



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

REPORT TO SUBCOUNCIL 6 (PAROW)

1. ITEM NUMBER **06SUB21/11/20**

2. SUBJECT:

**RESERVATION OF PORTIONS OF ERVEN 22482 AND REMAINDER 22481
PAROW: COMMUNITY SERVICES AND HEALTH (CITY HEALTH
DEPARTMENT)**

ONDERWERP:

**RESERVERING VAN GEDEELTES VAN ERWE 22482 EN RESTANT 22481
PAROW: GEMEENSKAPSDIENSTE EN GESONDHEID (DEPARTEMENT
STADSGESONDHEID)**

ISIHLOKO:

**UKUBEKELWA BUCALA KWEZIQEPHU ZEZIZA-22482 NENTSALELA
YESIZA-22481 parow: KULUNGISELELWA IINKONZO ZOLUNTU
NEZEMPILO (ISEBE LESIXEKO LEZEMPILO)**

Translation Ref: M1459

PTMS NO: 130006303

File Ref No: TYG14/3/12/2/7360/7361

(Category 9)

3. DELEGATED AUTHORITY

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

"To reserve property for municipal purposes."
- ☒ Final delegation lies with Director: Property Management.

4. EXECUTIVE SUMMARY

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

Reservation Category

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

Application Summary:

Applicant	Directorate:	Community Service and Health		
	Department:	City Health		
	Branch:	Finance (Health): Maintenance		
Director	Ruberto Isaaks			
Land applied for	Portions of Remainder Erf 22481 and Erf 22482 Parow			
LP Key	627258, 736518, 736519			
Location	Smith Street, Glenlily, Parow			
Extent reserved:	364 m ²			
Current Zoning	Transport 2: Public Road & Public Parking			
Current Usage	Public Parking lot			
Proposed Project/ Usage	Secure (fenced) staff parking at the Parow Day Clinic.			
Recommendation	Approve	X	Decline	

5. GENERAL INFORMATION REGARDING THE RESERVATION OF CITY LAND

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

Immovable Property Asset User Directorates and Departments must:

- 1) Use immovable property assets for purposes reserved;

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

6. RECOMMENDATIONS FOR CONSIDERATION AND COMMENT BY THE RELEVANT SUBCOUNCIL

It is recommended that Portions of Remainder Erf 22481 and Erf 22482 Parow, in extent 364 m² and indicated as ABCDEFGH on Plan TA 1103v1, attached as Annexure "A", be reserved for the City Health Department, subject to the following conditions:

- a) The subject property shall be utilized for the purpose of secure staff parking for the Parow Day Clinic;
- b) The City Health Department accepts full responsibility for the fencing, management and maintenance of the property;
- c) The said Department takes cognisance and agree to comply with the internal branch comments listed under Paragraph 8 below; and
- d) That all costs related to the above be provided for by the City Health Department.

6. AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

Daar word aanbeveel dat gedeeltes van erf 22481 en erf 22482 Parow, ongeveer 364 m² groot en soos aangetoon deur die letters ABCDEFGH op plan TA 1103v1, aangeheg as bylae "A", vir die departement stadsgesondheid gereserveer word, onderworpe aan die volgende voorwaardes:

- a) Die betrokke eiendom slegs vir veilige parkering vir personeel by die Parow-dagkliniek gebruik word;
- b) Die departement stadsgesondheid volle verantwoordelikheid vir die omheining, bestuur, sekuriteit en instandhouding van die eiendom aanvaar;
- c) Die betrokke departement kennis neem van en ooreenkom om te voldoen aan die interne tak se kommentaar in paragraaf 8 hieronder; en
- d) Die departement stadsgesondheid voorsiening maak vir enige koste verbonde aan bogenoemde.

6. IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO

Kundululwe ukuba makubekelwe bucala iziqephu zentsalela yeziza-22481 no-22482 Parow, ezibukhulu obumalunga nama-364 m², ezibonakaliswe ngoonobumba abakhulu u-ABCDEFGH kwiplani engu- TA 1103v1, eqhotyoshelwe njengesihlomelo-A, kulungiselelwa iSebe leSixeko lezeMpilo, ngokuxhomekeke kule miqathango ilandelayo:

- a) Ipropati le ichaphazelekayo iyakuthi isetyenziselwe iindawo ekhuselekileyo yokupaka izithuthi zabasebenzi kwiKliniki yoncedo lasemini yase-Parow;
- b) ISebe leSixeko lezeMpilo malamkele uxanduva ngokupheleleyo lokubiyela ngocingo, ulawulo, ukhuseleko nononotshelo lwepropati;
- c) ISebe eli sele likhankanyiwe malithathele ingqalelo kwaye livumelane nokuthobela izimvo zesetyana langaphakathi ezidweliswe phantsi koMhlathi 8; kwakhona
- d) Ukuba zonke iindleko ezimalunga noku kungentla, mazibonelelwe liSebe leSixeko lezeMpilo.

7. BACKGROUND/MOTIVATION

The Parow municipal day clinic is located on Erven 7352 and 7354 Parow, but has no on-site secure parking for staff vehicles.

Abutting to the clinic is however a large public parking area that is currently under-utilized. The City Health Department therefore applied for the reservation of a portion of the public parking area in order to create a secure fenced staff parking area.

There were no objections, and the proposal is supported.



8. COMMENTS FROM THE SERVICE BRANCHES

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

SPATIAL PLANNING AND ENVIRONMENT	
Development Management Tess Kotze	SUPPORTED
No objection	
ENERGY AND CLIMATE CHANGE	
Electrical Generation & Distribution Yonela Makuleni	SUPPORTED
Departmental Comment	
<p>This department has no objection to this proposal subject to the following conditions</p> <ol style="list-style-type: none"> Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost In accordance with the policy and tariffs approved by Council, a shared-network charge as published in the standard tariffs is to be paid before clearance will be granted. The amount applicable is dependent on the 	

<p>zoning, maximum number of dwelling units and bulk allocation as applied for by the customer.</p> <p>3. All metering equipment shall be accommodated in a location approved by this Department that is accessible from public road. Such approval shall be obtained prior to building plan submission.</p> <p>4. Timeous application for a new or upgraded supply is required. The connection fee, electrical shared-network charge and specific conditions will be determined upon receipt of a formal application.</p>	
ASSETS AND FACILITIES MANAGEMENT	
<p>Immovable Property Planning Deidre Khan</p>	SUPPORTED
<p><u>Departmental Comment</u> The subject area proposed for reservation is a portion of Erf 7360 & and a portion of Erf 7361 Parow, zoned TR2, in favour of City Health.</p> <p>The subject property has not been subject to an immovable property asset management performance assessment. IPP has no objection to the reservation, however, the following is recommended: As per the screen print below, the proposed area to be reserved is highlighted in red. To avoid any confusion pertaining to accountability, perhaps City Health should consider including the area highlighted in green to the area to be reserved.</p> <p>Should the reservation application be approved by the Director: Property Management, the signed application must be made available to IPP in order to ensure that the City's Immoveable Property Asset Register (IPAR) is updated in accordance with the Immoveable Property Asset Management Policy (C06/12/15).</p>	
<p>Recreation and Parks Phila Nkosinkulu</p>	SUPPORTED
No Objection	
Transport	
<p>Roads Infrastructure and Management, Transport Directorate Louise du Toit</p> <p>This department has no objection to the proposed reservation.</p>	SUPPORTED

Imeraan Frydie from Transport Network Management (Parking Management) must confirm that his department is satisfied that there is sufficient parking in the vicinity to service the public – please circulate this application to his department for official comment.	
Transport Network Management	
Imraan Frydie	SUPPORTED
No Objection We have no reservation as per the inspection, there seems to be enough alternative parking for the public.	

9. VALUATION

Not applicable.

10. CONSTITUTIONAL AND POLICY IMPLICATIONS

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

11. FINANCIAL IMPLICATIONS

Funding for the required land-use process and maintaining the facility will be provided for by the Asset User.

12. LEGAL IMPLICATIONS

None

13. ANNEXURES

Annexure A: Locality Map

FOR FURTHER DETAILS CONTACT:

NAME	ELSABE BASSON
CONTACT NUMBERS	021 444 4984
E-MAIL ADDRESS	ELSABE.BASSON@CAPETOWN.GOV.ZA
DIRECTORATE	ECONOMIC OPPORTUNITIES AND ASSET MANAGEMENT
FILE REF NO	TYG 14/3/12/2/7360/7361
CASE NO	130006303

Mali Swelindawo

REGIONAL HEAD:

NAME BONGIWE MALI-SWELINDAWO

Comment:

Supported

MANAGER : PROPERTY HOLDING

NAME RACHEL SCHNACKENBERG

DATE _____

Comment:

Rachel
Schnackenberg

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Schnackenberg
Date: 2020.10.19 16:06:16 +02'00'

☐

APPROVED

☐

REFUSED

☐

REFERRED BACK

DIRECTOR : PROPERTY MANAGEMENT

NAME RUBY GELDERBLOEM

DATE _____

Ruby Gelderbloem

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Comment:

ANNEXURE A

