



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

**REPORT TO SUBCOUNCIL 10**

**25 NOVEMBER 2019**

CC24057

**1 ITEM NUMBER**

**2 SUBJECT:**

**GRANTING OF IN-PRINCIPLE APPROVAL: PROPOSED TRANSFER OF ERF 30165, 26 MLONJI STREET, ILITHA PARK, KHAYELITSHA BY MEANS OF A COMPETITIVE PROCESS.**

**2 ONDERWERP:**

**TOESTAAN VAN BEGINSELGOEDKEURING: VOORGESTELDE OORDRAG VAN ERF 30165, MLONJISTRAAT 26, ILITHA PARK, KHAYELITSHA DEUR 'N MEDEDINGENDE PROSES**

**2 ISIHLOKO:**

UKUVUNYELWA            KWESIPHUMEZO            NGOKOMTHETHO-SISEKO:  
ISIPHAKAMISO SOKUNIKEZELWA KWESIZA-30165, 26 MLONJI STREET,  
ILITHA PARK, KHAYELITSHA            NGOKWENDLELA            YENKQUBO  
ENGOKHUPHISWANO LOLUNTU

Translation Reference:L1515

File Ref No: 14/3/4/3/1587/A37

Category: 3

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JAH

### **3 DELEGATED AUTHORITY**

In terms of delegation, this report is not delegated, for decision by Council.

The report is for comment by Subcouncil.

- An in principle approval of the immovable property in terms of Regulation 5 of the Municipal Asset Transfer Regulations;
- Approval that the immovable property is not required for the provision of basic municipal services in terms of Section 14 of the Municipal Finance Management Act

In terms of the provisions of the Municipal Finance Management Act (MFMA) and the associated Municipal Asset Transfer Regulations (MATR), the City may only transfer or dispose of 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) has as a consequence of those determinations approved in principle that the capital asset may be transferred or disposed of.

The MATR further stipulates that the City may not commence with the transfer or disposal process or negotiations unless approval in principle has been obtained. For reasons referred to in the report, this transaction relates to a transfer or disposal via a tender process and the following have therefore already been addressed and further discussed in the body of the report:

- public participation
- valuation determination

The recommendations for final approval will be submitted to the Immovable Property Adjudication Committee (IPAC) in terms of Part 42 of the System of Delegations. This IPAC report will include the comments obtained from Subcouncil on the proposed transfer.

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- Final decision lies with Council.

#### 4 EXECUTIVE SUMMARY

PURPOSE OF REPORT	To consider and comment on the proposed transfer of Erf 30165, Mlonji Street, Ilitha Park Khayelitsha by means of public competition.			
Site extent	760 m <sup>2</sup>			
Submission date	20 August 2016			
Current zoning	Community Zone 1 (CO 1)			
Current usage	Vacant			
Proposed usage	Place of worship			
TOD Assessment	Cat 1 – TOD N/A	✓	Cat 1	
	Based on the TOD (Transit Oriented Development) strategic screening of the proposed erf to be transferred or 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			

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	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:	28 May 2018	
	Date TDA Comment Received:	11 June 2018	
	TDA Comment Attached:	Annexure B	
Property Management Comment on TOD Assessment	The proposed transfer was submitted to the former TDA to confirm if a TDA assessment was needed. TDA confirmed that due to the small size of the site, a full TOD assessment was not needed. The proposed transfer however, was supported by TDA.		
Internal circulation date	24 April 2018		
Internal department comments	No Objections		
Public participation outcome summary	Advertised 22 February 2019 in the Cape Argus and Die Burger and in The Vukani on 28 February 2019. No objections were received. (Annexure C)		
WARD CLLR	NOTICE DATE		WARD
Xolisa Peter	20 February 2019		92
Viable	Yes	✓	No
	The property is deemed viable as it can be developed and function as a separate entity for the intended land use purposes.		
Recommended decision	Approval	✓	Refusal

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Factors motivating recommendation:	1. The transfer of the land will relieve Council of the maintenance burden. 2. Better utilization of current vacant City land 3. The intended land use will have a positive impact to the surrounding community as the successful organization will be offering various programmes and classes aimed at the social and/or religious upliftment of the community.		
Strategic intent:	<b>SFA 1 : an OPPORTUNITY City of Cape Town</b>		
	Objective 1.5	Leverage the City's assets to drive economic growth and sustainable development	
	Programme 1.5(a)	City strategic assets investigation	

## 5 RECOMMENDATIONS FOR CONSIDERATION AND COMMENT BY THE RELEVANT SUBCOUNCIL

Not delegated: for decision by Council:

It is recommended that the subcouncil notes that:

- a) In terms of section 14(2)(a) and (b) of the Municipal Finance Management Act (MFMA), Act 56 of 2003:
  - i) Council resolve that in terms of section 14(2)(a), Erf 30165, Milonji Street, Khayelitsha, zoned Community Zone1 (CO1) in extent ±760 m<sup>2</sup>, as shown in the locality plan (**Annexure A**), is not required for the provision of the minimum level of basic municipal services;

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- ii) Council confirm that in terms of section 14(2)(b), the fair market value as well as 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)(ii) of the Municipal Asset Transfer Regulations (MATR) R.878 promulgated on 22 August 2008, Council approves, in principle, the transfer of the property as described in (a)(i) by means of a competitive process.
- c) Council confirm as provided for in terms of clause 15.3 of Council's Policy on the Management of Certain of the City of Cape Town's Immovable Property that the contents of Regulation 13(2) of the MATR have been duly taken into account when considering the transfer of the subject property at less than the market value.
- d) Erf 30165, 26 Milonji Street, Ilitha Park, Khayelitsha be transferred via public competition, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.

## 5 AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

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 ingevolge artikel 14(2)(a), erf 30165, Mlonjistraat, Khayelitsha, gesoneer gemeenskapsone 1 (CO1) en ± 760 m<sup>2</sup> groot, aangetoon in die aangehegte skets, (bylae A) nie benodig word vir die voorsiening van die minimum vlak basiese munisipale dienste nie;

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- ii) Die Raad bevestig dat ingevolge artikel 14(2)(b) die billike markwaarde van die bate beskryf in (a)(i) en die ekonomiese en gemeenskapswaarde wat in ruil vir die bate beskryf in (a)(i) ontvang sal word, in ag geneem is;
- b) Ingevolge regulasie 5(1)(b)(ii) van die regulasies oor die oordrag van munisipale bates (MATR), R.878 afgekondig op 22 Augustus 2008, die Raad beginselgoedkeuring toestaan vir die oordrag van die eiendom beskryf in (a)(i) deur 'n mededingende proses.
- c) Die Raad bevestig dat by oorweging van die eiendom teen minder as die markwaarde soos bepaal in klausule 15.3 van die Raad se beleid oor die bestuur van sekere van die Stad Kaapstad se onroerende eiendom, die inhoud van 13(2) van die MATR behoorlik in ag geneem is.
- d) Erf 30165, Milonjistrat 26, Ilitha Park, Khayelitsha deur openbare mededinging oorgedra word, onderworpe aan die voorwaardes wat die direkteur: eiendomsbestuur in die uitoefening van haar gedelegeerde bevoegdheid ople.

## **5 IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO**

Kundululwe ukuba:

- a) Ngokwamacandelo-14(2)(a) no-(b) oMthetho wobuRhulumente boMmandla ongoLawulo IweziMali zikaMasipala (MFMA) ongunomb.56 wango-2003:
  - i) Ibhunga malithabathe isiggibo sokuba ngokwecandelo-14(2)(a), isiza-30165, Milonji Street, eKhayelitsha, esicandwe njengommmandla-1 ongowoluntu (CO1) nesibukhuju obumalunga nama-±760 m<sup>2</sup>, esibonakaliswe ngomzobo oqhotyshwle

- kwisihlomelo-A, asifuneki nganto ukuba sibonelele ngomlinganiselo othile weenkonzo ezingundoqo;
- ii) Kufuneka kuqinisekisiwe ukuba ngokwecandelo-14(2)(b) kuye kwathathelwa inggalelo ixabiso lobulungisa lasemakethi nexabiso lezoqoqosho neloluntu eliyakuthi lifumanekе ngokutshintshelwana kweempahla ezicaciswe ku-(a)(i) ngentla apha;
- b) NgokoMigaqo-5(1)(b) yeMigaqo engokuTshintshelwa kweMpahla kaMasipala (MATR), R. 878 owamiselwa ngowama-22 kweyeThupha 2008, iBhunga maliphumeze ngokomthetho-siseko ukunikezelwa kwepropati, njengoko kukhankanywe ku-(a) (i) ngentla apha, ngokendlela engokhuphiswano loluntu;
- c) iBhunga maliqinisekise ukuba xa kuthathelwa inggalelo ukunikezelwa kweepoptai ezingaphantsi kwexabiso lasemakethi, njengoko kubonelelwе kwisolotya-15.3 loMgaqo-nkqubo weBhunga ongoLawulo IweePropati ezithile ezingenakususwa weSixeko saseKapa, ziye zathathelwa inggalelo iziqulatho zoMgaqo-13(2) weMigaqo engoTshintshelo IweeMpahla kaMasipala (MATR);
- d) Isiza-30165, 26 Milonji Street, Ilitha Park, eKhayelitsha esise-Cloete Road, e-Parow, masinikezelwe ngokokhuphiswano loluntu, ngokuxhomekeke kwimiqathango eyakuthi inyanzeliswe nguMlawuli woLawulo IwePropati esebeenzisa amagunya akhe awagunyaziselweyo.

## 6 DISCUSSION/CONTENTS

### 6.1 BACKGROUND:

The following is discussed below:

- Background
- Valuation – Less than Market Value

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## Background

Erf 30165, (hereafter the "subject property") is located in Khayelitsha. The subject property is bounded by, and accessible via Milonji Street (refer to Annexure A). The site is zoned Community Zone 1 (CO 1), and is currently vacant. A query was received from The Holy Trinity Ministries, expressing an interest in purchasing the subject property for the establishment of a church which will offer various social and socio-economic programmes within the surrounding area.

The City undertook an investigation and the proposed transfer of the subject property was circulated for comment to the various departments within the City. All relevant departments, including Parks and Recreation, Human Settlements and TDA replied with no objection to the proposed transfer of the subject property.

In addition, the proposal was circulated to regional offices, the ward councillor, sub council manager as well as national and provincial governmental departments. Furthermore, the intention to transfer the subject property was advertised in the Cape Argus, Die Burger, and Vukani (local community newspaper) for comments and/or objections. Once again no objections were received.

## Valuation - Less than market value

Clause 15.3 of Council's Policy for the Management of Certain of the City of Cape Town's Immovable Property states:

*"Subject to Council's Section 14 Determinations and an In Principle Approval in respect of a specific Disposal, (including taking into account*

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*the factors specified in sub-regulation 13(2) of the MATR, and without fettering Council's powers to determine otherwise), the City shall dispose of social care properties at a purchase price of between 10% and 25% of fair market value subject to a suitable reversionary clause being registered against the title deed of the Property...."*

■ In terms of Section 14(2)(a) of the MFMA, it is confirmed that the subject property is not required for the provision of basic municipal service. (Paragraph 6.2 below).

■ Regulation 13(2) of the MATR states:

*"If a municipality or municipal entity on account of the public interest, in particular in relation to the plight of the poor, intends to transfer a non-exempted capital asset for less than its fair market value, the municipality or entity must, when considering the proposed transfer, take into account—*

*(a) the interests of—*

*(i) the State; and*

*(ii) the local community;*

*(b) the strategic and economic interests of the municipality or municipal entity, including the long-term effect of the decision on the municipality or entity;*

*(c) the constitutional rights and legal interests of all affected parties;*

*(d) whether the interests of the parties to the transfer should carry more weight than the interest of the local community, and how the individual interest is weighed against the collective interest; and*

*(e) whether the local community would be better served."*

Comments in terms of Regulation 13(2):

**Factor A: The interests of the state and local community**

- i) It is in the interest of the State to sell the capital asset at less than fair market value as it supports government's social and community programmes aimed at stimulating and accelerating social investment in poor neighborhoods.
- ii) It is in the interest of the local community that the capital asset be made available to it at less than fair market value as this will facilitate access to land ownership, which in turn benefits the greater community.

**Factor B: The strategic and economic interests of the municipality or municipal entity including the long term effect of the decision on the municipality or entity**

The City will gain in receipt of future rates and taxes, as well as the promotion of socio-economic opportunities within the community.

**Factor C: The Constitutional rights and legal interests of all affected parties**

The process followed thus far is compliant with the provisions of the constitution relating to public rights, transparency, and equal opportunity for public participation. The intended property usage will promote the rights to freedom of religion, belief and opinion.

**Factor D: Whether the interests of the parties to the transfer should carry more weight than the interest of local community, and how the individual interest is weighed against the collective interest**



The transfer of the property will continue to benefit the public in terms of usage which will serve the needs of the local community. Conditions will be imposed by Council regulating the use of the site.

**Factor E: Whether the local community would be better served if the capital asset is transferred at less than its fair market value, as opposed to a transfer of the asset at fair market value**

The sale of the property via tender will be focused on obtaining tender submissions(bids) from non-profit organization focused on community development and initiatives which will include a place of worship and instruction. These non-profit organizations are not profit driven but focused on community development. To sell the property at market value will divert funding from the main objective which is community development and social returns.

## **6.2 CONSULTATION WITH INTERNAL BRANCHES**

The application was circulated to the relevant branches of Council on 24 April 2018. The transfer of the property is supported. (**Annexure E – Branch comments**)

Applicable conditions will be included in the Sale Agreement.

It was further confirmed that the property is not required to provide the minimum level of basic municipal services.

## **6.3 VALUATION**

The City's Professional Valuers on 31 January 2019 assessed the market value of the Subject Property at **R180 000 excluding VAT** (if applicable). The purchase price is to be escalated by 6% per annum compounded

annually on a pro-rata basis, commencing 6 months from date of valuation (i.e. 1 August 2019).

Should the property be sold at a reduced policy rate based on restrictive use, it is recommended that the price be set at 25% of market value as calculated below:

$$\text{R180 000} \times 25\% = \text{R45 000 (excluding VAT)}$$

The valuation synopsis is attached to the report as Annexure D.

#### **6.4 CONSTITUTIONAL AND POLICY IMPLICATIONS**

- 6.4.1 The proposal complies with Section 14(2)(a) of the Municipal Finance Management Act No.56 of 2003 in that the relevant branches of Council have confirmed that the land is not required for the provision of the minimum level of a basic municipal service.
- 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), Council Resolution C54/08/10 permits the transfer or disposal of immovable property;

#### **6.5 FINANCIAL IMPLICATIONS**

All costs related or incidental to the transaction will be for the Applicant's account.

The sale's price shall escalate at 6% per annum compounded annually on a pro rate basis commencing 6 months from date of valuation. (i.e. from 1 August 2019 until date of registration).

## **6.6 TAX COMPLIANCE**

Paragraph 98.3 of the City's Supply Chain Management Policy, approved By Council and as amended in terms of resolution C18/05/19 on 30 May 2019, stipulates that the City may not consider a bid or quote unless the bidder who submitted the bid or quote has submitted a valid tax clearance certificate certifying that the provider's tax matters are in order.

A valid Tax Clearance Certificate will be furnished when submitted for final IPAC Approval.

## **6.7 FINANCIAL DUE DILIGENCE**

N/A

## **6.8 SUSTAINABILITY IMPLICATIONS**

Does the activity in this report have any sustainability implications for the City?	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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## **6.9 LEGAL IMPLICATIONS**

### **Regulation 7 of the Municipal Asset Transfer Regulations (MATR)**

In terms of the above Regulation, Council must take into account a number of factors (highlighted in bold) when considering any proposed transfer or disposal of non-exempted capital assets:

**Factor A: Whether the capital asset may be required for municipality's own use at a later date. (Regulation 7(a))**

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This proposal complies with Section 14(2)(a) of the Local Government Municipal Finance Management Act No. 56 of 2003 in that the relevant branches of Council have confirmed in writing that the asset is not needed to provide the minimum level of basic municipal services.

**Factor B: The expected loss or gain that is expected to result from the transfer or proposed disposal. (Regulation 7(b))**

The expected gains from the proposed transfer is the fair market value discounted for social care properties as well as future rates and taxes. The City will also gain from improved social development within the area.

**Factor C: The extent to which any compensation to be received in respect of the proposed transfer or disposal will result in a significant economic or financial cost or benefit to municipality. (Regulation 7(c))**

Council will receive a financial benefit in the form of the discounted market related sale price as well as rates and taxes following the development of the property.

**Factor D: The risks and rewards associated with the operation or control of the capital asset that is to be transferred or disposed of in relation to the municipality's interests. (Regulation 7(d))**

No operational or control risk to the City.

**Factor E: The effect that the proposed transfer or disposal will have on the credit rating of the municipality, its ability to raise**

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**long-term or short-term borrowings in the future and its financial position and cash flow. (Regulation 7(e))**

None.

**Factor F: Any limitations and conditions attached to the capital asset or the transfer or disposal of the asset, and the consequences of any potential non-compliance with those conditions. (Regulation 7(f))**

The sale agreement will contain terms and conditions as imposed by the Director: Property Management in terms of her delegated authority.

**Factor G: The estimated cost of the proposed transfer or disposal. (Regulation 7(g))**

The purchaser will be responsible for the transfer costs and any and all other costs related or incidental to the transaction.

**Factor H: The transfer of liabilities and reserve funds associated with the capital asset. (Regulation 7(h))**

No liabilities and reserve funds are associated with the capital asset.

**Factor I: Any comments or representations on the proposed transfer or disposal received from the local community and other interested persons.**

The Director: Property Management, in terms of her delegated powers, approved the public participation process as required, resulting in the proposed transfer being advertised in the Cape Argus and Die Burger on 22 February 2019, and in the Vukani on 28 February 2019. The closing date for objections was 22 March 2019. Copies of the advertisement was served via registered post on abutting land owners. Further, copies were circulated to the Ward Councilor and the Manager of the relevant Sub-Council, who in turn forwarded copies to the relevant community organizations. No objections were received.

**Factor J:** Any written views and recommendations on the proposed transfer or disposal by National Treasury and the relevant Provincial Treasury. (Regulation 7(j))

The asset considered for transfer is not a "high value" asset, as defined in the MATR. No objections or comments were received from National and Provincial Treasury.

**Factor K:** The interests of any affected organ of state, the municipality's own strategic, legal and economic interests and the interests of the local community. (Regulation 7(k))

None of these interests will be compromised as a result of the alienation of the asset, in fact these interests will be supported.

**Factor L:** Compliance with legislative regime applicable to the proposed transfer or disposal. (Regulation 7(l))

The recommendation complies with the provisions of the Municipal Finance Management Act, 2003 (Act No. 56 of 2003) and the Municipal Asset Transfer Regulations published in Government Gazette No. R. 878 dated 22 August 2008

#### **6.10 STAFF IMPLICATIONS**

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

No

Yes

#### **ANNEXURES**

**Annexure A:** Locality Plan

**Annexure B:** TOD Assessment/Comments

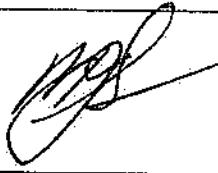
**Annexure C:** Copy of Advertisement

**Annexure D:** Valuation Synopsis

**Annexure E:** Branch comments

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**FOR FURTHER DETAILS CONTACT:**

NAME	RIYAAZ PANDOR	SAMUEL MUKORI
CONTACT NUMBERS	021 400 3239	021 400 5687
E-MAIL ADDRESS	RIYAAZ.PANDOR@CAPE TOWN.GOV.ZA	
DIRECTORATE	ECONOMIC OPPORTUNITIES & ASSET MANAGEMENT	
FILE REF No	PROP HO 14/3/4/3/1587/A37	
PTMS CASE No	N/A	
MANAGER: PROPERTY TRANSACTION MANAGEMENT MICHAEL SIMS	 2/12/2019	

Comment:

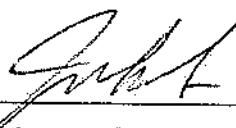
Gelderbloem  
DIRECTOR : PROPERTY MANAGEMENT IN HER  
CAPACITY AS EXECUTIVE DIRECTOR: ASSET &  
FACILITIES MANAGEMENT NOMINEE

NAME RUBY GELDERBLOEM

DATE

2019-12-05

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**LEGAL COMPLIANCE**

REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

NON-COMPLIANT

NAME

Jean-Marie Holk

Comment:

TEL

021 400 2753

Certified as legally compliant ✓  
Based on the contents of the report. JMH

DATE

11/12/2019

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Annot.

Locality Plan / Map Erf 30165 Ilitha Park, Khayelitsha



**Sandiso Mgcineni**

**From:** Lutz De Wet  
**Sent:** Monday, June 11, 2018 2:32 PM  
**To:** Sandiso Mgcineni  
**Subject:** FW: REQUEST FOR INTER-DEPARTMENTAL COMMENTS FOR THE PROPOSED DISPOSAL/ LEASE OF ERVEN: 30165, 56631, 59405, 40236 & PTN OF ERF 400 KHAYELITSHA

**Attachments:** Circulation Memo 2018 - Khayelitsha Sites 2nd.pdf

Good day Sandiso

The following properties are not qualifying for a full TOD Assessment due to its small sizes. However, you can note that Urban Planning and Mechanisms:

**Erf 30165, Khayelitsha** – support disposal

**Erf 56631, Khayelitsha** – support disposal

**Erf 59405, Khayelitsha** – object disposal, (recommend that **Erf 59406, Khayelitsha** adjacent to the East of Erf 59405, Khayelitsha is disposed to the applicant, because this property is already zoned Community and it is a more suitable size for the intended purpose).

**Erf 40236, Khayelitsha** – support disposal

**Portion of Erf 400, Khayelitsha** – object disposal, (recommend that **Erf 1488, Khayelitsha** be disposed for a Place of Worship and Instruction). Rezone property accordingly.

Kind regards

**LUTZ DE WET**

Professional Officer | Urban Planner  
 Urban Planning and Mechanisms  
 TDA Cape Town

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 W [www.capetown.gov.za](http://www.capetown.gov.za)




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**From:** Sandiso Mgcineni  
**Sent:** Monday, May 28, 2018 12:46 PM  
**To:** John Hendricks; Namso Baliso; Lena Stofile; Elroy Piatjies; Jors Redelinghuys; Alfonso van Vuuren; Donavon Geysman; Riana Pretorius; Jaco de Bruyn; Rafiq Allie  
**Cc:** Water Info; [JaniceF@openserve.co.za](mailto:JaniceF@openserve.co.za); [ericab@openserve.co.za](mailto:ericab@openserve.co.za)  
**Subject:** FW: REQUEST FOR INTER-DEPARTMENTAL COMMENTS FOR THE PROPOSED DISPOSAL/ LEASE OF ERVEN: 30165, 56631, 59405, 40236 & PTN OF ERF 400 KHAYELITSHA



## MUNISIPALE KENNISGEWINGS

## UITNODIGING OM TE TENDER

Els tender moet ingediend word in 'n afsonderlike, duidelik gemerkte, verskille koerant waarop die inhoud en tendernummer sou geposteer word. Tenders moet in die betreklike tendensbus, soos gespesifieer, geplaas word teen nie later nie as die sluitingsdatum en tyd wat in die individuele tenderyententes aangedui word. Die tendensbusse is geleef by die tendervoorbereidingskantoor, tweede verdieping (wandelvlak), burgersentrum, Kaapstad. Die stellingsdig vir tenders sal gereguleer word volgens telfaks so elektroniese tydsien beskikbaar by tel. 1024.

Tenders per laksal nie onveilig word nie. Die Stad Kaapstad is onder geen verpligting om die laaste of enige tender te aanvaar nie en behou hierdie reg vir om enige tender as 'n geesel of gedeskalkte te aanvaar.

Tenders se aardigheid word spesielik geverset op die registrasieverbaal wat in die tendernummers gemeld word ten opsigte van die Stad Kaapstad se vorskaafdatabase en die konstruktiewerkeidentifikasiedatabase saam met register van kontrakteurs, soos van toepassing. Gedenk sal van persone in diens van die stads aantrekbaar word nie.

1. Tendernummer: 2610/2018/19: Tentering vir inligtingsoverbaal oor elektriese onderhoud en volle bedryf van bestaande lugvervoeringsinstallasies by die Kaapstadburgersentrum en Strandstraat-wandvlak.  
Sluitingsdatum: 1 April 2019 om 10:00.  
Tenderbus: 203, Telbelyk: R300 (nie terugbetaalbare, gekruiste tikkie uitgemaak aan die Stad Kaapstad). Tenders moet oor 'n geraamde CDB-kontrakteursgradering van SMC of hokt beskik. 'n Verpakkige terreinbedek en liggingsoverbaal sal op 11 Maart 2019 by Hertog boulevard 12, Kaapstad, Kaapstad-burgersentrum, toegelaai word. Geen bokt sal van persone in diens van die stads aantrekbaar word nie.

2. Tendernummer: 2610/2018/19: Tentering, alliewering en installaering van zweembedekkings - Met Roll-Up Staties Vir Verskeie Swembadenes Binne Die Stad Kaapstad. Sluitingsdatum: 1 April 2019 om 10:00.  
Tenderbus: 124, Telbelyk: R200 (nie terugbetaalbare,

gekrusie tikkie uitgemaak aan die Stad Kaapstad). 'n Verpakkige terreinbedek en liggingsoverbaal word op Dinsdag, 12 Maart 2019 om 10:00 by Muand Swembads. Vir tegniese navrae, kontak Thomas Beutels, tel. 084 222 1302, of per e-pos: Thomas.Beutels@capetown.gov.za.

3. Tendernummer: 2710/2018/19: Voorsteling van geskikredige opleidingsopleiding vir veiligheids- en sekuriteitsvrouewapens vir die Stad Kaapstad.  
Sluitingsdatum: 25 Maart 2019 om 10:00.

Tenderbus: 132, Telbelyk: R200 (nie terugbetaalbare, gekruiste tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige maar sterk aangebou opdragtesi sal op 11 Maart 2019 om 10:00 by die Metropolis se opleidingsakademie saamstaal, 14 Drakeweg 4, Observatory gehou word. Vir tegniese navrae, kontak Mrs. Bradley Luckay per e-pos: Bradley.Luckay@capetown.gov.za of tel. 021 444 7304 / 083 775 4909.

4. Tendernummer: 2720/2018/19: Tender vir die verhuring en houerstelling/verhiering van gesels van bestaande geboue op restaurant erf 4399, geleë langs Frans Conradieweg, Bellville, betrek beoordeel na Jack Mullerpark. Sluitingsdatum: 25 Maart 2019 om 10:00 am.

Tenderbus: 172, Telbelyk: R200 (nie terugbetaalbare, gekruiste tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige maar sterk aangebou, tenuit-en-oppdragtesi sal op 11 Maart 2019 by die Jack Mullerpark, h.v. Frans Conradieplein en Carl Cronje weg, Bellville om 10:00 gehou word. Vir tegniese navrae, kontak Mrs. Phila Mbuthukwana per e-pos: Phila.Mbuthukwana@capetown.gov.za of per e-pos:

5. Tendernummer: 2730/2018/19: Voorsteling en uitvoerung van kantoorparke. Sluitingsdatum: 28 Maart 2019 om 10:00.  
Tenderbus: 169, Telbelyk: R200 (nie terugbetaalbare, gekruiste tikkie uitgemaak aan die Stad Kaapstad). Vir tegniese navrae, kontak Rudolph Crookham per e-pos: Rudolph.Crookham@capetown.gov.za.

6. Tendernummer: 2740/2018/19: Voorsteling van grassydienste by verskeie stadsfasilitate, ook sportvelds vir area 3. Sluitingsdatum: 26 Maart 2019 om 10:00.  
Tenderbus: 133, Telbelyk: R150 (nie terugbetaalbare,

gekrusie tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige terreinbedek en liggingsoverbaal word op Dinsdag, 12 Maart 2019 om 11:30 by Parow Kleinsaal, h.v. Talleen- en Voortrekkerweg, Parow gehou. Vir enige navrae, kontak Robert van Rooyen, tel. 084 629 3353 of per e-pos: Robert.vanRooyen@capetown.gov.za.

7. Tendernummer: 2750/2018/19: Voorsteling van grassydienste vir verskeie stadsfasilitate, ook sportvelds vir area 2. Sluitingsdatum: 26 Maart 2019 om 10:00.

Tenderbus: 148, Telbelyk: R150 (nie terugbetaalbare,

gekrusie tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige terreinbedek en liggingsoverbaal word op Dinsdag, 12 Maart 2019 om 10:30 by Parow Kleinsaal, h.v. Talleen- en Voortrekkerweg, Parow gehou. Vir enige navrae, kontak Robert van Rooyen, tel. 084 629 3353 of per e-pos: Robert.vanRooyen@capetown.gov.za.

8. Tendernummer: 2760/2018/19: Voorsteling van grassydienste by verskeie stadsfasilitate, ook sportvelds vir area 3. Sluitingsdatum: 26 Maart 2019 om 10:00.

Tenderbus: 172, Telbelyk: R150 (nie terugbetaalbare,

gekrusie tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige terreinbedek en liggingsoverbaal word op Dinsdag, 12 Maart 2019 om 11:00 by Parow Kleinsaal, h.v. Talleen- en Voortrekkerweg, Parow gehou. Vir enige navrae, kontak Robert van Rooyen, tel. 084 629 3353 of per e-pos: Robert.vanRooyen@capetown.gov.za.

9. Tendernummer: 2770/2018/19: Voorsteling van grassydienste vir verskeie stadsfasilitate, ook sportvelds vir area 4. Sluitingsdatum: 28 Maart 2019 om 10:00.  
Tenderbus: 155, Telbelyk: R150 (nie terugbetaalbare, gekrusie tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige terreinbedek en liggingsoverbaal word op Dinsdag, 12 Maart 2019 om 11:30 by Parow Kleinsaal, h.v. Talleen- en Voortrekkerweg, Parow gehou. Vir enige navrae, kontak Robert van Rooyen, tel. 084 629 3353 of per e-pos: Robert.vanRooyen@capetown.gov.za.

10. Tendernummer: 2780/2018/19: Voorsteling, alliewering, installaering en berstel van parkoerusting van hout en cement in die Stad Kaapstad.  
Sluitings datum: 1 April 2019 om 10:00. Tenderbus: 168.

11. Tendernummer: 2790/2018/19: Voorsteling en alliewing van verskeie tuinbou insluitings vir die stad Kaapstad: Sluitingsdatum: 25 Maart 2019 om 10:00.  
Tenderbus: 143, Telbelyk: R200 (nie terugbetaalbare, gekrusie tikkie uitgemaak aan die Stad Kaapstad). Vir enige navrae, kontak Robert van Rooyen, tel. 084 629 3353 of per e-pos: Robert.vanRooyen@capetown.gov.za.

Tenderbus: R200 (nie terugbetaalbare, gekrusie tikkie uitgemaak aan die Stad Kaapstad). 'n Nieverpakkige terreinbedek en liggingsoverbaal word op Dinsdag, 12 Maart 2019 om 10:00 by Muand Swembads. Vir tegniese navrae, kontak Robert van Rooyen, tel. 084 222 1302, of per e-pos: Robert.vanRooyen@capetown.gov.za.

12. Tendernummer: 2796/2018/19: Voorsteling en alliewing van verskeie tuinbou insluitings vir die stad Kaapstad: Sluitingsdatum: 25 Maart 2019 om 10:00.  
Tenderbus: 143, Telbelyk: R200 (nie terugbetaalbare, gekrusie tikkie uitgemaak aan die Stad Kaapstad). Vir enige navrae, kontak Robert van Rooyen, tel. 084 629 3353 of per e-pos: Robert.vanRooyen@capetown.gov.za.

Tenderdokumente is beskikbaar op:  
<http://web1.capetown.gov.za/web1/tenderportal/> of kan tydens kantoorure van 07:30-16:00 by die tweede verdieping (wandvlak), burgersentrum, Kaapstad aangevraag word. Skakel asseblief die tendervoorbereidingskantoor by tel 021 400 3481, 021 400 5123 of 021 400 2405 vir verdere inligting vir die aanslag van tenderdokumente.

Iet wat dat die nuwe webwerf buite werkking gestel is en dat die nuwe URL blieker gebruik moet word om te registreer om tenderdokumente af te leef, is hoofdig of af te haal. Ten einde gedrukte offisiële van tenderdokumente by die Stad Kaapstad self te haal, moet u op die nuwe tenderportaal geregistreer wees. Indien nie, sal die toekomstelike die vinnige belangrik benodig, soos op die registrasieblad op die tenderportaal aangewys, om die registrasie nuusins in maksimaal ty te voltooi. Die Stad maak sy werkplek, klemte, verskaffers en geselskapspole aan ons korruptie of bedriglike transaksies in verband met die verkrygingsproses van die Stad Kaapstad aan te leef. Skakel die Stad so tovere teenkorruptie blitslyn by 0800 32 31 30 of stuur 'n e-pos aan fraud.bulletin@capetown.gov.za.

13. Tendernummer: 2798/2018/19: Voorsteling, alliewering, installaering en berstel van parkoerusting van hout en cement in die Stad Kaapstad.  
Sluitings datum: 1 April 2019 om 10:00. Tenderbus: 168.

## STRATA SPLITTINGS • EIENDOMSVERKOPE/VERHURINGS

KHAYELITSHA/MITCHells  
PLAIN-DISTRIK

## Verhuring

• Erf 59406, Lindi Phahle straat 55, Kuyqua, Khayelitsha

Kennis geskied hiermee dat die Stad Kaapstad, ingevolge die bepalings van die Wet op Plaslike Regeling: Municipale Finansiële Bestuur en die gepaardgaande regulasies oor oordrag van munisipale bates en die beeld van die bestuur van sekere van die Stad Kaapstad se onroerende eiendoms, op 28 Augustus 2010 deur die Raad goedgekeur, die voorgeskiede nuwe verhuring van erf 59406, Lindi Phahle straat 55, Khayelitsha aan Thina Sifumiso Uyezi Mithells vir 'n plek van aantrekking, sal oorweg.

Aanbieder	Duur van verhuringsema
Thina Sifumiso Uyezi Mithells	163 m²
-	
Huur	Deel
R1 016 per jar	Plaas van aantrekking
Verskaffersvergunning	
Tydat onderwoue aan een jaar om kansgewing van beëindiging	

14. Toffligteverklaring:  
 • Die rede vir die voorstel om 'n langtermynsgebou te leen aan die bestuurlate te gebruik, te beheer of te bestuur is om 'n plek van aantrekking te skep en toe te laai.  
 • Die verwagte voorstel vir die munisipale bestuurhouer is om die bestuurlate te bepaal en daaropvolgend uit die verlenging van die reg te laai gebaseerde huue en bevoorrading van socio-economiese geleenthede binne die gebied.  
 • Die verwagte opbrengs wat die munisipale bestuur uit die verlenging van die reg sal ontvang is 'n tariefgebaseerde huuebedrag, wat aanvalklik R1 016 per jaar sal wees.

• Wat beplan die verwagte wins of verlies wat die munisipale bestuur, uit die verlenging van die bestuurlate sal realiseer, sal realiseer of aangaan; sal die Stad in laaste gevalle huuebedrag asook hewings vir dienste ky.

• Verdere besonderhede oor die transaksie, tree in verband met Sandiso Mgheni, tel. 021 400 9328, departement eiendombestuur, op weekdag tussen 08:30-16:00. Enige komunikasie/bewersoor oor alternatiewe voorstelle op die voorstel, moet sterklik met reeds, aan Sandiso Mgheni, departement eiendombestuur, Postbus 4572, Kaapstad 8000 of faks 021 419 5303 of e-pos Sandiso.Mgheni@capetown.gov.za voorgele word of op 22 Maart 2019.

## Ondrag

• Erf 30165, Mionjistraat 26, Little Park, Khayelitsha

Kennis geskied hiermee dat die Stad Kaapstad ingevolge die Wet op Plaslike Regeling: Municipale Finansiële Bestuur en die gepaardgaande regulasies oor die oordrag van munisipale bates, convegning van stank aan die verhoog, per openbare meddeling, van erf 30165, Mionjistraat 26, Little Park, Khayelitsha vir gemeenskapsdienleidings.

Gebruiker van gebied	Grootte van persent
30145, Khayelitsha	750 m²
Senerdag	Waarde

- Die verwagte wins of verlies vir die munisipale bestuurhouer is om die bestuurlate te bepaal en daaropvolgend uit die verlenging van die reg te laai gebaseerde huuebedrag, wat aanvalklik R1 016 per jaar sal wees.

markewaarde), dus R15 000, dus en oordrag koste uitgesluit, tenwyl die volgende waardesameleke vir die bepaling van die waardesameleke word:  $780 \text{ m}^2 \times 235 \text{ m}^2 = 180 000$  (bw uitgesluit) (afgesluit) en (pys degevolg op beperkende gebuk). Die hoogste en beste gebruik van die betrokke eiendom word as residensiële geag. Die waarde daarvan is op grond van hierdie sondering bepaal.

- Die redes vir die voorstel om die kapitaalhuur of te leef of te vermy is omdat dit nie meer vir die voorstelling van die minstimum van munisipale dienste benodig word nie.
- Die verwagte voorstel wat die oordrag of vermyinging vir die munisipale bestuur kan hou is dat raad sal finansieel voordeel in die vorm van afslaag op die verhuijsaars zoek toekomstige eiendombelasting en toekomstige strafteksels vir die standplaas ontvang.
- Die verwagte opbrengs wat die munisipale bestuur uit die oordrag of vermying, sal markewaarde (afslag vir miskapitalisasiestelsel) en toekomstige eiendombelasting en strafteksels vir die standplaas ontvang.

Verdere besonderhede van die transaksie is beskikbaar by Sandiso Mgheni by 021 400 9328, departement eiendombestuur, weekdag van 08:30-16:00. Enige komunikasie oor bewersoor of voorstel moet vinnig geskep word of op 22 Maart 2019 sluitend en met die redes daaroor ingedien moet word. Postbus 4572, Kaapstad 8000 of faks 021 419 5303 of Sandiso.Mgheni@capetown.gov.za.

## NOORDELIKE DISTRIK

## Oordrag

\*Gedrag van gedrag 47 van Kaapse plas 311, Herziliaanweg, Kraalfontein

Kennis geskied hiermee dat die Stad Kaapstad, ingevolge die bepalings van die Wet op Plaslike Regeling: Municipale Finansiële Bestuur en die gepaardgaande regulasies oor oordrag van munisipale bates en ingevolge artikel 11:5 van die beleid oor die bestuur van sekere van die Stad Kaapstad se onroerende eiendoms, op 26 Augustus 2010 deur die Raad goedgekeur, die verkoop daaropbare mededeling van gedrag 47 van Cape Farm 311, Herziliaanweg, Kraalfontein vir gemeenskapsdienleidings, sal oorweg.

- | Plas / erf met area | Terreinoppervlakte   |
|---------------------|--|
| 47-1, Kraalfontein  | 14,2 ha  |
|                     | Gedrag wat valkuil gaan word: 1 ha   |
| Soortdrag           | Waarde   |
| Landbou (AG)        | R5 000 000 BTW uitgesluit, net aldig vir gemeenskapsdienleidings en toekomstige gebuk (25% van markwaarde), plus R2 250 000 BTW na oordragkostes uitgesluit, wers. |
- (afslag vir miskapitalisasiestelsel en toekomstige gebuk):
- Die waardesameleke van die kapitaalhuur wat oordrag oorname gaan word is R7 000 000 BTW uitgesluit, met 'n afslag vir gemeenskapsdienleidings en toekomstige gebuk, (25% van markwaarde), sal dus R2 250 000 BTW na oordragkostes uitgesluit, wers.
  - Die hoogste en beste gebruik van die betrokke eiendom word gang genoemde gebruik (MU) to wers. Die

# LAND USE APPLICATIONS • REMOVAL OF RESTRICTIONS • ROAD CLOSURES

## • PROPERTY SALES / LEASES

### KHAYELITSHA / MITCHELL'S PLAIN DISTRICT

#### Lease

##### • Erf 59406, 55 Lindi Phahle Street, Kuyasa, Khayelitsha

Notice is hereby given that the City of Cape Town will be, in terms of the provisions of the Local Government Municipal Finance Management Act and the associated Municipal Asset Transfer Regulations and the Policy on the Management of Certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, considering the proposed new lease of Erf 59406, 55 Lindi Phahle Street, Kuyasa, Khayelitsha to Ibhiza Sidumisa Ufensi Ministries for a Place of Worship.

Applicant	Extent of lease area	Rental	Purpose	Lease Term
Ibhiza Sidumisa Ufensi Ministries	453m <sup>2</sup>	R1 016.00 per annum	Place of Worship	5 years subject to one-year notice of termination.

#### Information Statement:

- The reason for the proposal to grant a long-term right to use, control or manage the relevant asset is to operate and permit a place of worship.
- The expected benefits to the municipality that may result from the granting of the right are tariff based rental and promotion of socio-economic opportunities within the area.
- The expected proceeds to be received by the Municipality resulting from the granting of the right are a tariff based rental, initially being R1016.00 per annum.
- The expected gain or loss that will be realised or incurred by the Municipality arising from the granting of right is: The City will gain a tariff based rental as well as charges for services.

For further details of the transaction contact Sandiso Mgcineni; tel 021 400 9328, Property Management Department, between 08:30-16:00 on weekdays. Any comments/objections or alternative proposals to the proposal must be submitted in writing, together with reasons therefore, to Sandiso Mgcineni, Property Management Department, Box 4577, Cape Town, 8000 or fax 021 419 5303 or email Sandiso.mgcineni@capetown.gov.za on or before 22 March 2019.

#### Transfer

##### • Erf 30165, 26 Mlonj Street, Ilitha Park, Khayelitsha

Notice is hereby given that the City of Cape Town will be, in terms of the provisions of the Local Government Municipal Finance Management Act and the associated Municipal Asset Transfer Regulations and in terms of section 11.5 of the Policy on the Management of Certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, considering the sale by public competition of Erf 30165, 26 Mlonj Street, Ilitha Park, Khayelitsha for community purposes.

Farm / Erf & area	Site Extent	Zoning	Value
30165, Khayelitsha	760m <sup>2</sup>	Community Zone 1 (C01)	R180,000 excluding VAT, discounted for community/social care uses, (25% of market value), would be R45 000.00 exclusive of VAT and transfer costs.

#### Information Statement:

- The valuation of the capital asset to be transferred or disposed of is R180 000 excluding VAT, discounted for community/social care uses, (25% of market value), would therefore be R45 000.00 exclusive of VAT and transfer costs and the method of valuation used to determine that valuation is 10 000m<sup>2</sup> x R180/m<sup>2</sup> = R180 000. The highest and best use of the subject property is deemed mixed residential. The value thereof has been determined on the basis of this zoning.
- The reason for the proposal to transfer or dispose of the capital asset is because it is not required for provision of minimum level of municipal services.
- The expected benefit to the Municipality that may result from the transfer or disposal; Council will receive a financial benefit in the form of the discounted sales price as well as future rates and taxes in respect of the property.
- The expected proceeds to be received by the Municipality from the transfer or disposal, will be market value (discounted for social organisations), future rates and taxes.
- The expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal; council will not make a loss, but a gain on receipt of market value (discounted for social organisations), future rates and taxes. The city will also gain from the improved social development within the area.

For further details of the transaction contact Sandiso Mgcineni at 021 400 9328, Property Management Department, between 08:30-16:00 on weekdays. Any comments/objections or alternative proposals to the proposal must be submitted in writing, together with reasons therefore, to Sandiso Mgcineni, Property Management Department, PO Box 4577, Cape Town, 8000 or fax 021 419 5303 or email Sandiso.mgcineni@capetown.gov.za on or before 22 March 2019.

### NORTHERN DISTRICT

#### Transfer

##### • Portion of Portion 47 of Cape Farm 311, Heerliver Road, Kraainfontein

Notice is hereby given that the City of Cape Town will be, in terms of the provisions of the Local Government Municipal Finance Management Act and the associated Municipal Asset Transfer Regulations and in terms of section 11.5 of the Policy on the Management of Certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, considering the sale by public competition of Portion of Portion 47 of Cape Farm 311, Heerliver Road, Kraainfontein for community purposes.

Farm / Erf & area	Site Extent	Zoning	Value
311-47, Kraainfontein	4.2ha Portion to be sold: 1ha	Agricultural (AG)	R9 000,000 excluding VAT, discounted for community/social care uses, (25% of market value), would be R2 250 000 exclusive of VAT and transfer costs.

#### Information Statement:

- The valuation of the capital asset to be transferred or disposed of is R9 000 000 excluding VAT, discounted for community/social care uses, (25% of market value).

would therefore be R2 250 000 exclusive of VAT and transfer costs and the method of valuation used to determine that valuation is 10 000m<sup>2</sup> x R180/m<sup>2</sup> = R180 000. The highest and best use of the subject property is deemed mixed residential. The value thereof has been determined on the basis of this zoning.

- The reason for the proposal to transfer or dispose of the capital asset is because it is not required for provision of minimum level of municipal services.
- The expected benefit to the Municipality that may result from the transfer or disposal; Council will receive a financial benefit in the form of the discounted sales price as well as future rates and taxes in respect of the property.
- The expected proceeds to be received by the Municipality from the transfer or disposal, will be market value (discounted for social organisations), future rates and taxes.
- The expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal; council will not make a loss, but a gain on receipt of market value (discounted for social organisations), future rates and taxes. The city will also gain from the improved social development within the area.

For further details of the transaction contact Sandiso Mgcineni, tel 021 400 9328, Property Management Department, between 08:30-16:00 on weekdays. Any comments/objections or alternative proposals to the proposal must be submitted in writing, together with reasons therefore, to Sandiso Mgcineni, Property Management Department, PO Box 4577, Cape Town, 8000 or fax 021 419 5303 or email Sandiso.mgcineni@capetown.gov.za on or before 22 March 2019.

### SOUTHERN DISTRICT

#### Lease

##### • Erven 7000, 10565, 10567 and 10568 Fish Hoek

Notice is hereby given that the City of Cape Town will be, in terms of the provisions of the Local Government Municipal Finance management Act and the associated Municipal Asset Transfer Regulations and the Policy on the Management of certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, considering the lease of portions of Erven 7000, 10565, 10567 and 10568 Fish Hoek to Fish Hoek Tennis Club or its successors in title or to consider any alternative proposals.

Applicant: Fish Hoek Tennis Club

Extent of lease area: Approximately 4520m<sup>2</sup>

Rental: R83.48 per annum, exclusive of VAT

Purpose: Sporting purposes

Lease term: 10 years with an option to renew for a further period of 10 years

#### Information Statement:

- The reason for the proposal to grant a long-term right to use, control or manage the relevant asset is that Fish Hoek Tennis Club applied to renew their lease for the portions of Erven 7000, 10565, 10567 and 10568 Fish Hoek.
- The expected benefit to the municipality that may result from the granting of the right is the city will benefit from the proposed lease as the lease will generate revenue to the City as well as relieve Council of the maintenance burden.
- The expected proceeds to be received by the Municipality resulting from the granting of the rights is that the City will receive a tariff rental per annum, excluding VAT for sporting purposes.
- The rental to increase on an anniversary date of the lease at per tariff structure approved by Council annually.
- The expected gain or loss that will be realised or incurred by the Municipality arising from the granting of right is that no loss will be incurred by the City arising from the granting of right.

For further details of the transaction contact Shireen Miller, tel 021 444 2592, Property Holding, 3 Victoria road, Plumstead, 7800, between 08:30-15:00 on weekdays. Any comments/objections/alternative proposals to the proposal must be submitted in writing, together with reasons therefore, to Shireen Miller, South peninsula Region, Private Bag X5, Plumstead, 7801 or email shireen.miller@capetown.gov.za on or before 25 March 2019.

#### Disposal

##### • Portion of Remainder Erf 1995, Constantia to the adjacent owner of Erf 1995 Constantia (EU Campus (Pty) Ltd

Notice is hereby given that the Council is, in terms of the Policy on the Management of Certain of the City of Cape Town's Immovable Property (pronounced in 26 October 2010), considering an application for the disposal of a portion of Remainder Erf 1995 Constantia in extent approximately 64 m<sup>2</sup>, to the owner of adjacent Erf 1995 Constantia, at a purchase price of R60 000 plus VAT. The purchase price will escalate at a rate of 8% per annum from 2018-12-01 until date of transfer.

#### Information Statement:

- The valuation of the capital asset to be transferred or disposed of is R60 000 exclusive of VAT and cost. The sales comparable method of valuation was used to determine the value.
- The reason for the proposal to transfer the capital asset is that the City received an application to purchase the subject property. After due consideration, the subject property is regarded as being non-viable land which only has value to the abutting landowner in light of the fact that it cannot be developed or function as a separate entity. The proposal was circulated to the relevant branches of Council, no objections to the proposed transfer were received. It is therefore concluded that the property is not required to provide a minimum basic service.
- The expected benefit to the Municipality of the proposed transfer is to be relieved of the maintenance burden in terms of the subject property and it will also allow for better utilisation of the property.
- The expected proceeds to be received by the Municipality from the transfer or disposal are a market related purchase price of R60 000 escalating at 8% per annum plus VAT.
- The expected gain or loss that will be realised or incurred by the Municipality arising from the transfer is fair market value and future rates and taxes.

For further details of the transaction contact Bibi Aysha Zoutenberg, tel 021 444 2495, Property Holding, South Region, Plumstead Administrative Offices, weekdays between 08:30-15:00 by appointment. Any comments/objections must be submitted in writing, together with reasons therefore, to Bibi Aysha Zoutenberg, Private Bag X5, Plumstead 7801, or email bibiaysha.zoutenberg@capetown.gov.za on or before 25 March 2019.

### TABLE BAY DISTRICT

#### Removal of restrictions and departures

##### • Erf 547 Bantry Bay, 391 Ocean View Drive

Notice is hereby given in terms of section 81 of the City of Cape Town Municipal Planning By-Law, 2015 that the application below has been received and is open to inspection at the office of the District manager at Media City Building, 2nd Floor, cnr Adderley Street and

Hertzog Boulevard Cape Town, 8001. Additionally the application documents may also be viewed on the following link: <http://www.capetown.gov.za/landuseapplications>

Application number: 7037289

Applicant / Owner's details: Johnny Grummer Town Planners / The Rics Trust

#### Purpose of the application:

The application is to develop the property with a main and second dwelling. The following applications have been applied for:

- Deletion of conditions of title relating to the number of houses/dwellings on the property, building lines and built upon.
- Item 2(2)(a): To permit a floor factor to be 1.21 (785.29m<sup>2</sup>) in lieu of 1.0 (649m<sup>2</sup>).
- Item 2(2)(b): To permit an extension of the building (staff room and refuse room) to be setback 1.5m in lieu of 3.5m from the street boundary (Ocean View Drive).
- Item 2(2)(v): To permit a garage with a width of 13.3m in lieu of 4.5m to be 1.5m from the street boundary (Ocean View Drive).

Closing date for an objection, comment or representation: Any objection, comment or representation on the proposal, with reasons therefor, may be submitted to the following email address: comments\_objections.tablebay@capetown.gov.za or submitted in writing to the office of the above-mentioned District Manager at 2nd Floor, Media City c/o Hertzog Boulevard & Heerengracht, Cape Town or PO Box 4529, Cape Town 8000, to be received before or on 25 March 2019.

#### Further details that must accompany any objection, comment or representation:

- The application number and the following details of the person who is submitting the objection, comment or representation: full name, interest in the application, address, contact details and the method by which they may be notified. More cost-effective and efficient communication with the City will be facilitated if you specifically indicate an email address that can be used for further communication regarding this application.
- The reason for the objection, comment or representation, including at least a sketch that the application will have on a person or the area; b) any aspect of the application that is considered to be inconsistent with policy, and how.

General: No late comment or objection will be considered unless the City Manager has agreed thereto in writing. An objection, comment or representation which does not meet the requirements above may be disregarded. Any person who cannot write may come to the district office mentioned above during office hours where he/she will be assisted in transcribing any comment or objection and the reasons therefor. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

Request for oral submission: Section 12(011) of the MPBL provides that a person may make a request to the Municipal Planning Tribunal (MPT) to make an oral submission. For such a request to be considered it must comply with the following requirements:

- Must be a written request emailed to the following address: MPT@hearings@capetown.gov.za
- Adequate reasons must be given for each request.
- The request must be received at the above-mentioned address at least five days before the MPT meeting where the application(s) will be considered, or closer to the meeting if good cause is shown.

If you would like to make such request, go to the following weblink for the scheduled MPT meeting dates and the agendas: <http://www.capetown.gov.za/meeting-calendars/>

#### Fixtures and fittings

##### • City Land; Portions of Erf 515 – Albert Road - Tamboerskloof for Gardening and Security Purposes: Samantha Jenkins and Gregor Dunn

Notice is hereby given in terms of section 4(2) of the City of Cape Town: Immovable Property By-Law, 2015 of Council's intention to dispose of Portion of Erf 515 Tamboerskloof, situated at Albert Road, Tamboerskloof in extent approximately 106 m<sup>2</sup>, 166 m<sup>2</sup>, 10m<sup>2</sup> shown on Plan STC 3111.

Notice is given that the Council in terms of the Policy on the Management of certain of the City of Cape Town's Immovable Property, approved by Council on 26 August 2010, is considering selling portion of Erf 515 Tamboerskloof. The recommended purchase price is R1 030 000.00 exclusive of VAT escalating at 8% per annum compounded on a pro rata basis from 01 January 2019 until date of registration of transfer. Subject to terms and conditions to be imposed by the Director: Property Management in the exercise of her delegated authority.

#### Information Statement:

- The City's Professional Valuers assessed the value of the Subject Property at R1 030 000.00 excluding VAT (if applicable) escalating at 8% per annum (compounded on a pro rata basis commencing 6 months from the date of valuation being 01 January 2019 until date of registration of transfer). The market value was determined using Sales Comparable method.
- The reasons for the proposed transfer of the capital asset are that the City received an unsolicited offer to purchase the subject property. After due consideration the subject property is regarded as being non-viable land which only has value to the abutting landowner in light of the fact that it cannot be developed or function as a separate entity. The proposal was circulated to the relevant branches of Council. No objections to the proposed transfer were received. It is therefore concluded that the property is not required to provide a minimum basic service.
- After due consideration, the subject property is regarded as being non-viable land which only has value to the abutting landowner in light of the fact that it cannot be developed or function as a separate entity. The proposal was circulated to the relevant branches of Council. No objections to the proposed transfer were received. It is therefore concluded that the property is not required to provide a minimum basic municipal service.
- The expected benefit to the Municipality that may result from the granting of the right is that the Municipality will be relieved of the maintenance burden and will also allow for better utilisation of the property.
- The expected proceeds to be received by the Municipality from the transfer and the granting of the rights is R1 030 000.00 exclusive of VAT and costs. The purchase price will escalate at a rate of 8% per annum from 01 January 2019 until date of registration of transfer.
- The expected gain or loss to result from the proposed disposal is fair market value and future rates and taxes.

The application is available for inspection, on appointment, at the office of Leneeza van Heerden at tel: (021) 400 6546, during office hours (08:00 - 12:00 and 13:30 - 15:30), 3rd Floor, Media City Building, cnr Heerengracht and Hertzog Boulevard, Cape Town.

Any comments or objections to the application must be submitted in writing, together with reasons therefor, to the undersigned at PO Box 4557 Cape Town, 8000 or email Leneeza.vanHeerden@capetown.gov.za on or before 25 March 2019.

#### JUNGO MBADZAYO

CITY MANAGER

22 February 2019

## UITNODIGING OM TE TENDER

- waarde daarvan is op grond van blende sonering bepaal.
- Die voorstel word gemaak om die kapitaalbare tot te dra of te verminder omdat dit die verlae word vir voorziening van minimum slak van mensekapasiteit daartoe nie.
  - Die verwegte voorstale vir die munisipaliteit wat op die oordrag of ververandering kan voorspuit; die Raad sal finansier word of skep in die vorm van die afslag verkooprys asook toekomstige stondomsbelasting en diensgeld vir die elendom.
  - Die verwegte opsigte wat die munisipaliteit uit die oordrag of ververandering gaan onttrek, sal maar waarskynlik nie maatskaplike organisasies, toekomstige stondomsbelasting en diensgeld.
  - Die verwegte wils of verbaal wat deur die munisipaliteit gesalf is of aangegegaan sal word vir die oordrag of ververandering; die Raad sal nie 'n verlede nie, maar wens maak by inhouings van die markvaardige (met aferdig vir maatskaplike organisasies), toekomstige stondomsbelasting en diensgeld.
  - Die Stad sal ook voordeel trak uit verbeterende maatskaplike ontvindelinge in die gebied.

Vir verdere besonderhede oor die transaksie, tree in verbanding met Sandisa Afgeleide tel. 021 460 9328, deputant van elendombestuur, op weekdse tussen 08:30-16:00.

Enige kommentaar/besware of alternatiewe voorstel op die voorstel moet skriftelik, met redes, aan Agnesina Sandisa, deputant stondomsbelasting, Postbus 4572, Kaapstad 8000 of per fax 021 419 5303 of e-pos Sandisa.mchm@capetown.gov.za versig word voor of op 22 Maart 2019.

### SUIDELIKE DISTRIK

#### Verhuizing

-Kwets 7050, 10565, 10567 en 10568 Vischkuil

Kennis geskied hierdie dat die Stad Kaapstad, ingevolge die beperking van die Wet op Plasselei Regeling: Munisipale Finansiële Bestuur en die geplaansde reguleerplan oor beelding van munisipale bate en beleid om die bestuur van reken van die Stad Kaapstad se onroerende eiendom, op 26 Augustus 2010 staar die Raad goedkeur, die verlenging van gedeeltes van enkele 7000, 10565, 10567 en 10568 Vischkuil vir die Stad se kantoor en sy regopvolgers, sal onveeg of enige alternatiewe voorstale sal onveeg.

- Ansaeksier: Vischkuil tennisklub
- Grootte van verhuizing/gelok: ongeveer 4 520 m<sup>2</sup>
- Huur: R803,48 per jaar, BTW van 19% uitgesluit
- Doel: spordienstelaleades
- Huurtermyn: 10 jaar, met opeis om metverdeel 10 jaar te hou

#### Inligtingsverklaring:

- Die voorstel word gemaak om 'n langtermynig te veleelenn om die terskalklike bate te gebruik, behou of bestuur, omdat Vischkuil tennisklub sanksie gedoen het om die huurder daar vir die gedeeltes van enkele 7000, 10565, 10567 en 10568, Vischkuil, te hou.
- Die verwegte voorstel vir die munisipaliteit wat uit die verlenging van die reg na die voorstel is dat die Stad sal voordeel trak uit die voorgestelde verhuizing onder die verlenging inhouing vir die Stad sal genereer en ook die Raad van die onderhoudsdiens sal veel.
- Die verwegte opsigte wat die munisipaliteit sal onveeg na aanleiding van die verlenging van die reg is dat die Stad 'n lae leuehouding per jaar sal ontvang, BTW uitgesluit, vir spordienstelaleades.
- Die huurgedel sal jaarliks op die vergaande van die verlenging styg volgens die huurstruktuur deur die Raad goedkeur.
- Die verwegte wils of verbaal wat deur die munisipaliteit gesalf is of aangegegaan sal word na aanleiding van die

verlenging van die reg is dat geen verlies na aanleiding van die verlenging van die reg deur die Stad saamgetrek sal word nie.

Trees vir verdere besonderhede oor die transaksie tussen 08:00-16:00 op weekdse in verbanding met Shireen Alibec tel. 021 445 2592, elendombestuur, Vlakteweg 3, Plumstead 7800. Enige kommentaar, beware of alternatiewe voorstel op die voorstel moet skriftelik, met redes, voorgedra word aan Shireen Miller, Suid-Sterreelondstryd, Privaatsekretaris, Plumstead 7801 of per e-pos shireen.alibec@capetown.gov.za voor of op 25 Maart 2019.

#### Verhuizing

-Gedekte wils restant erf 1995, Constantia aan die nabygeleende eland van erf 1995 Constantia (EU Campus) (Edms) Blg:

Kennis geskied hierdie dat die Raad, ingevolge die beleid op die bestuur van sekere van die Stad Kaapstad se onroerende eiendom (op 26 Oktober 2010 uitgevaardig), in samsek ooreng vir die verandering van 'n gedekte wils restant erf 1995 Constantia ongeveer 64 m<sup>2</sup> groot, as die nuwe nuwe van aangrensende erf 1995 Constantia, teen 'n kooprys van R60 000 plus BTW. Die koopys sal ten opsigte van 5% per jaar styg vanaf 2018/12/01 tot op datum van oordrag.

#### Foliggoverdragting:

- Die waarde van die kapitaalbare wat oorgedra of verleng is gaan word is R60 000, BTW en koste uitgesluit. Die vergelykende valkuopnameformule is gebruik om die waarde bepaal.
- Die rede vir die voorgestelde oordrag van die kapitaalbare is dat die Stad 'n handel om die bestekke elendom te koop, onthou het. Na beoordeeling onvolg word dat bestekke elendom gesig nie leverbaar nie en dat dit slegs waarde vir die naburige grondelaaer het aangesien dit nie 'n aparte entiteit ontstaan kan word of kan funksioneer nie. Die voorstel is aan die toepaslike takke van die Raad geskeul, geen beware is onthou nie. Die gevolgtrekking is dat die elendom nie besig word om 'n munisipale bestelsel diens te vervaard nie.
- Die verwegte voorstel vir die munisipaliteit van die voorgestelde oordrag is verligting van die onderekheid van die bestekke elendom en dat sal ook betrekking hou van die elendom, moontlik nie.
- Die verwegte opsigte vir die munisipaliteit gids die oordrag of ververandering in 'n verhoogende kooprys van R60 000 wat styg teen 5% per jaar plus BTW.
- Die verwegte wils of verbaal wat deur die munisipaliteit gesalf is of aangegegaan sal word dat die oordrag of ververandering nie 'n aparte entiteit ontstaan kan word of kan funksioneer nie. Die voorstel is aan die toepaslike takke van die Raad geskeul, geen beware is onthou nie. Die gevolgtrekking is dat die elendom nie besig word om 'n munisipale bestelsel diens te vervaard nie.

Vir verdere besonderhede oor die transaksie, tree in verbanding met Bibi Aysha Zoutenberg, tel. 021 444 2495, elendombestuur, suidelike kantoor, Plumstead Administrasiekantoor, weekdse tussen 08:00-15:00 per afspraak. Enige kompromisbesware moet skriftelik, met redes, voorgedra word aan Bibi Aysha Zoutenberg, Privaatsekretaris, Plumstead 7801, of per e-pos bibiaysha.zoutenberg@capetown.gov.za voor of op 25 Maart 2019.

### TAFELBAAI-DISTRIK

#### Afwykings en ophoffing van beperkings:

-Erf 547 Baabty Bay, Ocean View/laan 391

Kennis geskied hierdie dat die Stad Kaapstad se Verordening op Munisipale Beplanning 2015, dat die volgende sanksie onthou is en ter toekomstigheid sal bestaan: dat die kantoor van die distrikbestuurterp op die tweede verdieping, Media City, A4, Adderleystraat en Hertzog-boulevard, Kaapstad 8001. Daarbenewens kan die ansaeksodokumente ook

by die volgende stelsel gesien word:  
<http://www.capetown.gov.za/dandrcapplications>.

Aansoekidentifikasienummer: 7037269  
Besoekadres van aansoeksaar/efienaar: Tommy Brümmer Town Planners / The Ricci Trust

#### Doel van die aansoek:

- Die aansoek is om die standplaas met 'n hoof- en tweede woonlog te onthou. Die volgende aansoek is gedoen:
- Strapping van dieeldeelvoorbereidings van die getal huishouwendes op die standplaas, beskyf en berekent;
  - Item 22(4): Om 'n voorstel van 1,21 (R85,29 m<sup>2</sup>) in plas van die vanhuis, 3,0 (649,0 m<sup>2</sup>) nie te laai;
  - Item 22(5): Om los te laai dat gedekes van die gebou (personneelkamer en afvalkamer) 1,5 m in plas van 3,5 m van die strategiese (Ocean View/laan) lewingsgrond word;
  - Item 22(9): Ont los te laai dat 'n motobus moet 'n wye van 13,3 m in plas van 6,5 m, 1,5 m van die staargrond (Ocean View/laan).

#### Stellingsdaatum vir 'n bewaar, kommentaar of versoek:

Enige bewaar, kommentaar of versoek soor die voorstel, met redes, kan by die volgende e-posadres ingedien word:  
[Commentsobjections.tah@capetown.gov.za](mailto:Commentsobjections.tah@capetown.gov.za) of skriflik voorgedra word by die kantoor van die beginnende distrikbestuurterp op die tweede verdieping, Media City, A4, Adderleystraat en Hertzog-boulevard en Hatfield-aanrug of Postbus 4529, Kaapstad 8000, en moet voor of op 25 Maart 2019 antwoord word.

#### Meer besonderhede wat enige bewaar, kommentaar of versoek moet vergesel:

- Die Stad se professionele waarderders het die waarde van die bestekke elendom aangesien teen R1 030 000, BTW uitgesluit (indien van toepassing), met 'n stygging van 6% per jaar aangesien op 'n praatgrondtag vanaf die nuwaste, naamlik 1 Januarie 2019, tot op die datum van registrasie van oordrag. Onthou daarby aan die beperkings en voorwaarde opgeff deur die direkteur: elendombestuur in die uitvoering van laaste gediegte beperkings.
- Die roetes vir die voorgestelde oordrag van die kapitaalbare is dat die Stad 'n onvergrypbaar aanhou om die bestekke elendom te koop, onthou dat die Raad goedkeur, voor die bestekke elendom geeg nie lewensvatbaar grond te wees wat slegt waardie vir die naburige grondelaaer het aangesien dit nie as 'n aparte entiteit ontstaan kan word of kan funksioneer nie. Die voorstel is aan die toepaslike takke van die Raad geskeul, geen beware is onthou nie. Die gevolgtrekking is dat die elendom nie besig word om 'n munisipale bestelsel diens te vervaard nie.

- Die roetes vir die bewaar, kommentaar of versoek moet ingepak van ten minste -a) die oorverigting wat die aansoek op 'n persoon of die gesalf sal he; b) enige aspect van die aansoek wat as teurstig of misleidend beskou word en tot

Algemeen: Geen last kommentaar of bewaar sal onveeg word nie, tenzij die standplaas die bestekke elendom toestemming gee nie. Enige bewaar, kommentaar of versoek wat nie aan beginnende voorwaarde voldoen nie, kan ingeklaag word. Enige persoon wat nie kan stel nie, kan gedurende kantoorse beginnende distrikbestuurterp besoek, waar hy of sy gehelp sal word deur enige kommentaar of bewaar en redas daarvoor te transkriueer. Deur 'n bewaar, kommentaar of versoek te stuur, greef die person wat dit gesalf het, toekennings dat indeling aan alle publiek en aan die aansoeksaar beschikbaar geset mag word.

**Aansoek om mondellinge voorlegging (Artikel 120(1) van die Verordening op Munisipale Beplanning) maak daarvan voordeel dat 'n persoon die Munisipale Beplanninginstansie (MBI) kan versoek om 'n mondellinge voorlegging te doen. Vir sodanige versoek moet onveeg word, moet dieselfde volgende voorwaarde voldoen:**

- Die moet 'n geskrewe versoek was wat na die volgende e-posadres gestuur word: MBI@tblh@capetown.gov.za;
- Volledige redes moet vir sodalike versoek verklaar word;
- Die versoek moet by die beginnende adres onthou word ten minste vir die MBI-vergadering waar die aansoek daarover sal word, of nadear van die vergadering indien grondige redes aangevoer word.

Om vas te stel of u spesifieke versoek vir lig, word u na die volgende webstasie verwys vir die geskooldeleerde na die vergadertermens en die agenda's:  
<http://www.capetown.gov.za/mdbcalendaar/>

#### Vergadering:

• Stadsgrond, gedekselte van erf 515, Albertweg, Tamboerskloof vir tuinbou-een sekulierbedienende; Samantha Jenkins en Gregor Dona

Kennis geskied hierdie Ingelyke artikel 4(2) van die Stad Kaapstad: Verordening oor Groterende Elendom, 2015 van die eer se voorname en geskele van erf 515 Tamboerskloof, geleë te Albertweg 3, Tamboerskloof, Tuinbou-een, nuweer 103 m<sup>2</sup>, 160 m<sup>2</sup>, een 10m<sup>2</sup> groot, aangesien op Plan SIG 3111.

Die aanbevoie kooprys is R1 030 000, BTW uitgesluit (indien van toepassing), met 'n stygging van 6% per jaar aangesien op 'n praatgrondtag vanaf die nuwaste, naamlik 1 Januarie 2019, tot op die datum van registrasie van oordrag. Onthou daarby aan die beperkings en voorwaarde opgeff deur die direkteur: elendombestuur in die uitvoering van laaste gediegte beperkings.

#### Inligtingsverklaring:

- Die Stad se professionele waarderders het die waarde van die bestekke elendom aangesien teen R1 030 000, BTW uitgesluit (indien van toepassing), met 'n stygging van 6% per jaar aangesien op 'n praatgrondtag vanaf die nuwaste, naamlik 1 Januarie 2019, tot op die datum van registrasie van oordrag. Onthou daarby aan die beperkings en voorwaarde opgeff deur die direkteur: elendombestuur in die uitvoering van laaste gediegte beperkings.

- Die roetes vir die voorgestelde oordrag van die kapitaalbare is dat die Stad 'n onvergrypbaar aanhou om die bestekke elendom te koop, onthou dat die Raad goedkeur, voor die bestekke elendom geeg nie lewensvatbaar grond te wees wat slegt waardie vir die naburige grondelaaer het aangesien dit nie as 'n aparte entiteit ontstaan kan word of kan funksioneer nie. Die voorstel is aan die toepaslike takke van die Raad geskeul, geen beware is onthou nie. Die gevolgtrekking is dat die elendom nie besig word om 'n munisipale bestelsel diens te vervaard nie.

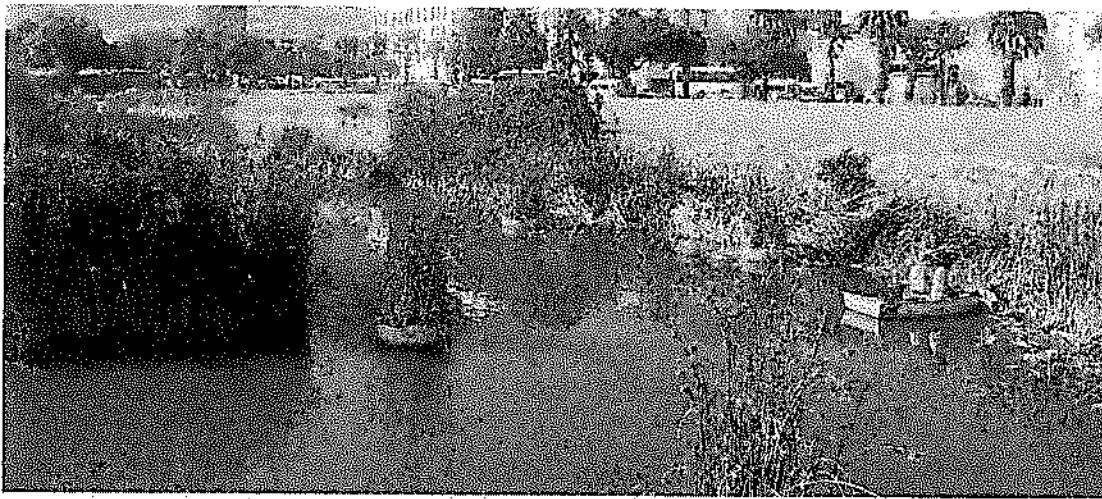
- Na beoordeeling onvolg word die bestekke elendom nie lewensvatbaar grond te wees wat slegt waardie vir die naburige grondelaaer het aangesien dit nie as 'n aparte entiteit ontstaan kan word of kan funksioneer nie. Die voorstel is aan die toepaslike takke van die Raad geskeul, geen beware is onthou nie. Geen beware teen die voorgestelde oordrag is onthou nie. Die gevolgtrekking is dus dat die elendom nie benodig word om 'n munisipale bestelsel diens te vervaard nie.

- Die verwegte voorstel vir die munisipaliteit voorstandig om die verlenging van die reg te dat die munisipaliteit van die onderekingsdaas verlig na wens en ook beter benutting van die elendom sal maatskaplike raak.
- Die verwegte opsigte wat die munisipaliteit van die oordrag en die verlenging van die reg sal ontvang is R1 030 000, BTW en koste uitgesluit. Die kooprys sal teen 10% per jaar styg vanaf 1 Januarie 2019 tot op datum van registrasie van oordrag.

- Die verwegte wils wat uit die voorgestelde oordrag gaaan spruit is 'n lillike maatskaplike en toekomstige stondomsbelasting en diensgeld.

Die aansoek is vir fasias betrekbaar by die kantoor van Jemmerie van Heerden by tel. 021 40406546, tydens kantoor (08:00-13:00; 13:30-15:30), 3de verdieping, Media City, Hu, Hertzog-boulevard en Hatfield-aanrug, Kaapstad.

Enige kommentaar oor of beware laan die aansoek moet skriftelik, met redes, aan die ondergelyke voorgedekte voorgedek word by Postbus 4529, Kaapstad 8000 of e-pos: jemmerie.vanheerden@capetown.gov.za voor of op 25 Maart 2019.



The Castle's moat is in the spotlight as rubbish is piling up.

# Clean-up campaign at Castle

JAMIE ANNE THOMPSON

**A** few social media posts about the state of the moat at the Castle of Good Hope has been turned into a proactive cleaning project.

The Castle's moat was put in the spotlight because of the rubbish piling up in the body of water.

This prompted the Castle Control Board to put out a call for people to take ownership of heritage sites and join a clean-up of the moat tomorrow, Friday March 1, at dawn.

Fath Mabati, who manages social media for the Castle of Good Hope, said the post was upsetting as the staff who were inside the perimeter of the space were associated with the dirt. "However, it's not dirt coming from the castle. The rubbish isn't birthed from the moat. Litter is a city-wide problem, and the rubbish blows into the moat and the castle."

She said as a person spending most of her time in the city, she felt that she wanted to do something to help the situation. "We are inviting people to put their phones down, roll up their sleeves, and come and get involved. We cannot just complain and not be proactive. We need to be part of the solution. If anyone has some ideas or expertise they can give to help us find long-term solutions, we welcome them to visit us and share ideas."

The CEO of the Castle Control Board, Calvin Giffelan, said on the first day of every month, the castle staff will make a call for people to join them in getting their hands dirty in the moat.

He said while there is a team who works there daily, the strong south-easter wind blows litter from all over the city centre where it nestles in the nearest body of water – the moat. The Castle of Good Hope is situated in the heart of the city centre and is not isolated from the problems in the city, such as drug users and dealers, homelessness, vagrancy and vast amounts of litter. And while he acknowledges that the mess can become quite an unsightly mess, he appealed to people to turn their complaints into something positive and proactive.

"We want people to take back their heritage. The castle is here for everyone. We need to protect it. We don't want the castle to embarrass people and we don't want people to embarrass us. We need to try to better it by finding a constructive solution."

Mr Giffelan with the Castle Control Board has since put together a team of unemployed people to come and help clean the moat and the Castle grounds everyday. He said depending on how much cleaning is required, the team ranges from two to 10 people.

Two of the workers at the castle, Kiyamudien Harris, from Salt River, and Allen Booyens, from Bersta River, sit in a little boat while fishing rubbish out of the moat with nets.

Mr Harris and Mr Booyens said they got involved in the project when they were called up by the Castle board after sending their CVs to the board.

Mr Booyens said keeping the

Castle premises clean keeps them busy almost every day, as the wind blows the rubbish around. "We sometimes also find clothes in the moat on the side where the houses less sleep."

The Castle has struggled with homeless people sleeping on its lawn for the past few years.

Attempts to curb this has been made, however, Mr Giffelan said there were plans in the pipeline to deal with this issue.

Mr Booyens said the work he did at the Castle makes him proud as it is a tourist attraction, and it's nice for tourists and visitors to come to a clean place.

"People can help by throwing their papers in the bin, or just keeping the space around them clean. If they do that, there will be less litter that lands up in the moat."

Mr Harris said he was also proud and maintaining the Castle puts food on the table at home. "I'm proud to be helping my family."

Mr Giffelan said they hope to eventually roll out the cleaning project to more spaces of heritage value around the city.

"The cleaning project is also a symbol of healing. The Castle is the oldest colonial building in Cape Town, and we have a lot of bad history here."

It only makes sense that the cleaning and spiritual cleansing project starts at the

Castle of Good Hope and spreads out from a wider project in the near future."

The clean-up project will take place on Friday March 1 at 9am at

the Castle of Good Hope. All are welcome. For more information, or to get involved, contact Faith Mahan at [heritage@castleofgoodhope.co.za](mailto:heritage@castleofgoodhope.co.za)

## TRANSFER

### Erf 30165, 26 Mlonji Street, Ilitha Park, Khayelitsha

Notice is hereby given that the City of Cape Town will be, in terms of the provisions of the Local Government Municipal Finance Management Act and the associated Municipal Asset Transfer Regulations and in terms of section 11(1) of the Policy on the Management of Certain of the City of Cape Town's Immovable Property, approved by Council on 28 August 2016, considering the sale by public competition of Erf 30165, 26 Mlonji Street, Ilitha Park, Khayelitsha for community purposes.

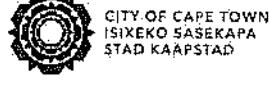
Er number and area	Site Extent	Zoning	Value
30165, Khayelitsha	760m <sup>2</sup>	Community Zone 1 (CZ1)	R180 000 excluding VAT, discounted for community/social care usage (25% of market value), would be R45 000.00 exclusive of VAT and transfer costs.

#### Information Statement:

- The valuation of the capital asset to be transferred or disposed of is R160 000 excluding VAT, discounted for community/social care usage (25% of market value), would therefore be RDS 000.00 exclusive of VAT and transfer costs and the method of valuation used to determine that valuation is 760m<sup>2</sup> x R235/m<sup>2</sup> = R180 000 (excluding VAT) rounded & (Price based on restrictive uses). The highest and best use of the subject property is deemed residential. The value thereof has been determined on the basis of this zoning.
- The reasons for the proposal to transfer or dispose of the capital asset is because it is no longer required for provision of minimum level of municipal services.
- The expected benefits to the Municipality that may result from the transfer or disposal: Council will receive a financial benefit in the form of the discounted sales price as well as, future rates and taxes in respect of the property.
- The expected proceeds to be received by the Municipality from the transfer or disposal, will be market value (discounted for social organisations) future rates and taxes.
- The expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal; council will not make a loss but gain on receipt of market value (discounted for social organisations), future rates and taxes. The city will also gain from the improved social development within the area.

For further details of the transaction contact Sandiso Mgcineni at 021 400 9328, Property Management Department, between 08:30-16:00 on weekdays. Any comments/objections or alternative proposals to the proposal must be submitted in writing, together with reasons therefore, to Sandiso Mgcineni, Property Management Department PO Box 4577, Cape Town, 8000 or fax 021 419 5303 or email [sandiso.mgcineni@capetown.gov.za](mailto:sandiso.mgcineni@capetown.gov.za) on or before 28 March 2019.

LUNGELO MBANDAZAYO  
CITY MANAGER  
MN16-2019



*Annexure***VALUATION SYNOPSIS: ERF 30165 KHAYELITSHA (ILITHA PARK), EARMARKED FOR SALE IN TERMS OF COUNCIL'S APPLICABLE POLICY FOR SOCIAL CARE ENTITIES****Brief and background**

We were requested to value Erf 30165 Khayelitsha (hereafter 'the subject property'), at Ilitha Park, which has a site extent of approximately 760m<sup>2</sup> and is proposed for transfer in terms of Council's applicable policy for social care purposes.

Our date of valuation is as at 2019-01-31.

**Method of valuation**

We applied the *comparable sales method*, which entails:

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

**Findings**

We used the following sales evidence to deduce the market value of the subject property:

Description	m <sup>2</sup>	Sales Information	Comments
Erf 29862 Khayelitsha, 38 Sagwityi Street, Ilitha Park	168	R250 000 (R1 488/m <sup>2</sup> ) 2017-05	Zoned SR. Regular shaped single residential site located nearby. Much smaller extent. Sales price possibly on the high side.
Erf 29794 Khayelitsha, 13 Manzi Street, Ilitha Park	281	R130 000 (R463/m <sup>2</sup> ) 2016-06	Zoned SR. Irregular shaped single residential site, located nearby. Much smaller extent.
Erf 1317 Hagley, 3-5 King Arthur Street, Camelot	1 482	R342 000 2017-02 (R230/m <sup>2</sup> )	Zoned GR2. Much larger extent and located in a similar submarket to the subject property.
Erf 23116 Khayelitsha Amos Lengesi Cr, Mandela Park	1 720	R360 000 (R209/m <sup>2</sup> ) 2017-07	Zoned CO1. Much larger extent, but a similar submarket and general location. Sold to a Social Care entity.

In addition to the above sales records, the following Council owned vacant sites were recommended for transfer:

- Erf 55360 Khayelitsha, at Kuyasa, deemed to compare in most aspects to the subject property, being located in a similar submarket and 951m<sup>2</sup> in extent and utilised for Educare

purposes, was recommended for transfer, assuming it to be a vacant site, on the basis of R190 000 with date of valuation being 2018-10-30.

- Erf 41020 Khayelitsha, at Umrhabulo Triangle, a CO1 zoned site of approximately 989m<sup>2</sup>, situated at 40 Ndaba Street, was valued as at 2018-01-31 for transfer purposes at R190 000. The location and submarket is deemed similar to that of the subject property.
- Erf 44684 Khayelitsha, at Umrhabulo Triangle, an unregistered portion of Erf 41541, in extent approximately 1 001m<sup>2</sup>, was valued as at 2018-04-30 for transfer purposes at R200 000. The location and submarket is deemed similar to that of the subject property.

## **Conclusions**

### ***Open Market Value***

Based on market evidence, we deem the market value of the subject property in the order of:

$$760\text{m}^2 \quad \times \quad \text{R}235/\text{m}^2 \quad = \quad \text{R}180\,000 \text{ (excluding VAT)}$$

### ***Price based on restrictive use***

In the event of the City selling the subject property in terms of its *Policy on the Management of Council's Immovable Property*:

*Immovable property may be alienated to social care users, the purchase price payable shall, unless otherwise directed by Council, be fixed at between 10% and 25% of market value subject to a suitable reversionary clause being registered against the title deed of the property.*

In this transaction it is recommended that the price be set at 25% of market value, subject to a suitable reversionary clause being imposed, that is:

$$\text{R}180\,000 \quad \times \quad 25\% \quad = \quad \text{R}45\,000 \text{ (excluding VAT)}$$

## **Recommendations**

It is recommended that should Erf 30165 Khayelitsha, at Ilitha Park, measuring 760m<sup>2</sup>, be sold to an entity for Social Care purposes, the price be set at **R45 000, excluding VAT and costs, subject to the following:**

- (iv) The sale's price shall escalate at 6% per annum compounded annually on a pro rata basis commencing 6 months from date of valuation (i.e. as from 2019-08-01) until date of registration.
- (v) This valuation is to be reviewed if not approved by the relevant decision making authority of Council within 18 months from date of valuation (i.e. by 2020-08-01).
- (vi) The sale is to be subject to a suitable reversionary clause limiting the use of the subject property to Community Use, which restriction is to be registered against the title deed of the subject property.



**Anton Opperman** (Reg. no. 3119/2)  
Professional Associated Valuer



**Garth Johnson**  
Principle Professional Valuer

**2019-01-31**

## ANNEXURE E

### **BRANCH COMMENTS ON THE PROPOSED TRANSFER OF ERF 30165, 26 MLONJI STREET, ILITHA PARK, KHAYELITSHA BY MEANS OF A COMPETITIVE PROCESS**

<b>BRANCH</b>	<b>COMMENTS</b>
Social Development and Early Childhood Development (SDECD)	SDECD has no objection with the proposed lease or disposal of the erven 30165 in Khayelitsha subject to it being leased or disposed of following the City's policies and procedures related to leasing and disposing.
Social Services Planning, Development and PMO	The Department has no objection to the above mentioned application subject to the stipulated intent to regularise the existing ECD's on some of the properties. The ECD facilities are seen to form a vital part of the Social Service provision of the area and should therefore be retained and regularised.
Immovable Property Planning (IPP)	<p>The subject area proposed for disposal/lease is Erf 30165 Khayeltsha (760m<sup>2</sup> in extent), for use as a place of worship.</p> <p>This erf forms part of an ongoing project assisting organisations to obtain sites for the purpose of establishing places of worship.</p> <p>Based on a 1km radius study area, desktop research indicates that there are 6 places of worship surrounding the subject property.</p> <p>In the event that transfer occurs, IPP must be notified in order to ensure that the City's Immovable Property Asset Register (IPAR) is updated. Furthermore, we bring to your attention that an Accountable Department must be designated in accordance with the Immovable Property Asset Management Policy (CO6/12/15).</p>

	<p><i>7.4 The Immovable Property Asset Register is a core component of the IPAMF and shall be established and maintained by the Property Management Department with the objective of-</i></p> <p><i>(a) Being the repository for the management and storage of data specific to immovable property assets and rights in property owned by the City of Cape Town;</i></p> <p><i>(b) Being the definitive record of the City's immovable property assets and which Directorates and Departments are accountable for such assets.</i></p>												
Planning and Building Development Management	<p>We confirm the zoning below is correct:</p> <table border="1"> <thead> <tr> <th>Erf No: Key</th> <th>LIS Key</th> <th>Street</th> <th>Suburb</th> <th>Extent (m<sup>2</sup>)</th> <th>Zoning</th> </tr> </thead> <tbody> <tr> <td>30165</td> <td>587415</td> <td>Mlionji</td> <td>Khayelitsha</td> <td>760</td> <td>CO1</td> </tr> </tbody> </table> <p>In principle our department has no objection to the proposed disposal or lease of the erf or portions of the erf, subject to the existing or proposed uses being a primary or consent use in the applicable zone. Should land use applications be warranted for any existing or proposed use (e.g. a consent use or permanent departure application) the required applications together with a detailed site development plan need to be submitted to the Development Management Department (land use management branch) for submission and approval. It would be advisable to submit and obtain approval for a subdivision application to the Development Management Department (land use management branch) prior to the disposal therefore in the event of a disposal.</p> <p>Note that the above comments is also subject to compliance with all other applicable policy and legislation.</p>	Erf No: Key	LIS Key	Street	Suburb	Extent (m <sup>2</sup> )	Zoning	30165	587415	Mlionji	Khayelitsha	760	CO1
Erf No: Key	LIS Key	Street	Suburb	Extent (m <sup>2</sup> )	Zoning								
30165	587415	Mlionji	Khayelitsha	760	CO1								
Open Serve ( a division of Telkom SA Soc Ltd)	As per the drawing supplied, Open Serve Infrastructure will not be affected and affected. However, care should still be taken should it be evident that there is in fact Open												

	<p>Serve network present on the actual site. Please notify this office immediately if you locate any Open Serve plant that was not indicated. Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office. Approval is granted, subject to the following conditions. It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements. Should Open Serve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.</p>
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