



**REPORT TO SUBCOUNCIL 1 (ATLANTIS)**

---

**1 ITEM NUMBER**

**2 SUBJECT:**

**RESERVATION OF A PORTION OF PORTION 7 OF CAPE FARM NO. 32,  
ATLANTIS: WATER AND SANITATION DEPARTMENT (BULK WATER  
BRANCH)**

**2 ONDERWERP:**

**RESERVERING VAN 'N GEDEELTE VAN GEDEELTE 7 VAN KAAPSE  
PLAAS, NO. 32, ATLANTIS: DEPARTEMENT WATER EN SANITASIE  
(GROOTMAATWATERTAK)**

**2 ISIHLOKO:**

**UKUBEKELWA BUCALA KWESIQEPHU SESIQEPHU 7 SEFAMA  
YASEKAPA ENGUNOMB.32, ESE- ATLANTIS: ISEBE LEZAMANZI  
NOCOCEKO (ISETYENA LOMTHAMO WAMANZI)**

Translation Reference: MO655  
PTMS NO: 130006676  
File Ref No: TYG14/3/12/2/32/7  
(Category 9 – Reservation)

**3 DELEGATED AUTHORITY**

☒ The report is for comment by Subcouncil 1 to the competent authority in terms of Part 24, Delegation 10(3).

☐ In terms of Part 34 Paragraph 2(5) of the Council's System of delegations and as subdelegated by the Executive Director: Economic Opportunities & Asset Management authorises the Director: Property Management:

"To reserve property for municipal purposes."

☐ Final 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:	Water and Waste Services		
	Department:	Water and Sanitation		
	Branch:	Bulk Water		
Responsible Official	Marcel Woodman			
Acting Director	Zolile Basholo			
Land applied for	Portion of Portion 7 of Cape Farm No. 32			
LP Key	406703			
Location	Off Daimler Benz Street, Atlantis Industrial			
Extent reserved:	80 834 m²			
Current Zoning	Agricultural			
Current Usage	Existing detention pond			
Proposed Project	Artificial Recharge Infiltration Basin 6			
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 a Portion of Portion 7 of Cape Farm No. 32, situated off Daimler Benz Street, Atlantis Industrial, in extent  $\pm 80\,834\text{ m}^2$  and as indicated as ABCDEFGH on Plan TA 1204v1, attached as Annexure "A", be reserved for the Bulk Water Branch of the Water and Sanitation Department, subject to the following conditions:

- a) The subject property shall be utilised for the purpose of establishing the Artificial Recharge Infiltration Basin No. 6;
- b) The Water and Sanitation Department takes cognizance and/or complies with any conditions listed by the internal departments under Paragraph 9 below;
- c) The said Department accepts full responsibility for the management and maintenance of the land and any structure to be erected thereon, including maintenance, utility consumption, security and content insurance, as is applicable;
- d) That all costs related to the above be provided for by the Water and Sanitation Department.

## **6 AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD**

Daar word aanbeveel dat 'n gedeelte van gedeelte 7 van Kaapse plaas, no. 32, geleë uit Daimler Benz-sstraat, Atlantis Industria, ongeveer  $80\,834\text{ m}^2$  groot en aangetoon as ABCDEFGH op plan TA 1204v1, aangeheg as bylae A, gereserveer word vir die grootmaatwatertak van die departement water en sanitasie, onderworpe aan die volgende voorwaardes:

- a) Die onderhawige eiendom gebruik word vir die doel om vestiging van die infiltrasie-opvangsgebied no. 6 vir kunsmatige heraanvulling;
- b) Die departement water en sanitasie kennis neem van en/of voldoen aan enige voorwaardes gestel deur die interne departemente in paragraaf 9 hieronder;

- c) Die gemelde departement aanvaar volle verantwoordelikheid vir die bestuur en instandhouding van die grond en enige struktuur wat daarop opgerig word, insluitende instandhouding, nutsdiensverbruik, sekuriteit en versekering van die inhoud, soos van toepassing;
- d) Alle koste verbonde aan die bovermelde deur die departement water en sanitasie gedra word.

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

Kundululwe ukuba makubekelwe bucala isiqephu sesiqephu-7 seFama yaseKapa engunomb.32, esise- Daimler Benz Street, Atlantis Industrial, esibukhulu obumalunga nama-  $\pm 80\,834\text{ m}^2$  nesibonakaliswe ngoonobumba abakhuu u- ABCDEFGH kwiplani engu-TA 1204v1, esiqhotyoshelwe kwisihlomelo-A, kulungiselelwa iSetyana lezoMthamo waManzi leSebe lezaManzi noCoceko, ngokuxhomekeke kule miqathango ilandelayo:

- a) IPropati le ichaphazelekayo kufuneka isetyenziselwe imibandela yeSikhululo esinguZenzele solongezelelo lwamanzi aphantsi komhlaba esingunombolo-6;
- b) ISebe lezaManzi noCoceko malithathe ingqalelo kwaye okanye lithobele nayiphina imiqathango edweliswe ngamasebe angaphakathi phantsi komhlathi -9 ngezantsi apha;
- c) ISebe elisele likhankanyiwe malamkele uxanduva ngokupheleleyo lolawulo nononotshelo lomhlaba naso nasiphina isakheko esiyakuthi sakhiwe, kuquka unonotshelo, usetyenziselo uncedo, ukhuseleko ne-inshorensi njengoko kufanelekile;
- d) Ukuba zonke iindleko ezimalunga noku kungentla, mazibonelelwe liSebe lezaManzi noCoceko.

## **7 BACKGROUND/MOTIVATION:**

The Bulk Water Branch of the City's Water and Sanitation Department requires land for the Water Resilience Project in Atlantis.

Growing populations demand more water. Thus, more water must be stored in wet or normal years to build "water banks" that can be tapped in dry years. Other tools for drought mitigation are demand management (water conservation, reuse, etc.), and water marketing. The latter requires willing sellers, willing buyers, and protection of third party interests, as well as an adequate infrastructure to move water from where it is to where it is needed. Traditionally, storage has been achieved with dams. However, dams have come under increasing criticism for ecological, environmental, and other reasons. Also, they are not effective for long-term storage because of evaporation losses.

Underground storage of water as achieved by artificial recharge of aquifers via surface or deeper infiltration systems, where possible, is the preferred way for building water reserves. Most systems consist of water spreading or surface infiltration systems in streams or in basins. Recharge can also be achieved with trenches or shafts in the unsaturated zone and with aquifer wells for direct injection into aquifers.

Four properties in the Atlantis Industrial area have been identified to construct additional Artificial Recharge Infiltration Basins.

Basin 5	Portion of Remainder Erf 277 Atlantis Industrial
Basin 6	Portion of Remainder Portion 7 of Cape Farm No. 32
Basin 9	Portions of Remainder Erven 171 and 277 Atlantis Industrial
Basin 11	Portion of Remainder Erf 227 Atlantis Industrial

An application has therefore been submitted for the reservation of the said four properties. Each property will be dealt with in a separate reservation report due to the conditions submitted by the internal departments being specific to each property.

## 8 DISCUSSION

As the identified properties are not required for any other municipal purpose, the reservation thereof for the Water and Sanitation Department is supported and accordingly recommended.

## 9 COMMENTS FROM THE SERVICE BRANCHES

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

DIRECTORATE/DEPARMENT	
<b>Spatial Planning &amp; Environment</b>	
<b>DEVELOPMENT MANAGEMENT</b> Ngwanamogano (Linah) Dube Tel: 021 444 0560	<b>SUPPORTED (with conditions)</b>
<b>Departmental Comment</b>	
<p>This office has in principle no objection to the proposed reservation of a portion of CFM 32/7 for a water resilient project.</p> <ul style="list-style-type: none"> <li>- Portion 7 of Cape Farm 32 is zoned 'Agriculture'.</li> <li>- The Municipal Planning By-Law defines '<b>utility service</b>' as follows: <i>a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and includes a water reservoir and purification works, electricity substation and transmission lines, stormwater retention facilities, and a waste-water pump station and treatment works, recycling facility, dumpsites and minor freestanding and rooftop base telecommunication station, but does not include road, wind turbine infrastructure or transport use.</i></li> </ul>	

- The Agricultural zone does not provide for a utility service as a primary right.
  - o Application is to be made for a consent use and subdivision (of the proposed  $\pm 80\ 834\text{m}^2$ ) should a separate cadastral entity be required.
  - o If a separate cadastral entity is not required, only the application for consent use to permit the utility service must be submitted.

The aforementioned application to be submitted in terms of the Municipal Planning By-Law (as amended).

### **Transport**

<b>ROADS INFRASTRUCTURE &amp; MANAGEMENT</b> Shamuel Thomas Tel: 021 444 5770	<b>SUPPORTED (with conditions)</b>
---	------------------------------------

### **Departmental Comment**

The Roads Infrastructure and Management Department has no underground services traversing the property except the stormwater pipes leading to and draining the pond which is a bulk service, now under the management of the Stormwater and Sustainability Department. The proposed extension of the pond in terms of IX Engineers Design may impact the gravel access road to the sandmine. The application for the reservation of the property as depicted on Property Holding Sketch: LRA 06/2020 is supported on condition that:

1. The gravel road providing formal access to the sandmine shall be taken into account when fixing the cadastral points DEFG;
2. The sandmining area which has been supported by the Property Management Section through a previous application to be taken into account when fixing the cadastral boundary;
3. The existing Donkergat diversion pipeline to be surveyed and shall be located within the cadastral boundary as far as possible;
4. The overflow to be formalised and channelled to ensure that it does not negatively impact the approved sandmining activity on the adjacent property, therefore the sandmining operator to be consulted;

### **Economic Opportunities & Asset Management**

<b>PROPERTY MANAGEMENT: PROPERTY DISPOSALS AND ACQUISITIONS</b> Keanon van der Walt Tel: 021 400 1809	<b>SUPPORTED</b>
---	------------------

### **Departmental Comment**

No objection to the proposed reservation

<b>PROPERTY MANAGEMENT : IMMOVABLE PROPERTY PLANNING</b> Deidre Khan Tel: 021 400 2664	<b>SUPPORTED</b>
--	------------------

### **Departmental Comment**

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.

**10 VALUATION**

Not applicable.

**11 CONSTITUTIONAL AND POLICY IMPLICATIONS**

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

**12 FINANCIAL IMPLICATIONS**

Funding for the required land-use process and maintaining the facility will be provided for by the Water and Sanitation Department.

**13 LEGAL IMPLICATIONS**

None

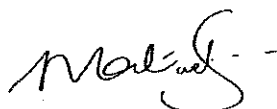
**14 ANNEXURES**

ANNEXURE A: PLAN TA 1204v1

ANNEXURE B: APPLICATION FORM

**FOR FURTHER DETAILS CONTACT:**

<b>NAME</b>	PIETER STRÜMPHER
<b>CONTACT NUMBERS</b>	021 444 4972
<b>E-MAIL ADDRESS</b>	PIETER.STRUMPHER@CAPETOWN.GOV.ZA
<b>DIRECTORATE</b>	ECONOMIC OPPORTUNITIES & ASSET MANAGEMENT
<b>FILE REF NO</b>	TYG14/3/12/2/32/7 (CASE NO. 130006676)



25 Aug 20

Comment:

**REGIONAL HEAD: TYGERBERG REGION**

**Recommended**

NAME BONGIWE MALI-SWELINDAWO

Rachel  
Schnackenberg

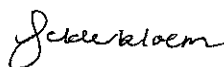
Digitally signed by Rachel  
Schnackenberg  
Date: 2020.08.26 19:19:03 +02'00'

Comment:

**MANAGER : PROPERTY HOLDING**

NAME RACHEL SCHNACKENBERG

DATE \_\_\_\_\_



Digitally signed by Ruby  
Gelderbloem  
Date: 2020.08.27 09:37:06  
+02'00'

**DIRECTOR : PROPERTY MANAGEMENT**

NAME RUBY GELDERBLOEM

DATE \_\_\_\_\_

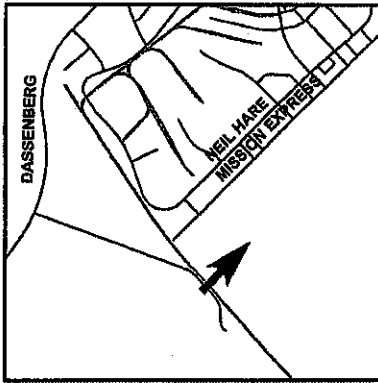
- ☐ APPROVED
- ☐ REFUSED
- ☐ REFERRED BACK

Comment:



## CITY OF CAPE TOWN - PROPERTY MANAGEMENT

A



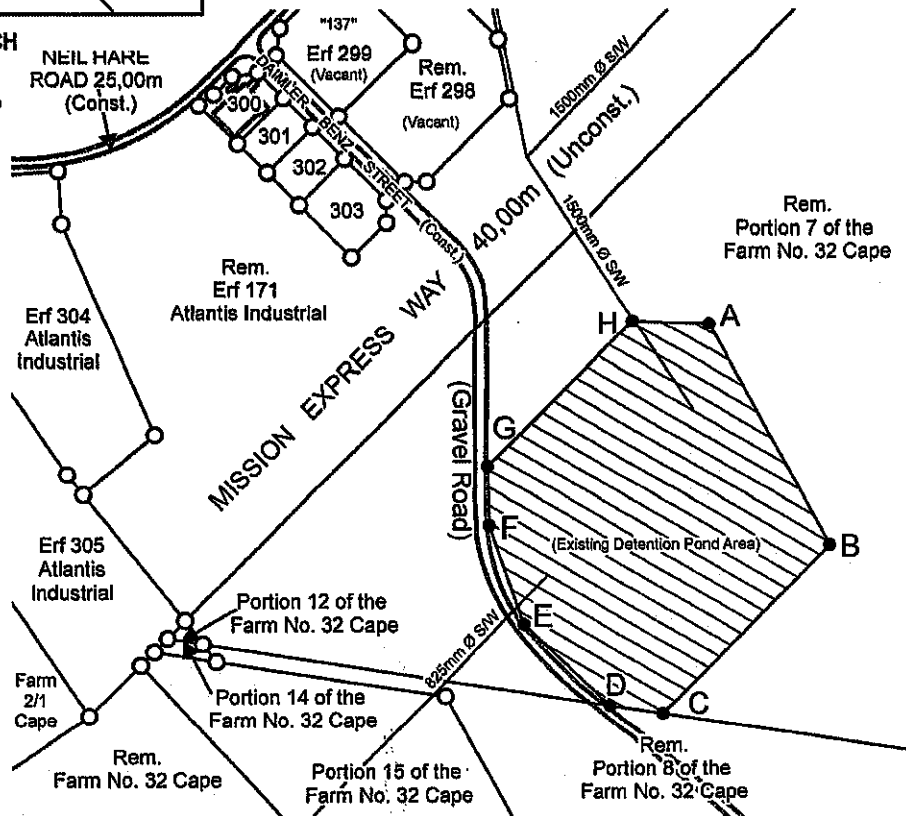
LOCALITY SKETCH

BASIN b

N

## DIMENSIONS IN METRES

AB	± 243,6
BC	± 229,4
CD	± 51,6
DE	± 115,6
EF	± 100,4
FG	± 57,6
GH	± 198,9
HA	± 73,7



0 2550 100 150 200 250 300 350 400 450 500 550 600 650 700 750 800 850 900  
Meters

SCALE 1:7 000

### RESERVATION OF CITY LAND - SITUATED OFF DAIMLER BENZ STREET - ATLANTIS INDUSTRIAL - CAPE FARM

The figure ABCDEFGH shown hatched represents a portion of City Land, (a portion of Rem. Portion 7 of the Farm No. 32 Cape) in extent approximately 80 834 square metres, available for Reservation to

#### DIRECTORATE: WATER AND WASTE SERVICES (DEPARTMENT: WATER AND SANITATION) BRANCH: BULK WATER

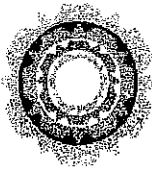
City Land (Rem. Portion 7 of the Farm No. 32 Cape) Zoned: Agricultural.

Note: 1. Rem. Portion 7 of the Farm No. 32 Cape is registered in the name of the Regional Services Council - Cape Metropole by D/T 4961 dated 1995 - 01 - 25.

WARD 32 SUBCOUNCIL 01 BARBARA RASS REVISION: RESERVATION.

SUPERSEDES TA 1204v0

REFER TO	S.G. Shts M3285 & M3278; TA 1204v0	PROPERTY HOLDING	Page 1 of 1	
CASE NO.	130006676		SURVEYOR	L.R. April (2020/07/06)
PROP REF	LP Key 406703		SURVEYOR	L.R. April (2020/07/06)
FILE NO.	TYG 14/3/12/2/32/7		CHECKED	<i>DEPede</i>
MEMO	-		<b>TA 1204v1</b>	



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

PROPERTY MANAGEMENT

PROPERTY HOLDING BRANCH

**RESERVATION REQUEST**  
**FOR CITY OWNED IMMOVABLE PROPERTY FOR OPERATIONAL PURPOSES**

Kindly note that the line department requiring land/facilities for operational purposes is encouraged to arrange a pre-consultation with the relevant Property Holding Regional Office prior to submitting a Reservation Request.



A Reservation Request is applicable in the following instances:

1. A new Reservation;
2. An amendment to an existing Reservation;
3. A consensual handover of a property from one Department to another
  - i. of a strategic nature,
  - ii. very large extent; or
  - iii. a change in the extent

**A. RESERVATION APPLICANT**

Directorate	ISWWS
Department	WATER AND SANITATION
Branch	BULK WATER
Responsible Official	MARCEL WOODMAN
Address/ Location	Water & Sanitation Head Office - Cnr Mike Pienaar & Voortrekker
Contact Number	021 400 6633

12-903

## B. LAND TO BE RESERVED

Ref Number and Allotment	Cluster	Extent Required
RE/277	ARTIFICIAL RECHARGE INFRASTRUCTURE BASIN 5	31 742 m <sup>2</sup>
7/32	ARTIFICIAL RECHARGE INFRASTRUCTURE BASIN 6	84 041 m <sup>2</sup>
RE/277 RE/171	ARTIFICIAL RECHARGE INFRASTRUCTURE BASIN 9	66 166 m <sup>2</sup>
227	ARTIFICIAL RECHARGE INFRASTRUCTURE BASIN 11	27 365 m <sup>2</sup>
Sketch/Map attached (a) must enable branches to accurately reflect services; (b) must reflect dimensions, area, etc	Annexures attached	
		C00686-ZF-DLP-0005-001-REV 00
		C00686-ZF-DLP-0006-001-REV 00
		C00686-ZF-DLP-0009-001-REV 00
		C00686-ZF-DLP-0011-001-REV 00

## C. PURPOSE OF RESERVATION

Related to the Category indicated above, provide a brief description of the purpose of this reservation application. (Additional information may be attached as an annexure)	Bulk water infrastructure for water resilience project - Atlantis
--	---

## D. FINANCIAL IMPLICATIONS

If applicable, indicate whether funds have been provided/needs to be spent within a specific financial year to implement your proposed project?	YES
Has funding been budgeted for/secured for the future operational expenses of the facility?	YES

--	--

### E. OPERATION

Will a Service Provider be appointed i.r.o. the future operation of the facility?	NO
---	----

### F. APPLICANT SIGNATURES

Director: Water and Sanitation (Acting) <i>Michael John Webster</i> Name	Signature <i>[Signature]</i>	Date 22 August 2019
--	------------------------------	---------------------

The application form and supporting documents need to be submitted to the Director: Property Management.

Official Property Holding Use Only	
Regional Office	
Date Received	
File Number	
Case / Record No	
Ownership of land confirmed	
Current zoning of subject land	
Current utilization of subject land	
Land Use Requirements	Subdivision / Rezoning / Closure / Consent Use.
Title Deed number	
Title Deed restrictions	
Sketch required	
Notes	



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

OFFICE OF THE EXECUTIVE DIRECTOR WATER & WASTE

Mr Michael Webster  
Acting Executive Director: Water and Waste

T: +27 21 400 4859/2500

E: Michael.Webster@capetown.gov.za

Ref No: ED07/2990

19th July 2019

Mr Zolile Basholo

Staff no: 10020426

Manager : Water Demand Management and Strategy

**AUTHORISATION: ACTING APPOINTMENT**

You are hereby appointed as Acting Director: Water and Sanitation with effect from Thursday, 1<sup>st</sup> August 2019 until Saturday, 31<sup>st</sup> August 2019.

All delegations, responsibilities and accountabilities assigned to that of the Director Water & Sanitation will be applicable during the duration of your acting period.

Mr Michael Webster

Acting Executive Director: Water and Waste

19 JULY 2019

Date

I, Mr Zolile Basholo, hereby accept the terms of this appointment.

Signature Date:

19 July 2019

