

MC 36/03/26 PROPOSED GRANTING OF IN-PRINCIPLE APPROVAL FOR THE TRANSFER OF A PORTION OF THE CITY-OWNED ERF 2187, LOCATED AT 1 THREE ANCHOR BAY ROAD, GREEN POINT, VIA A COMPETITIVE PROCESS FOR THE PURPOSE OF MIXED-USE DEVELOPMENT (LSU: S2209)

The Mayco Member for Economic Growth, Ald. J Vos, highlighted that the report on the agenda seeks in-principle approval to transfer a portion of Erf 2187 Green Point (a non-exempted capital asset) through an open, competitive process, recognising the site's strategic development potential and intending disposal for development that supports the City's spatial transformation vision.

He said the development could deliver public benefit including market affordable housing, community facilities, and retail and commercial development opportunities, guided by a development framework and a basket of rights to be pursued through the land use application process. The transfer to a private sector developer would be subject to terms and conditions securing redevelopment in line with the City's strategic objectives.

In phase one, Parcel 1 (the western segment with the Colin Eglin Library and Sea Point Civic Centre) would be subdivided and retained in public ownership, with the civic complex and heritage features largely retained but redesigned for rear extensions and internal reconfiguration to be much more functional with a diversity of spaces. Parcel 2 (35 586m²) would be subdivided, rezoned, registered as a separate erf, and disposed of for mixed-use development.

It is **RECOMMENDED** that:

- (a) In terms of sections 14(2)(a) and (b) of the Local Government: Municipal Finance Management Act (MFMA), Act 56 of 2003:
 - (i) Council resolve that a portion of Erf 2187, Green Point, at 1 Three Anchor Bay Road, Three Anchor Bay, Cape Town, as delineated ABCDEFGHJKLMNPQRSTUVWXYZ on Disposal Plan LIS3274v1, measuring approximately 35 586 m² in extent and currently zoned Open Space 2, attached as Annexure A to the report on the agenda, is not required for the provision of the minimum level of basic municipal services;
 - (ii) Council confirms that the fair market value of the asset described in (a)(i) and the economic and community value to be received in exchange for the asset described in (a)(i) have been considered.
- (b) In terms of Regulation 5(1)(b) of the Municipal Asset Transfer Regulations (MATR), R.878 promulgated on 22 August 2008, Council approve in principle the transfer of a portion of Erf 2187,

Green Point, at 1 Three Anchor Bay Road, Three Anchor Bay, Cape Town, as described in (a)(i) above.

- (c) The transfer of a portion of Erf 2187, Green Point, be approved, subject to such conditions as may be imposed by the Director: Property Development in the exercise of her delegated authority.
- (d) The comments and recommendations provided by the National Treasury, be noted.
- (e) The comments from the general public on the proposed transfer of the asset described in (a)(i) above be noted and the Directorate's responses supported.
- (f) The objections to the proposed transfer of the asset described in (a)(i) above received following the public participation process are not upheld.

ACTION: N MEISSENHEIMER; L BOYD; L POTTS; R GELDERBLOEM

MC 37/03/26 PROPOSED LEASE OF PORTIONS OF CITY LAND, BEING A PORTION OF REMAINDER ERF 1694 AND ERF 4577 MELKBOSCH STRAND, SITUATED OFF OTTO DU PLESSIS DRIVE, MELKBOSCH STRAND, FOR SPORT AND RECREATIONAL PURPOSES: WESTERN CAPE EDUCATION DEPARTMENT (WCED) – MELKBOSSTRAND HIGH SCHOOL (LSU: S1724 & S1900)

It is **RECOMMENDED** that:

- (a) Council resolve that, in terms of Regulation 41(2)(e) of the Local Government: Municipal Asset Transfer Regulations (MATR), R.878 promulgated on 22 August 2008, a portion of Remainder Erf 1694 and Erf 4577 Melkbosch Strand, situated off Otto Du Plessis Drive, Melkbosch Strand, as shown hatched and lettered ABC irregular line DEFGHJKLMNP on Plan 130010480v1 attached as Annexure A to the report on the agenda, in extent approximately 31 120 m², is surplus to the requirements of the Municipality.
- (b) The lease of a portion of Remainder Erf 1694 and Erf 4577 Melkbosch Strand, situated off Otto Du Plessis Drive, Melkbosch Strand, as shown hatched and lettered ABC irregular line DEFGHJKLMNP on Plan 130010480v1 attached as Annexure A to the report on the agenda, in extent approximately 31 120 m², to the Western Cape Education Department (WCED) – Melkbosstrand High School, or their successors-in-title, be approved subject to inter alia the following conditions, that: