melt van As on 021 852 1717 or 081 363 7873 at least 48 hours prior to commencement of any work	
Eskom	
Toni Parkes (021 980 3919)	SUPPORTED
Departmental Comment	
Comments as per annexure B	

10 VALUATION

Not applicable.

11 CONSTITUTIONAL AND POLICY IMPLICATIONS

Council's policy relating to the Management of Certain of the City of Cape Town's Immovable Property permits the reservation of immovable property for other departments.

12 FINANCIAL IMPLICATIONS

Funding for the required land-use process and maintaining the facility will be provided for by the Electricity Generation and Distribution Department.

13 LEGAL IMPLICATIONS

None

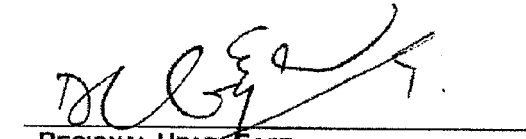
14 ANNEXURES

ANNEXURE A: ET761

ANNEXURE B: ESKOM'S COMMENTS

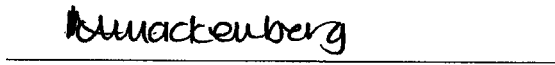
FOR FURTHER DETAILS CONTACT:

NAME	ANNEKE KLUE
CONTACT NUMBERS	021 444 4613
E-MAIL ADDRESS	ANNEKE.KLUE@CAPETOWN.GOV.ZA
DIRECTORATE	ECONOMIC OPPORTUNITIES & ASSET MANAGEMENT
FILE REF NO	H14/3/4/12/2/47


REGIONAL HEAD: EAST
NAME DONAVON GEYSMAN

Comment:

Supporting


MANAGER : PROPERTY HOLDING
NAME RACHEL SCHNACKENBERG
DATE 17-04-2019

Comment:

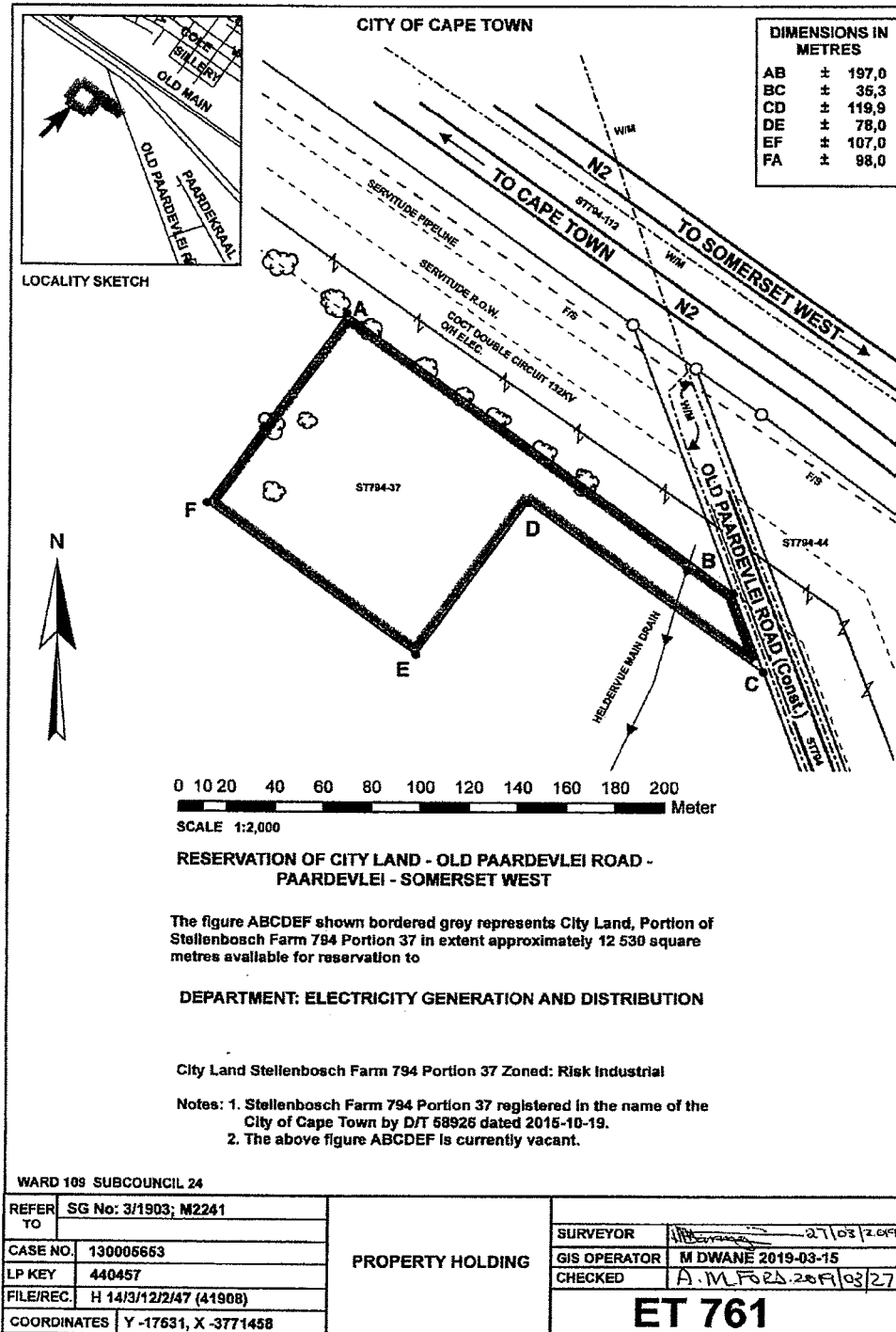

DIRECTOR : PROPERTY MANAGEMENT
NAME RUBY GELDERBLOEM
DATE 2019-04-25

- ☐ APPROVED
☐ REFUSED
☐ REFERRED BACK

Comment:

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ANNEXURE A



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ANNEXURE B

H14/3/12/2/47

F(6A)



CITY OF CAPE TOWN
PROPERTY MANAGEMENT

Date:
28.02.2019

Enquiries:
Toni Parkes
Tel 021 980-3919

Toni.parkes@eskom.co.za

Good day

WAYLEAVE APPLICATION: RESERVATION OF LAND, FARM 794/37, C/O OLD PAARDEVLEI
ROAD, SOMERSET WEST

OUR REF: 00501/19
YOU REF: 130005653

I refer to your application dated 19 February 2019

This application is in close proximity to Eskom 66kv overhead power lines.

I hereby inform you that Eskom approves the proposed work indicated on your drawing in principle subject to the following. This approval is valid for 12 months only, after which reapplication must be made if the work has not yet commenced.

- a) The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
66kV	11.0 m

- b) No construction work may be executed closer than 6 (six) metres from any Eskom structure or structure-supporting mechanism.

- c) No work or no machinery nearer than the following distances from the conductors:

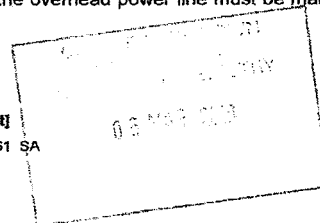
Voltage	Not closer than:
66kV	3.2 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.

- e) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:

Distribution Division - Western Region [Land Development]
Western Region
Eskom Road, Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30



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