



REPORT TO SUBCOUNCIL 3 (MILNERTON)

1. ITEM NUMBER

2. SUBJECT:

RESERVATION OF A PORTION OF REMAINDER ERF 38295 MILNERTON (POTSDAM SUSTAINABILITY CAMPUS): SPATIAL PLANNING & ENVIRONMENTAL DIRECTORATE (URBAN REGENERATION DEPARTMENT)

2. ONDERWERP:

RESERVERING VAN 'N GEDEELTE VAN RESTANT ERF 38295 MILNERTON (POTSDAM-VOLHOUBAARHEIDSKAMPUS): DIREKTORAAT RUIMTELIKE BEPLANNING EN DIE OMGEWING (DEPARTEMENT STEDELIKE HERLEWING)

2. ISIHLOKO:

UKUBEKELWA BUCALA KWESIQEPHU SENTSALELA YESIZA 38295 MILNERTON (IKHAMPASI YEZOZINZO YASEPOTSDAM): KULUNGISELELWA ICANDELO LOCWANGCISO LWEMIHLABA ENGAMABALA NOKUSINGQONGILEYO (ISEBE LOKUVUSELELWA KWEDOLOPHU)

Translation Reference: R0953

PTMS NO: 130010631

File ref no: TYG 14/3/12/2/44/31/38295

(Category 9 - Reservation)

3. DELEGATED AUTHORITY

☒ The report is for comment by Subcouncil to the competent authority in terms of Part 25, Delegation 10(3).

☐ Part 32B Paragraph 1(6) of the Council's System of Delegations, as approved by Council on 12 June 2024, authorises the Director: Property Transactions:

"To approve, refuse and cancel the reservation of immovable city owned property for municipal purposes."

☐ Final delegation lies with Director: Property Transactions.

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 Transactions 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:	Spatial Planning and Environment			
	Department:	Urban Regeneration			
	Branch:	MURP			
Responsible Official	Alistair Graham				
Director	Erika Naude				
Land applied for	Portion Remainder Erf 38295 Milnerton				
LP Key	407222				
Location	Cnr Blaauwberg and Potsdam Road, Milnerton				
Extent reserved:	± 21,29 ha (21 290 m²)				
Current Zoning	Agricultural				
Current Usage	Vacant				
Proposed Project/ Usage	Establishment of the proposed Potsdam Sustainability Campus				
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 Transactions 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 Transactions 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 Immoveable 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 Remainder Erf 38295 Milnerton, situated at the corner of Blaauwberg and Potsdam Roads, in extent of $\pm 21,29$ ha and indicated and cross-hatched on Plan 130010631, attached as **Annexure A**, be reserved for the Urban Regeneration Department within the Spatial Planning and Environment Directorate (MURP Branch), subject to the following conditions:

- a) The subject property shall be utilised for the purpose of establishing a sustainability campus;
- b) The Department takes responsibility for any required land use processes, as well as compliance with legislation applicable to the utilisation of the property;
- c) That cognisance be taken of the internal branch comments listed under paragraph 9 below;
- d) The said Department accepts full responsibility for the management of the land and structures to be erected thereon, including maintenance, utility consumption, security and content insurance, as is applicable;
- e) That all costs related to the above be provided for by the Urban Regeneration Department.

6. AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

Daar word aanbeveel dat 'n gedeelte van restant erf 38295 Milnerton, geleë op die hoek van Blaauwberg- en Potsdamweg, ongeveer 21,29 ha groot en aangetoon deur kruisarsering op plan 130010631, aangeheg as bylae A, gereserveer word vir die departement stedelike hernuwing in die direktoraat ruimtelike beplanning en die omgewing (MURP-tak), onderworpe aan die volgende voorwaardes:

- a) Die betrokke eiendom vir die skep van die Potsdam-volhoubaarheidskampus gebruik word;
- b) Die departement verantwoordelikheid aanvaar vir enige vereiste grondgebruikprosesse, asook die nakoming van enige verwante wetgewing vir die gebruik van die eiendom;
- c) Daar kennis geneem word van die interne takke se kommentaar in paragraaf 9 hier onder gelys;
- d) Die gemelde departement volle verantwoordelikheid aanvaar vir die bestuur van die grond en strukture wat daarop opgerig gaan word, insluitende instandhouding, nutsdiensverbruik, sekuriteit en versekering van die inhoud, soos van toepassing;
- e) Dat alle koste wat met die boonste verband hou deur die departement stedelike herlewing gedek word.

6. IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO

Kundululwe ukuba makubekelwe bucala isiqephu sentsalela yesiza 838295 eMilnerton, esime kwikona yeBlaauwberg nePotsdam Roads, esibukhulu obungama± 21,29 yeehektare nesibonakaliswe ngemigca ekrweliweyo kwiplani engu 130010631, eqhotyoshelwe njengesihlomelo A, kulungiselelwa iSebe lokuVuselela kweDolophu elikwiCandelo loCwangciso lweMihlaba engaMabala nokuSingqongileyo (isetyana leMURP), ngokuxhomekeke kule miqathango ilandelayo:

- a) Ipropati ekhankanyiweyo kufuneka isetyenziselwe imibandela yokumiselwa kweKhampasi yezoZinzo yasePotsdam;
- b) ISebe malithathe uxanduva ngokujoliswe kuzo naziphi na iinkqubo ezifunekayo zokusetyenziswa komhlaba, kunye nokuthobela nayiphi na imithetho enxulumene nokusetyenziswa kwepropati;
- c) Ukuba makuthathelwe ingqalelo izimvo zesetyana langaphakathi ezidweliswe kumhlathi 9 apha ngezantsi;
- d) ISebe elikhankanyiweyo malamkele uxanduva olupheleleyo lolawulo nonophelo lomhlaba kunye nezakheko eziya kuthi zakhiwe emva koko, kuquka unonophelo, ukusetyenziswa kwenkonzo zoncedo, ukhuseleko kunye neinshorensi yezinto ezingaphakathi, njengoko kufanelekile; kwaye
- e) Ukuba zonke iindleko eziphathelene noku kungentla mazikhutshelwe iSebe lokuVuselelwa kweDolophu.

7. BACKGROUND/MOTIVATION:

Herewith background and further information, as provided by the applicant department:

1. Background

“The Potsdam Outspan is located in the area of a present-day intersection of Blaauwberg Road and Koeberg/Potsdam Roads in the Blaauwberg District with the Diep River running along the edge. Historically there were a series of ‘outspans’ all the way along the old roads from Cape Town to Saldanha Bay, with the first at the Salt river and the next at Potsdam. The site was historically used as an overnight resting place for farmers on their way to and from Cape Town for business or to deliver produce and get resources.

Here, at Potsdam outspan, information about what is happening at the harbor was relayed to those from the hinterland and vice versa, and decisions were made about the rest of the trip based on this new information. It therefore acted as a place where you stop and think; rest and exchange ideas, possibly change the horse you were riding to race to the market place. Building on this metaphor, we are on a new route towards carbon neutrality and true urban sustainability for our communities, which speak to the international Sustainable Development Goals (SDGs).



As government, we should lead the process, and through creative, innovative planning, unlock opportunities. Having a site that could be flexible and transitional in all aspects with the most critical environmental, health and safety could unlock a magnitude of opportunities. This could also assist with responsible investment that

can open up international funding that goes beyond our limited local resources, for the issue of sustainability and climate change.

Since the 2009 pre-feasibility study, various changes to the physical environment as well as the planning and strategy environment has occurred. The major change in status since the 2009 Pre-feasibility study work, is the amalgamated of the Diep River corridor into the Table Bay Nature Reserve. The Nature reserve is 880 hectares in size and consists of seven parts, namely Rietvlei Wetlands reserve and Diep River Fynbos Corridor in close proximity, but also extends to the Zoarvlei Wetlands, Milnerton Racecourse Nature Reserve, Milnerton Lagoon, and Milnerton Beach as well as to Parklands fynbos corridor.

The wetland offers a variety of habitats, including a permanent freshwater lake, shallow marshes that flood in winter, reed beds, a river, and an estuarine lagoon with salt marshes that is open to the sea. A strip of coastal dunes separates the reserve from Table Bay. Amalgamated in June 2012, the aim was to improve biodiversity within the built-up areas, highlighting large portions of critically endangered lowland habitats. For Potsdam, this brings with it certain heightened requirements in terms of the natural environment. These must be unpacked through various studies to determine the full opportunities that the site offers.

2. Problem Statement

Climate change is the defining crisis of our time, global temperatures are rising, and countries are confronted with food and water insecurity, new extreme weather patterns are experienced daily. These are all creating a catalyst for conflict globally. A new path forward needs to be explored due to this climate emergency. Mapping a path forward for a more locally appropriate climate change response is one of the primary challenges in our initiative.

Aligning and localizing global solutions with our national and provincial climate change agendas is another challenge that Potsdam programme will address. Due to its proximity to the refinery, this 20ha vacant land makes it unsuitable for housing. The site is currently zoned for agriculture and thus making it most appropriate to deal with food and water insecurity as one of the direct impact of climate change.

Within the immediate context, this initiative will support programs addressing the rehabilitation of the Diep River system, contribute to the upgrading of the Potsdam wastewater treatment system and prevent land invasion to undeveloped land. Surrounding communities of Joe Slovo Park and Dunoon suffer numerous social challenges, the Potsdam Sustainable Campus offers the city an opportunity to address the needs of these neighbouring communities.

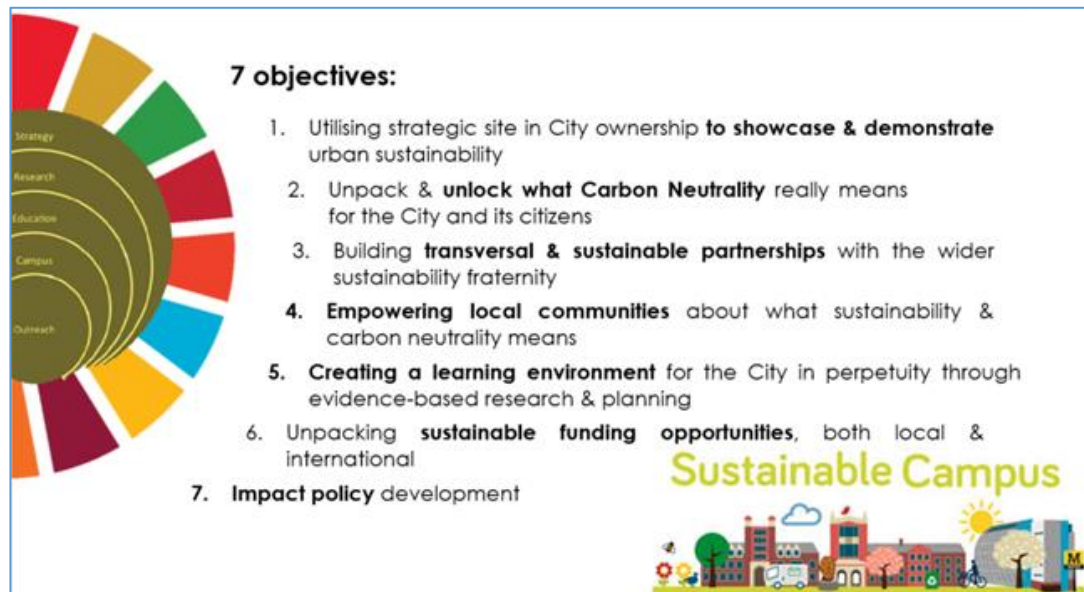
3. Vision Statement

The Potsdam Sustainability Campus is a regenerative, nature-positive, carbon-neutral, and inclusive place for learning towards community wellbeing. By providing a City-owned exhibition platform (living lab) for experimentation with a large array of sustainable practices, materials and technologies the City can physically demonstrate what the impacts of various innovative approaches, coupled with integrated design thinking, can have on the health and wellbeing of the people of Cape Town.

The City of Cape Town can highlight and chart the *need for change* in the way we do business by establishing a cross-departmental, governmental learning environment. The Potsdam Sustainability Campus is a place to innovate and demonstrate how sustainable and an integrated/transversal approaches to placemaking can help meet

our Sustainable Development Goal (SDGs) and Climate Action targets. Influencing city and countrywide policies, planning and project implementation and addresses the local area needs.

4. Objectives



5. Benefits

The breadth of Potsdam Sustainable Campus initiative offers numerous stakeholders who could engage with the program. The benefits to the respective stakeholders are listed below:

i. City of Cape Town:

- a) Provides the City with a site to pilot new processes and approaches to address climate change, the City's response to the SDGs, carbon neutrality and other sustainable pledges before mainstream rollout across the metro.
- b) A space for proactive learning through pilot implementation before broader metro rollout.
- c) The site borders a number of the City's work functions (waste, water, mobility, urban agriculture, nature reserves and the Diep River). This strategic location allows opportunities for the city to explore circular economy approaches to a number of work functions in one location.
- d) Test, explore and unpack unresolved issues around transversal working arrangements, implementation, operation and maintenance. Both internal arrangements, engagements with the private sector and the neighbouring community.
- e) To research and test alternative or better approaches to City products and processes for more efficient and effective service delivery.
- f) The site is a strategic location to manage the Table Bay nature reserve.
- g) The site is located just before the Diep River system opens up into the Milnerton lagoon, making this site a strategic position for the rehabilitation of the river system and pilot point to buffer zone projects for rollout across the broader Diep River waterway.
- h) Allows the city to record, analyse and demonstrate the benefits of sustainable processes and development through monitoring and evaluation.
- i) Expand on the City's eco-tourism opportunities.

- j) It demonstrates the City's appetite to lead by example in terms of climate change, carbon neutrality and sustainability for both the private sector and other municipalities.
- k) Greater uptake of sustainable and resilient activities towards achieving sustainable development goals.
- l) Replicability of similar initiatives / projects in other parts of Cape Town and beyond.
- m) Help in establishing better and stronger policy development in climate change mitigations.
- n) Opportunities for transversal engagement with the multiple City directorates.

ii. Stronger Communities:

- a) Enhance local resilience to issues around food security.
- b) Improvement in social cohesion through public participation in both processes and projects.
- c) Better service delivery across the City.
- d) Improved understanding of appropriate building techniques and material choices.
- e) Direct and Indirect (through training and education) opportunities unlocking.
- f) Healthier and more resilient wellbeing with communities.

iii. External Partners:

- a) The strategic site location and its proposed programmes offers the City and external stakeholders like tertiary institutions a place for practical research, as well circular economy studies in various industries.
- b) Success of the sustainable building & business chapters should result in more and better sustainable products and materials available locally.
- c) Opportunity for partnership with other international governmental agencies.

Business Case

The City of Cape Town promotes itself as a leader and enabler of innovation to combat the challenges as established in the City Development Strategy (2012), and the triple threat of poverty, inequality and unemployment, aiming to enhance the quality of life and contribute to sustainable development. We are currently halfway through the quantitative, second phase (2020 – 2026: Implementation at scale) of the OneCape2040 transition period.

OneCape2040 calls for a different way of working. In particular, creating an enabling environment with supportive regulations, appropriate infrastructure, new financing arrangements and a supportive spatial frame. With its aim of promoting fresh thinking and critical engagement on the future, and addressing sustainable, inclusive and competitive development imperatives, OneCape2040 sets the stage for facilitating the necessary changes we need to make to adapt to our rapidly changing local and global context.

In 2017, the City committed itself to the C40 Deadline 2030 (Climate Action Planning in Africa) and the C40 South Africa Buildings Programme. This commits the City to accelerating transformative climate actions and is an extension of the City's Energy2040 Goal (2015). This follows on from the challenges expressed by the global Sustainable Development Goals (SDGs), initiated at the United Nations Conference on Sustainable Development in Rio de Janeiro and adopted in 2015. The

initiation of the SDGs is a universal call to action to combat the urgent environmental, political and economic challenges facing our world. It highlighted the importance of a multi-dimensional focus with 17 overarching goals to end global poverty, protect the earth's environment and climate, and ensure that people everywhere can enjoy peace and prosperity. It is an explicit *call for all to apply their creativity and innovation* to solve sustainable development challenges.

Our National Development Plan (NDP) has a 74% convergence with the global SDGs, and prioritises job creation, the elimination of poverty and the reduction of inequality by growing an inclusive economy by 2030. The City subscribes to this and is in the process of embedding it in all City programmes, from our Integrated Development Plan through to various strategic priorities, programmes and initiatives.

On a National level, this framework and our programme at Potsdam link with the National Development plan and Integrated Urban Development Framework arguing for radical change in the way in which human settlement challenges are addressed. It calls for job creating and economic empowerment as the foundation of sustainable human settlements as per the Provincial Spatial Development Framework and OneCape2040, as well as cooperation amongst stakeholders and the importance of spatial transformation as per the City's own objectives. We fully endorse and support the key ideas in this document for a whole, sustainable communities approach:

- transversal development - a 'whole-of-government' approach including the key roles of households, non-governmental and private organisations
- incrementalism – understanding that systems and development are complex and dynamic
- innovation and learning by doing – supporting real, live demonstration projects that builds relationships and offer shared learning opportunities. Support from academic institutions that could track and document the learning from the start is critical
- social learning and institutionalization – co-creating of innovative, integrated projects can assist in finding 'new ways' of doing things. Reflection is again critical
- demand-driven partnerships – this is not a forced process, but on that needs to be flexible and guided by needs as they arise.

The carbon-neutrality component of the Deadline 2030 commitment includes a parallel commitment to attain net-zero carbon emissions from the City's own buildings (both existing and new) by 2030 and for all existing buildings in Cape Town by 2050. This approach is adopted in the City's Climate Change Policy (2017) aiming to create a sustainable urban environment that is climate resilient, resource efficient and carbon neutral. In addition to this, the Executive Mayor signed the Net Zero Carbon Buildings declaration at the Global Climate Action Summit in 2018^[1]. Together, these commitments enable the City to join with other leading cities across the world and signal a determination to tackle the challenges and take up the opportunities and long-term benefits of a sustainable, equitable and green economy.

To fast track new and existing buildings, but even more so, our local communities towards carbon neutrality and climate resilience will require more than just regulatory interventions. In fact, the emphasis for our city as a whole is on the promotion of sustainability as a multi-dimensional element, therefore extending

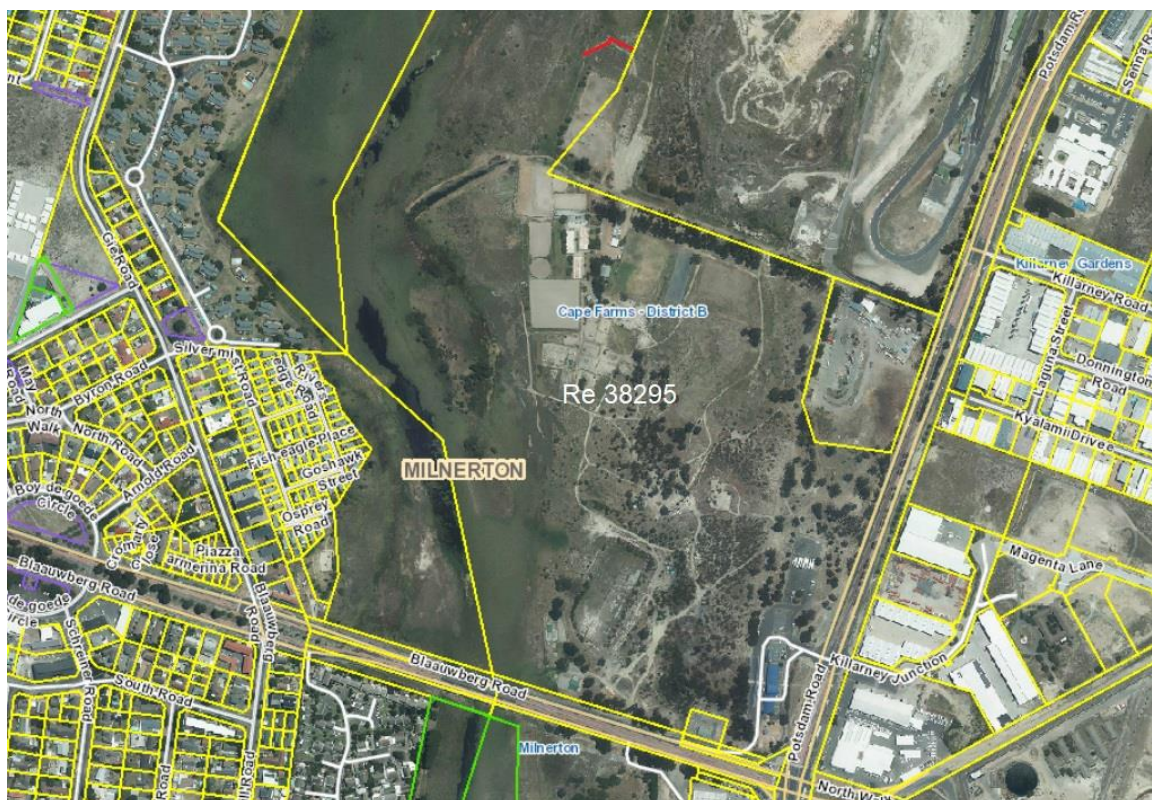
[1] 20180812 - NZC Buildings Declaration – on SharePoint site for further reading

beyond the 'green agenda'. More than individual elements such as energy, it should be focusing on more complex and integrated urban systems and *governance challenges* that comes with growth and urbanization, such as, climate change mitigation and adaptation, the post-Covid recovery, stifling regulatory environment, and the silo'ed approach within the organization. If approached correctly, this presents the City with the opportunity to not just cope but *showcase the value-add of integrated systems-thinking*, despite diminishing budgets and resources.

We are confident that the *Potsdam Sustainable Campus* will embody our core values towards creating a City of Hope. It challenges the norms, goes against the organizational culture in looking at how we improve the quality of our people's lives. It will work differently and more creatively, to promote and innovate, to drive service delivery and integrated systems thinking in a local context to give support to the wider context. It will help be adaptive, highly responsive in creating meaningful change, and focus on a programme that is caring, accountable in all our actions, demonstrating openness and transparency, will always innovate and striving for service excellence in everything we do. “

8. DISCUSSION

Remainder Erf 38295 Milnerton is owned by the City of Cape Town, has a zoning of Agricultural, and the portion to be reserved is approximately 21 290 m² in extent.



A portion of the property has previously been reserved for the Human Settlements Department for Informal Housing. The property was however found to not be suitable for a housing development, and the land was handed back for allocation to another department. The other existing internal uses, adjacent to the subject

portion, will not be affected by the reservation (i.e. Taxi facility, Solid Waste Management Depot, Water & Sanitation Services and Biodiversity Management)

There were no objections from internal departments, and the proposal is recommended for approval.

9. COMMENTS FROM THE SERVICE BRANCHES

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

(Any additional annexures or plans referred to in the below comments will be provided to the applicant department.)

DIRECTORATE/DEPARMENT	
ECONOMIC GROWTH	
Immovable Property Planning	SUPPORTED
IPP has no objection to the reservation subject to alignment with the City's strategic objectives and tools (including MSDF) and the Department undertakes to assume responsibility for compliance with the regulatory framework including land use rights.	
Should the reservation application be approved, the final reservation documentation must be made available to IPP in order to ensure that the City's Immovable Property Asset Register (IPAR) is updated in accordance with the Immovable Property Asset Management Policy (C06/12/15).	
Property Disposals	SUPPORTED
No Objection	
Transversal Real Estate	SUPPORTED
No Objection	
COMMUNITY SERVICES AND HEALTH	
Recreations & Parks	SUPPORTED
This office has no objection to the proposed reservation referred to above. Further detailed comments/conditions may be provided once development proposals have been made available for input and/or comment.	
SPATIAL PLANNING AND ENVIRONMENT	
Development Management	SUPPORTED with conditions
<p>The subject property, namely a portion of Remainder erf 38295 Milnerton is zoned Agriculture (AG) and although some buildings are developed on the subject property, it otherwise largely undeveloped and vacant.</p> <p>In order to develop the subject property formally, with an "Urban Sustainability Campus" a rezoning is likely to be required. It is unclear as to exactly what is meant by the words "Urban Sustainability Campus" and what the exact nature of the land use(s) intended would be. Additional the subject portion of the subject property should ideally be subdivided from the rest of Remainder Erf 38295.</p> <p>In principle, there is no objection to the proposed reservation of the subject portion thereof by the Department: Urban Regeneration (MURP Branch). It should be noted that prior to submission of a land use application for rezoning, subdivision and site</p>	

<p>development plan approval of the land use management section a pre-consultation meeting with the land use management section would need to be held.</p> <p>Note that the above comment is also subject to compliance with all other applicable policy and legislation that may be applicable. The above mentioned comments are a response from the possible actions required from a Land Use Management perspective.</p>	
Biodiversity Management	SUPPORTED with conditions
<p>The Biodiversity Management Branch have no objections to this reservation. It should however be noted that the proposed area abuts Table Bay Nature Reserve (A portion of Erf 38295 is proclaimed under the Protected Areas Act). Please see attached the diagram of the proclaimed portion and map for ease of reference. Any activities on the neighbouring area should not negatively impact or encroach on the Nature Reserve. There should be a clear interface/buffer between the reserve and neighbouring area. The reserve and reed beds burn from time to time (hence the importance of a buffer) All storm water should be channelled away from the reserve.</p>	
URBAN MOBILITY	
Roads Infrastructure & Management (RIM)	SUPPORTED with conditions
<p>The RIM Department has no objection to the proposed reservation on condition that</p> <ol style="list-style-type: none"> 1. The existing stormwater services (both underground and open channelled) crossing the property shall remain in place and shall be accommodated within the redevelopment of the property, where the RIM Department will have unhindered access to the services for future maintenance and upgrading; 2. That the reservation for proposed future re-alignment of Koeberg and Potsdam Roads shall be accounted for in the future redevelopment of the property; 	
WATER AND SANITATION SERVICES	
Distribution Services	SUPPORTED with conditions
<p><u>Water Reticulation and Bulk Water</u></p> <p>No bulk water services are located in the portion to be reserved. There is however a 300mm Ø water distribution main (DBM) reticulation main located in the north east portion of the project area. A 5m servitude need to be registered over the 300mm Ø water main. No structures will be allowed in or over this servitude.</p> <p>See figure 1: Water infrastructure overview.</p> <p><u>Sewer Reticulation and Wastewater</u></p> <p>There are two sewer mains, a 600mm Ø and 800mm Ø sewer collector mains traversing the portion of land to be reserved. Each sewer main to have a 6m servitude registered over it. No structures will be allowed in or over these servitudes.</p> <p>This applications site falls within the Potsdam WwTW catchment.</p> <p>See figure 2: Sanitation infrastructure overview</p> <p><u>Conclusion</u></p> <p>The above is not a confirmation of service capacity. The City's officials, depot workers, vehicles, plant, equipment, contractors etc. shall not be refused access to the portion to be reserved should any maintenance or repair work be required. No structures to be</p>	

erected near to nor over the water and sewer reticulation infrastructure. A capacity analysis will need to be done once the water demand for this project is known.	
HUMAN SETTLEMENTS	
Land & Forward Planning	SUPPORTED
Portion of the property was previously reserved for Informal Settlement, but it is not suitable for residential development and need to be transfer to MURP as agreed on.	
SAFETY & SECURITY	
Law Enforcement Services	SUPPORTED
No Objection	
Fire & Safety	SUPPORTED with condition
No objections provided plans are submitted which comply with SANS 10400-T:2024 for any proposed building work which may occur at the premises.	
ESKOM	
Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.	

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 managing the development project will be provided for by the Urban Regeneration Department (in conjunction with other relevant line departments).

13. LEGAL IMPLICATIONS

None

ANNEXURES

ANNEXURE A: PLAN 130010631
ANNEXURE B: COPY OF SIGNED APPLICATION

FOR FURTHER DETAILS CONTACT:

NAME: PIETER STRÜMPHER CONTACT NUMBER 021 444 4972
E-MAIL ADDRESS PIETER.STRUMPHER@CAPETOWN.GOV.ZA
DIRECTORATE ECONOMIC GROWTH
FILE REF No. TYG 14/3/12/2/44/31/38295 PTMS No. 130010631

REGIONAL HEAD:
BONGIWE MALI-SWELINDAWO

MANAGER: PROPERTY HOLDING
RACHEL SCHNACKENBERG

DIRECTOR: PROPERTY TRANSACTIONS

NAME

DAWID JOUBERT



APPROVED



REFUSED



REFERRED BACK

COMMENT:

SIGNATURE



RESERVATION REQUEST: CITY OWNED IMMOVABLE PROPERTY REQUIRED 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 (categories):

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.

SECTION A: RESERVATION APPLICANT

Directorate	Spatial Planning and Environment Directorate		
Department	Urban Regeneration Department		
Branch	MURP		
Responsible official	Alastair Graham	Staff number	1 0 0 0 3 1 9 1
Name of director	Directors Post Vacant / Alastair acting Manager	Staff number	1 0 0 0 3 1 9 1
Address/location	9th Floor Civic Centre, Cape Town		
Telephone number	021 4004576	Cell number	0718951004
E-mail address	alastair.graham@capetown.gov.za		

SECTION B: LAND APPLIED FOR / LAND TO BE RESERVED

Erf number	38295-RE	Allotment	G150/1940	Extent required	2221144 M2
Physical address	1 Potsdam Road, Corner of Potsdam Road and Blaauberg Road, Killarney			Postal code	8011
Land parcel key as verified against City Map Viewer	407222				
Is the land vacant or developed?	<input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Developed				

SECTION C: PURPOSE OF THE RESEVATION

Provide a brief description of the purpose of this reservation in terms of the category above.
(Additional information may be attached as an annexure)

Purpose of the reservation is to take ownership of the site in order to enable the development and management of the
Potsdam Sustainability Campus

SECTION D: FINANCIAL IMPLICATIONS

Cost centre number	1 1 0 9 0 0 0 5	(CC number of proposed new asset user)
Has funds been provided and need to be spent within a specific financial year to implement the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has funding been budgeted for/secured for future operational expenditure of the facility?	<input checked="" type="checkbox"/>	<input type="checkbox"/>



SECTION E: OPERATIONS

Will a service provider be appointed in regards of the future operations of the facility?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Additional information:

The Potsdam Campus will be key to the catchment management programme targeting the clean-up of the Diep River and will
showcase localizing the Sustainable Development goals, shedding light on local actions required to curb global challenges which
includes rapid urbanisation which has a huge impact of the surrounding informal settlements in the vicinity of the Potsdam Site.

Responsible official	Andreas Gensicke									
Date	0	5	0	4	2	0	2	4	Signature	
Director	Alastair Graham (acting Manager)									
Date	0	5	0	4	2	0	2	4	Signature	

Signature

PROPERTY HOLDING OFFICIAL USE ONLY

Regional Office	Tygerberg	
File number		Date received
PTMS case number		
Has ownership of land been confirmed?	<input type="checkbox"/>	Comments
Current zoning of subject land		
Current utilisation of subject land		
Land use requirements	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Rezoning
	<input type="checkbox"/> Closure	<input type="checkbox"/> Consent use
Title deed number	T	Title deed date
Title deed restrictions		
Sketch plan required	<input type="checkbox"/>	Notes

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.

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 IPAMF 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 content 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 Management Agreements, if required, subject to compliance with the Municipal Asset Transfer Regulations, Supply Chain legislation as well as the Council's System of Delegations.

PLEASE NOTE:

RESERVATION AND DEEMED RESERVATION

1. Allocation of assets to departments or directorates shall generally follow the reservation process;
2. Where a department or directorate already uses, manages or controls immovable property assets, such assets will be deemed to have been reserved for the use of such department;
3. Where an immovable property asset is historically linked to a specific functional use aligned to the operations of a particular department or directorate being the user, such asset is deemed to have been formally reserved for the use, management and control of such user;
4. Reservation of an immovable property asset for a user effectively assigns to such user accountability for the asset with responsibility for operational, relationship and financial management, security and maintenance;
5. Where disputes arise in the determination of reservation and deemed reservation the final decision will be made by the Director: Property Management based on the salient facts and after consultation with the relevant stakeholders including the Chief Financial Officer of the City of Cape Town and the Accounting Officer.

TRANSFER OF RESERVATION BENEFIT AND ACCOUNTABILITY

1. Where a user department no longer requires the use of an immovable property asset and is desirous of transferring the reservation benefit and accountability to another department, it must -
 - (i) Engage the Property Management department as custodian;
 - (ii) Ensure that the immovable property asset is in a satisfactory condition;
 - (iii) Participate actively in the transfer of reservation benefit and accountability;
 - (iv) Comply with stipulations of all relevant corporate directives in this regard;
 - (v) Ensure that all necessary documentation is completed prior to transfer; and
 - (vi) Maintain full operational management control of the asset including security and maintenance until the reservation benefit and accountability is transferred.
 - (vii) The provision of a Cost Centre number in Section D is compulsory.

IMMOVABLE PROPERTY ASSET HANDOVERS

1. Allocation of immovable property assets by means of reservation, and transfers of reservation benefit between user departments shall be facilitated, monitored and recorded by the Property Management department in execution of the role of custodian and recorded in IPAR.
2. Where a user department no longer requires the use of an immovable property asset and has not identified and negotiated transfer of reservation benefit to an alternative user, such user department shall:
 - (i) Pro-actively engage the Property Management department as custodian;
 - (ii) Comply with stipulations of all relevant corporate directives in this regard;
 - (iii) Maintain full operational management control of the asset including security and maintenance until an alternative user is identified and reservation benefit and accountability is transferred, or a lessor or purchaser is ready to take beneficial occupation;
 - (iv) Ensure, where possible, that the immovable property asset is in a lettable or saleable condition;
 - (v) The Property Management department must investigate the most appropriate treatment for such immovable property asset which may include redeployment to another user department, leasing out for appropriate use or disposal by means of demolition or transfer if appropriate in accordance with the prevailing policy and regulatory framework, and market conditions.