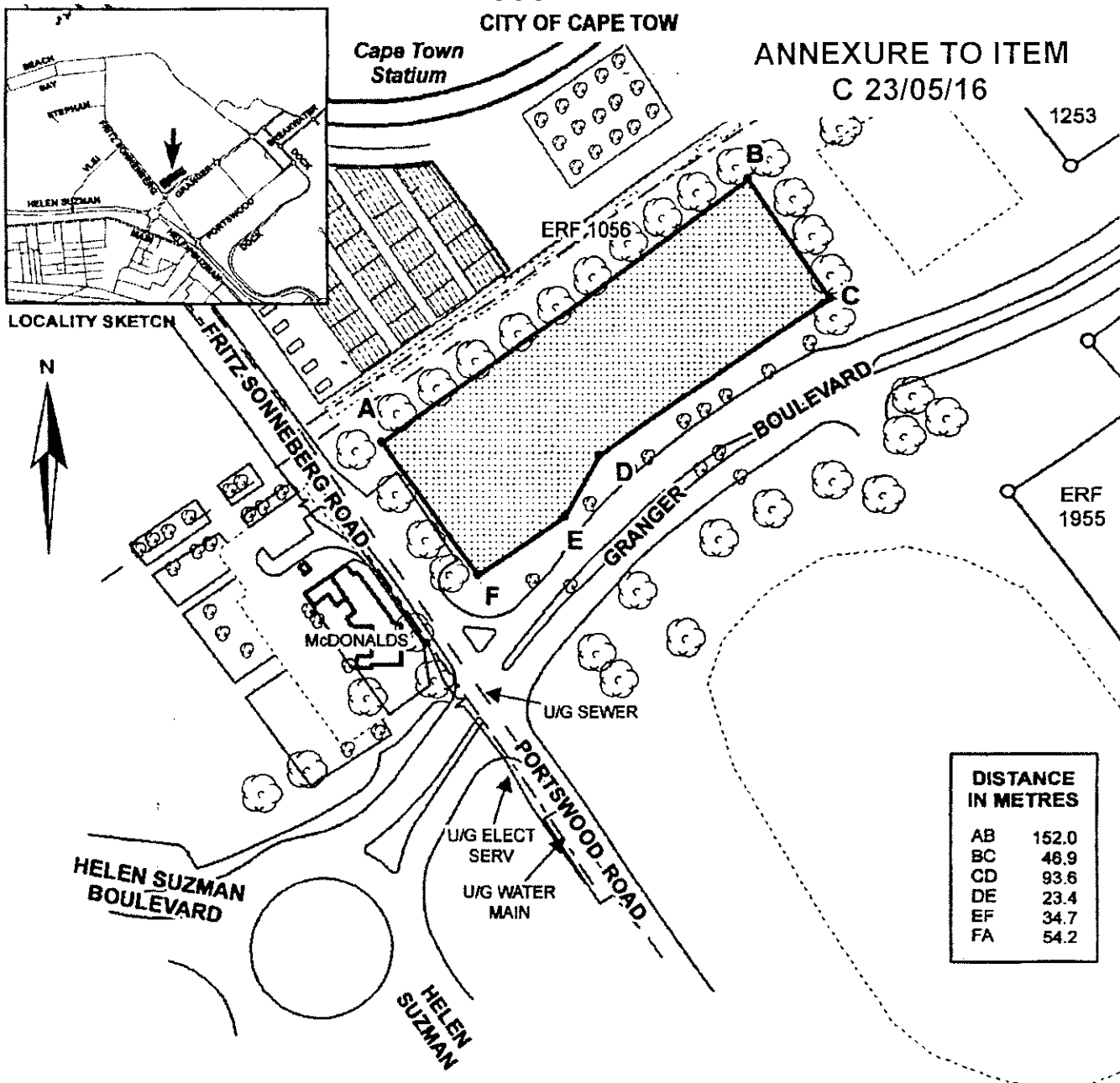
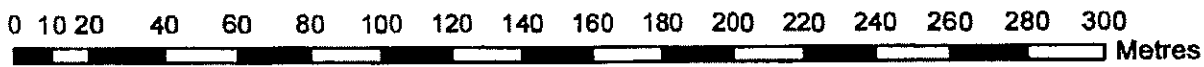


ANNEXURE TO ITEM  
C 23/05/16



DISTANCE IN METRES	
AB	152.0
BC	46.9
CD	93.6
DE	23.4
EF	34.7
FA	54.2



**LEASE OF PORTION OF REMAINDER ERF 1056 GREEN POINT - GRANGER BOULEVARD  
GREEN POINT**

FIGURES	ERF NO	AREA m <sup>2</sup>	ZONING (CORPORATE ISIS)	D/T AND DATE	OWNERSHIP
ABCDEF (Shown Stippled)	Portion 2 Remainder Erf 1056 Green Point	7385.7	GENERAL BUSINESS SUBZONE GB5	CPF 31-281 dated 1023/09/23	City of Cape Town

WARD 54 SUBCOUNCIL 16

REFER TO	M1602; JOB NO 4933	CIVIC CENTRE	Page 1 of 2	
SOURCE	SUBDIVID PLAN 10		SURVEYOR	
FILE/REC.	HO14/3/4/3/1123/A07 (41178)		GIS OPERATOR	L BRANDT (2015/05/25)
MEMO			CHECKED	
			<b>LIS 1358v0</b>	

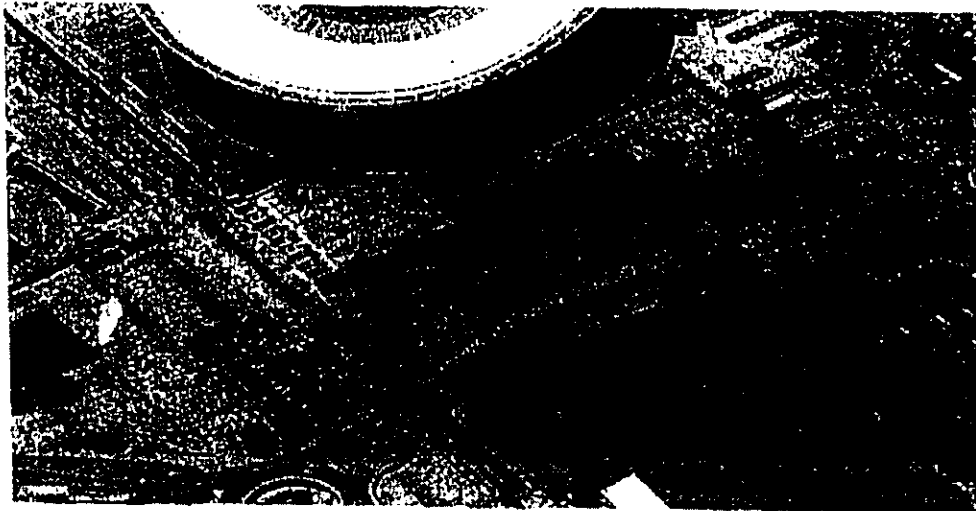
**DESIGN GUIDELINES**

The following is a list of principles which serve as conditions for the Granger Bay Boulevard site for the next stages of planning. These have been sourced from the various documents mentioned above for the Granger Bay Boulevard Development:

- a. **Active ground floor with permeability for pedestrian access through the site plus 6 – 7 storeys above:**  
The ground floor of the development should have a design and uses which generate and support public pedestrian activity and engagement. This includes connectivity through doors and pedestrian arcades, visual permeability through windows, and activities such as line shops and restaurants.
- b. **Active edges to the pedestrian route between site and stadium:**  
The type of uses incorporated within the Stadium podium edge and the new development should contribute to the making of a built edge which offers opportunity for engagement with the pedestrian realm. The ground and first floor levels should be opened up at a number of points to allow for pedestrian permeability through the complex of buildings, and provision should be made for courtyards or plazas. The active ground floor will help to make Granger Bay Boulevard a more attractive space for pedestrians and to provide a strong edge.
- c. **The building's place in context:**  
The building can be seen as an extension of the future grain and density of the broader area, including the Somerset Hospital Precinct and V&A Waterfront. The development will offer connecting links between primary pedestrian routes. These include the routes along Granger Bay Boulevard and along Fritz Sonnenberg Road.
- d. **Height Restrictions:**  
The development should have a capped height of 25.0 m above natural ground level (i.e. 22.0 m below highest point of existing stadium roof) as per option 3.
- e. **Building scale and form:**  
The proposed building should consist of a cluster of conjoined buildings of varied massing. The coverage should decrease from the second floor upwards with taller portions straddling one another, but still integrated with the podium-type portions to create opportunities for overlooking features or sight lines over Granger Bay Boulevard and the surrounding area.
- f. **Building setback and articulation zone:**  
In keeping with the intention to promote interactive and aesthetically pleasing facades, the building interface with the tree canopy and the streets should have a zone for articulation. A building line is proposed, which is derived from an approximate edge of the tree canopy taken 10m from the centreline of the line of existing trees edging the site. Any new building should not encroach on the space occupied by the tree's roots or canopy and build-to lines must be employed along Granger Bay Boulevard to create an urban edge.
- g. **Heritage features:**  
The existing trees edging the site should be protected as far as possible. This relates to the setback and building lines in principle (d.) above.
- h. **The roof-scope is an important elevation:**  
It is important to consider the roof design of the new development because it is viewed from the Stadium bowl and from Signal Hill. All significant views and vistas according to the VIA should be taken in to account and the building should not intrude into the historical views from Fort Wynyard towards Signal Hill.
- i. **Parking basement and Issues:**  
The proposed parking basement (which may be linked to the Stadium podium) is recommended. The impact on existing trees and their root systems must be minimised, but it is recognised that some trees may be affected during construction of this super-basement. This parking basement has the potential to accommodate approximately 198 parking bays. The additional parking can be provided within the adjacent forecourt and Stadium podium.

- ↓ **Vehicular access and parking:**  
Vehicular carriageway crossings of the pedestrian walkways along Fritz Sannenber Road and Granger Bay Boulevard must not hamper pedestrian movement. Any parking at ground level should be limited to drop off zones, bays for special needs persons, or bays that are concealed from façade edges by GLA.

Pieter Wasserman  
for: URBAN DESIGN AND URBAN DESIGN DEPARTMENT  
with input from: Lizeel Kruger-Fountain



normal weekday office hours 08:00-16:00 on the 13th Floor, Property Management, Civic Centre, 12 Hertzog Boulevard, Cape Town by appointment only. Any person, who has any comment or representation on the proposed disposal of the abovementioned Erf, should lodge such comment or representation in writing to the office of the City Manager marked for the attention: Tania Lewis, tel 021 400 2351 or Tania.Lewis@capetown.gov.za not later than 16:00 on Monday 21 September 2015.

201017  
ANNEXURE  
C

**Portion remainder Erf 1056 Green Point, Cape Town known as Granger Bay Boulevard Site**

Notice is hereby given that in terms of the Management of Certain of the City of Cape Town's Immovable Property Policy (approved by Council on 26 August 2010 CS4/08/10), Chapters 2 of the Municipal Asset Transfer Regulations (2008), Sections 4 & 6 of the By-Law relating to the Management and Administration of the City of Cape Town's Immovable Property (Council By-Law LA 12783; promulgated 28/12/2003), Section 137 of the Municipal Ordinance 20/1974, the City of Cape Town is considering the closure and disposal of the undermentioned City-owned land for business use purposes:

- Portion Remainder of erf 1056, Greenpoint, Cape Town known as Granger Bay Boulevard Site, in extent approximately 0.72 ha, zoned Open Space 2.

For further particulars in this regard you may contact Tania Lewis, tel 021 400 2351 or Tania.Lewis@capetown.gov.za during normal weekday office hours (08:00-16:00) on the 13th Floor, Property Management, Civic Centre, 12 Hertzog Boulevard, Cape Town by appointment only.

**Information Statement in terms of Regulation 5(3)(b) of the Municipal Asset Transfer Regulations R.878 for Sale**

1. The valuation of the capital asset to be transferred or disposed of and the method of valuation used to determine that valuation: The Property Management's Market Valuations Branch estimates the market value of portion of remainder erf 1056 Green Point (Granger Bay) at R100 million. Method of valuation used: residual land value method. The property is currently encumbered by restrictive development parameters.
2. The reasons for the proposed alienation and transfer of the assets: Property not required for the provision of the minimum level of basic municipal services. The property is vacant and unutilized.
3. Any expected benefits to the Municipality that may result from the transfer or disposal: The City will receive a market-related income from the sale of this property to the private sector as well rates and income from service charges.
4. Any expected proceeds to be received by the Municipality result from the transfer or disposal: The City will receive the proceeds of the sale.
5. Any expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal: The normal costs related to the advertisements will be incurred by the City. The purchaser(s) will be responsible for transfer costs.

Or;

**Information Statement in terms of Regulation 34(3) of the Municipal Asset Transfer Regulations R.878 for lease**

1. The valuation of the capital asset to be transferred or disposed of and the method of valuation used to determine that valuation: The land is currently a gravelled open space and is utilized for over flow parking. The property can more effectively be utilized as an income generating asset and to leverage additional economic activities within the precinct.
2. The reasons for the proposed alienation and transfer of the assets: By granting the right to a third party, the City will receive a lease income from the use of the property. The property will furthermore generate economic activities within the precinct after the development of the property by a third party.
3. Any expected benefits to the Municipality that may result from the transfer or disposal: By granting the right to a third party, the City will receive a lease income from the use of the property by the holder of the right. The lease amount will be determined based on the future approved land-use. The City's Valuation section estimated a lease amount of R750 000 per month based on development opportunity of approximately 29 000 m<sup>2</sup>.
4. Any expected proceeds to be received by the Municipality result from the transfer or disposal: There will be no loss to the City in granting the right. Expected benefits and gain is discussed in 2) and 3) above. The property (asset) will be retained by the City after the right has expired.
5. Any expected gain or loss that will be realised or incurred by the Municipality arising from the transfer or disposal: There will be no loss to the City in granting the right. Expected benefits and gain is discussed in 2) and 3) above. The property (asset) will be retained by the City after the right has expired.

Any person, who has any comment or representation on the proposed disposal of the abovementioned Erf, should lodge such comment or representation in writing to the office of the City Manager marked for the attention: Tania Lewis, tel 021 400 2351 or Tania.Lewis@capetown.gov.za not later than 16:00 on Monday, 21 September 2015.

**TYGERBERG DISTRICT**

**Erf 20944, 4 Van Der Spuy Street, Monte Vista, Goodwood**

Notice is hereby given in terms of section 81(1) of the City of Cape Town Municipal Planning By-Law, 2015 that the undermentioned application has been received and is open to inspection at the office of the District manager at Parow Administrative Building, cnr Vootrekker Road and Tallent Street, Parow, 7500. Enquiries may be directed to Bilsrat Abay, Parow Administrative Building, cnr Vootrekker Road and Tallent Street, Parow, 7500, bilsrat.abay@capetown.gov.za, 021 444 7512 and fax 021 938 8509 week days during 08:00-14:30. Any comment or objection, with full reasons therefore, may be lodged in writing at the office of the abovementioned District manager or by using the following email address:

comments\_objections.tygerberg@capetown.gov.za on or before 28 September 2015, further details to accompany the objection: (1) Effect the application will have on a person or the area. (2) Any aspect of the application that is considered to be inconsistent with policy. (3) The application number and the objector's full name, interest in the application, address and method and contact details for notification purposes, quoting the above Act and the objector's erf number. Any comment/ objection received after abovementioned closing date or which does not contain the required details may be disregarded. Any person who cannot write may come during office hours to the abovementioned district office, where the office will assist in transcribing any comment or objection and reasons.

Applicant: The G & M Trust  
Case ID: 70254446

28/08/15  
ADVERT CAPE TIMES

*McQueen*

Jason Toay [Jason.Toay@capetown.gov.za](mailto:Jason.Toay@capetown.gov.za)  
 Tania Lewis [<mailto:Tania.Lewis@capetown.gov.za>]  
[marius.coetsee@capetown.gov.za](mailto:marius.coetsee@capetown.gov.za)

2 February 2016

PROPOSED DISPOSAL OF A PORTION OF REMAINDER ERF 1056 GREEN POINT KNOWN AS GRANGER BAY BOULEVARD (GBB).

I wish to lodge my objection to the disposal/sale of the above – which is public open space.

I have attended every meeting regarding this matter, either informally or via public participation and from the outset it was made clear by the City Council that this land would be leased and not sold.

The land was granted to the people of Cape Town as public open space for sport and recreation and the City of Cape Town are merely custodians of the land and therefore have no right to sell the land.

I believe the City Council has been devious from the outset regarding this land and that it has been always been the intention of the City Council to sell off this land for profit. It has been left as a neglected piece of gravel in order to make it easier to convince the public and even Heritage Western Cape that the land is a useless piece of land.

In the recent adverts over the Festive season and prior to this, there has also been misleading processes that have occurred regarding the advertising and handling of this issue. Even when this item appeared on the agenda of the Sub-Council meeting and was subsequently withdrawn with Council attempting to put right, it was handled so badly that few are aware of precisely what is going on. Why suddenly this URGENT FW: SALE/LEASE OF PORTION REMAINDER ERF 1056, GREEN POINT from Jason Toay on January 18 – again trying to rectify matters which had gone wrong?

In addition, Council have been creating further confusion with the placement of an advertisement on 22 January with an objection date of 15 February regarding the two other portions of land known as remainder ERF 1056 for sale to the to the Provincial Government of the Western Cape which is in fact totally unrelated to the GBB advert. This advert is confusingly and has been mistakenly taken to be the GBB by several members of the public and various ratepayers associations.

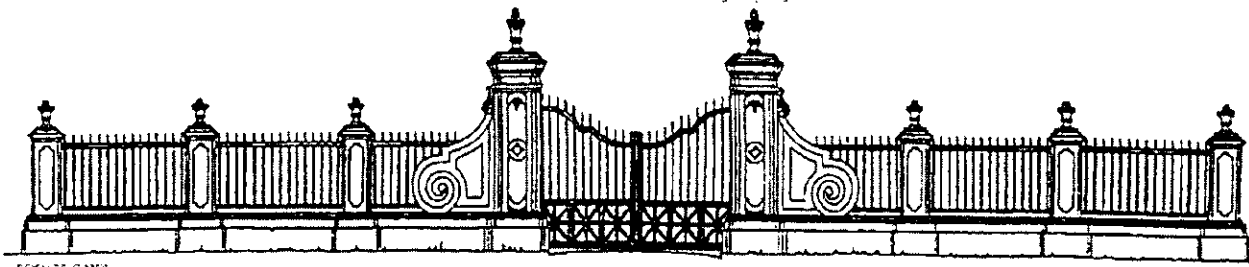
It is this same confusion which is enabling the City of Cape Town to feel they can proceed with the unlawful disposal of this land – public open space.

This whole application (in fact both applications) have been flawed from the outset and any attempt that has been made to rectify the matter has only created more confusion.

I WISH TO PLACE ON RECORD MY STRONGEST OBJECTION TO THE PROPOSED DISPOSAL/SALE OF PUBLIC OPEN SPACE KNOWN AS A PORTION OF REMAINDER ERF 1056 GREEN POINT, ALSO KNOWN AS GRANGER BAY BOULEVARD (GBB) .

I ASK YOU PLEASE TO ACKNOWLEDGE THIS OBJECTION.

Yours faithfully  
 MRS J McQUEEN



BOSSHOFF GATES

## Simon van der Stel FOUNDATION (CAPE TOWN) STIGTING (KAAPSTAD)

P.O. Box 366 Plumstead 7801 Telephone: (021) 794 7464

Website - <http://www.simonvdstel.org> email - [simonvdstel@mweb.co.za](mailto:simonvdstel@mweb.co.za)

[Jason.toay@capetown.gov.za](mailto:Jason.toay@capetown.gov.za)  
[Jaques.weber@capetown.gov.za](mailto:Jaques.weber@capetown.gov.za)  
[Marius.coetsee@capetown.gov.za](mailto:Marius.coetsee@capetown.gov.za)

1 February 2016

### **PROPOSED DISPOSAL OF PORTION OF REMAINDER ERF 1056 GREEN POINT**

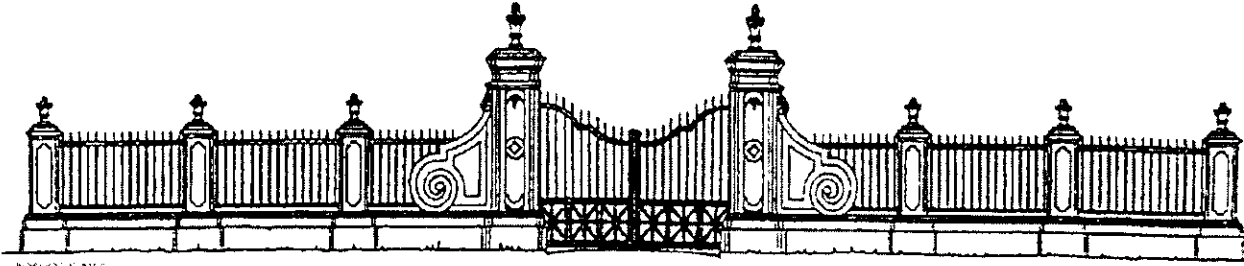
Dear Sir

Apropos our previous letter dated 15 January 2016, we would like to note additional points of objection.

1. We wish to object to the proposal as there is not enough detail supplied.
2. The map refers to the lease on the premises while Item 3 refers to the sale and the property and item 4.
3. The issue of the disused sports field was mentioned in the presentation of the Cape Town Stadium and its future presented by Geoff Underwood. It was suggested that income from Erf 1056 would subsidise costs of the stadiums loss.  
No mention of the stadium is made or of the use of funds generated by the proposal.
4. We believe full details should be given of the size and height of any building on the site as well as use and parking provisions.
5. We are very concerned about apparent expansion of the CBD to Green Point.
6. The future of the common needs to be defined.
7. We believe that the City should make a full presentation regarding the plans for the entire area including the Common, the Stadium and the old and new Hospital site.
8. We request that a list of heritage buildings and sites submitted as well.

Kind regards

Ian Pretorius  
Chairman of Simon van der Stel Foundation.



**Simon van der Stel** FOUNDATION (CAPE TOWN)  
STIGTING (KAAPSTAD)

P.O. Box 366 Plumstead 7801 Telephone: (021) 794 7464

[Jason.toay@capetown.gov.za](mailto:Jason.toay@capetown.gov.za)

[Jaques.weber@capetown.gov.za](mailto:Jaques.weber@capetown.gov.za)

[Marius.coetsee@capetown.gov.za](mailto:Marius.coetsee@capetown.gov.za)

15 January 2016

## **PROPOSED DISPOSAL OF PORTION OF REMAINDER ERF 1056 GREEN POINT**

The Simon van der Stel Foundation is against the proposed disposal of this 7385 square meter Open Space 2 zoned Portion of Remainder Erf 1056 Green Point due to the following reasons:

- The piecemeal disposal of public land that forms part of a larger Open Space zoned facility cannot be supported. Our open spaces are precious non-renewable facilities in an urban landscape that is being densified continually.
- This open space forms part of a historic Green Point open space facility and is situated adjacent to the historic pavilion (now McDonalds), the Cape Town stadium and the cycle tract – it should retain this historic function. This proposal is seen as inappropriate as it will have a detrimental impact on this larger public open space/sport facility.
- From a spatial planning perspective this proposal is inappropriate as it has not been assessed by means of a Master Plan.
- Alienation of the said land will result in the rezoning thereof. The Foundation is not in favour of rezoning public open space, particularly not such historic open space.
- Other historic associations of this property with amongst others, the SA War, will be lost should it be sold and developed.
- The Simon van der Stel Foundation is not in favour of the alienation of this open space as it is surrounded by public sport facilities. Rezoning and development of this property will create an island of non-ancillary land use which will have a detrimental impact.

The Foundation does not support this proposal as it will deprive the citizens of Cape Town of their precious historic open space.

M.C. Pretorius  
chairman

Memorandum  
to the City of Cape Town  
on the proposed sale of  
Portion of remainder of erf 1056, Green Point  
(Granger Bay Boulevard)

The comments herein are submitted on the proposed sale by the City of portion of the remainder of erf 1056, Green Point (the Granger Bay Boulevard site adjacent to Macdonald's restaurant and the Cape Town stadium) ("the GBB site").

The memorandum opposes the proposed sale of the site by the City under three main headings, public open space, economic aspects and heritage aspects.

Public open space

The record of decision of 5 January 2007 of MEC for environmental affairs and development planning, Minister Tasneem Essop, is important here. In allowing the construction of the Cape town stadium the minister stated that " ... the area of the Green Point common outside the new stadium precinct will be transformed into a quality open space and sports complex .. that will accommodate a range of sports codes, limited informal trading and a range of other recreational pursuits. The new stadium will form an integral part of the urban park." Nowhere is mention made of alienation by lease, let alone by sale, of the part of the common now under consideration for sale by the council. It is submitted that the proposed sale of the GBB site would be in contravention of these stipulations.



The minister's statement in fact reflects the history of the common. As far back as 1923 the Green Point common land was bequeathed to the City by King George V for use by the people of Cape Town.

The proposed sale of the GBB site would be severely at odds with this undertaking given by the minister and accepted by the people of Cape Town at that time. It would be an irrevocable step, setting a damaging precedent for the alienation of the entire common. In fact at this stage it is by no means clear that the City would be able in law to sell the GBB site.

#### Economic aspects

The land on the Atlantic seaboard is generally regarded as the show-piece of land in the Western Cape. Increases in property prices in the Atlantic seaboard over the past decades bear this out. Indeed the rate of increase has significantly outstripped that in other parts of South Africa. The reasons are simple: the unsurpassed scenic setting and the limited availability of land in the area bounded by the mountain and the sea.

In these circumstances it is submitted that the financial advantage to the City of retaining ownership of the GBB site and securing a rising rental income on a long term basis far outweighs the short term capital gain of a sale.

In an enlightening paper on the history of the V and A waterfront, Mr P van Zyl, former executive manager-planning and development of the V and A, states that the legal title of tenants of the V and A is secured by way of leases ranging up to 99 years. Nowhere is mention made of selling parts of the V and A. On the contrary, he points out that one of the factors that have made the V and A such a

success is the retention of the property as a single unit "under the control of one owner. This has prevented any potential conflict that could have occurred if it had been split up and sold to several owners".

The relevance of this to the City in the context of the Green Point common is all too clear. If the City sells the GBB site, it will lose control over part of the common. Ultimately, the future of the entire common will be left in the hands of many conflicting interests, each with the power of ownership to back its demands.

Mr van Zyl also states that the strength of the V and A has been continued application of its original vision and the rejection of financial expediency which could sideline the vision.

It is by no means clear what the City envisions for the common and whether there is still a vision at all. Reports continually emerge of the city also relinquishing control over other areas of the common. Certainly, these reports show an approach by the City which is at odds with the Green Point Development Framework which, as stated in the Framework, includes as a priority the re-enforcement of the Common as a public amenity of metropolitan importance. The policy in fact emphasizes the importance of maintaining public open space.

The council is urged not to sell the GBB site to meet short term financial needs. If it must develop the site, then at most the property should be let with stringent conditions attached to the lease.

#### Heritage aspects

Important heritage sites have existed or continue to exist in the area, including Fort Wynyard and a POW camp. At some time in the future the importance of these sites may well need to be formally recognized and integrated into a large heritage experience in the area.

If the site is sold, any further development of the historical potential of the area may be seriously disadvantaged.

#### Conclusion

For the reasons mentioned above, the proposed sale of the GBB site is strongly opposed. At the very most, a lease should be entered into by the City with a prospective developer for the construction of the buildings the council has in mind.

BJ Shipman

*Green Point*

*2 February 2016*



2 February 2016

FOR THE ATTENTION OF:

Jason Toay Jason.Toay@capetown.gov.za  
 Tania Lewis [mailto:Tania.Lewis@capetown.gov.za  
 marius.coetsee@capetown.gov.za

OBJECTION TO THE PROPOSED DISPOSAL OF A PORTION OF REMAINDER ERF 1056, GREEN POINT, ALSO KNOWN AS 'GRANGER BAY BOULEVARD' (GBB) ON BEHALF OF THE GPRRA

**To whom it may concern**

The GPRRA hereby formally objects to the lease or sale of the abovementioned property (hereinafter referred to as GBB). It is unclear from the notice what the intention is with the GBB as the words dispose, lease, sale, transfer, alienate and closure are all used alternatively.

The notice also states that the intention is to dispose of the GBB being 'City owned land for business use purposes' and the next sentence it is referred to as 'zoned open space'. We will deal with both later as it is our contention that it can only be used for 'public open space'.

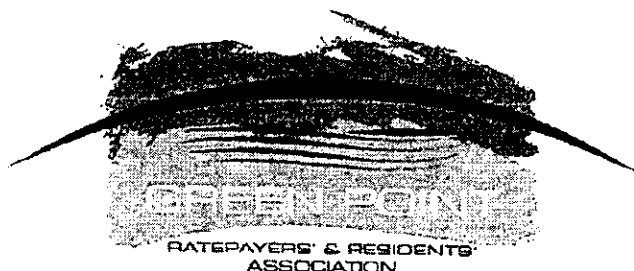
We also object on the grounds that any buildings on the GBB will be an aesthetic disaster and a heritage nightmare which of course are subjective criteria. This objection is however based on objective legal principles.

With the short time available, we will also not now deal with procedural and administrative issues but will address these in the appropriate forum, if and when the City decides to go ahead with this proposal. Our decision not to deal with that now must not be construed as tacit approval.

Essentially our objection is based on the same grounds as those advanced by objectors, when the City, Province and National Government forced the Stadium down the residents' throats. Although that dispute was settled in the interests of the country as a whole that did not mean that any portion of the property not included in the stadium development were now free game.

Phone: 078 081 2371 (answering machine)  
 Fax: 086 808 5310  
 bec@gprra.co.za (built environment committee)

www.gprra.co.za info@gprra.co.za (for General inquiries)  
 Postal address: GPRRA, P.O. Box 27156, Rhine Road, 8050  
 hec@gprra.co.za (human environment committee)



All property not included in the World Cup stadium development was and is still public open space. Allowing small pieces to be sold at a time will ultimately lead to the entire property being used for purposes other than it was granted.

The arguments advance during litigation to stop the building of the stadium is a matter of public record and within the knowledge of City officials but we repeat it here for those that need reminding.

Green Point Common has a long history of being exactly that – a commonage to be used for community activities and accessible to all. Many of these activities were sport related and significantly included the entire spectrum of nineteenth Century Cape society.

This is illustrated by historians Nigel Warden, Elizabeth van Heyningen, Vivien Bickford-Smith in their work 'Cape Town: the making of a City: An illustrated Social History. After referring to horse racing as well as fox and jackal hunting in the environs of Cape Town, they state: But the most popular occasions were undoubtedly the spring and autumn races on Green Point Common.

Similarly, Lawrence Green in his book Tavern of the seas writes that:

'Green Point was the Sunday playground of the slaves. The road along the seashore came about in 1830, the builders being soldiers of a British Regiment. Long before that date, Green Point Common was a racecourse.

We believe that the GBB is part of the original erf 1056, which was granted to the then Municipality of Cape Town in 1923, was granted subject to the status being Commonage. That condition still exists in the Grant.

This is borne out by the description of the land concerned as 'The green point commonage grant' in Government notice 686 of 6 May 1940 as published in Government Gazette extraordinary. We believe that using the GBB for any use inconsistent with the concept of open public space is illegal. We also strongly believe that the commonage was granted to the City of Cape Town as custodians and that it cannot sell the property but must manage it on behalf of the residents of Cape Town.

Phone: 078 081 2371 (answering machine)

Fax: 088 809 5310

bec@gprra.co.za (built environment committee)

www.gprra.co.za

info@gprra.co.za (for General inquiries)

Postal address: GPRRA, P.O. Box 27156, Rhine Road, 8050

hec@gprra.co.za (human environment committee)



Financial and any other consideration are simply irrelevant. To illegally sell off land to pay for selling of land illegally in the first place is the ultimate insult to the citizens of Cape Town.

Please record the GPRRA's strong objection to the "disposal, lease, sale, transfer, alienate or closure" of the GBB site.

Please acknowledge receipt of our objection.

Yours faithfully

Stuart Burnett

Secretary to the BUILT ENVIRONMENT COMMITTEE of the  
GREEN POINT RESIDENTS' AND RATEPAYERS' ASSOCIATION (GPRRA)

**29A Merriman Road  
Green Point  
8005**

**021 433 0567  
ralphm@cybersmart.co.za**

City Manager  
City of Cape Town

2 February 2016

Attention Tania Lewis

By email: [tania.lewis@capetown.gov.za](mailto:tania.lewis@capetown.gov.za)

Dear Sir/Madam,

**Proposed Disposal of a Portion of Remainder Erf 1056 Green Point (Granger Bay Boulevard Site)**

The context of this application is assumed to be in general (a) the current disposal or sale of City properties including POS throughout the metropole (in terms of the Immovable Property By-Law of 2015), and in particular (b) attempts to cover ongoing expenses of CT Stadium.

The City of Cape Town is considering the closure and disposal of the property for business purposes. The application is to dispose of this City-owned property by public competition.

- **Comment:** The site is zoned as Public Open Space (Open Space 2). Historically, it was the location of the B and C sports fields that are now cut off from the A field by the Granger Bay Boulevard and it is therefore regarded as 'isolated'. The whole of Remainder Erf 1056 Green Point was previously graded Grade IIA by the City Environmental & Heritage sections, but this is under review with a recommendation that the whole area be graded Grade II and declared a Provincial Heritage Site.
- **Objection:** Until the City has provided itself and the public with an overall assessment of the POS that it owns and desirability of disposal, in particular the extent of the properties and their environmental and heritage status, it is not appropriate to approve of piecemeal disposal or sale of such public assets.

The proposal is to grant a right (extent and conditions unspecified) to a third party to develop the property with commercial buildings, with the expectation of payment for the lease of R750 000 per month.

- **Comment:** In June 2015 we were asked to respond to the Final Environmental Impact Report. The commercialisation of the stadium precinct was justified on economic grounds. According to the EIR (Section 8.8 page 90) it is expected that between R27 and R98 million could be generated annually from commercialisation of this portion of land. The EIR goes on to state: "A business model has not yet been adopted by the CoCT for the operation of the stadium. This is currently being investigated as part of a separate exercise. The CoCT has

requested that an update of the Business Plan for the Cape Town Stadium and Green Point Park be undertaken”.

- Objection: What is being proposed bears no relation to what was in that report. It appears that financial predictions are produced or adjusted each time to suit an application: in this case an amount of R9 million per annum in rent is predicted. Until the City demonstrates with supporting evidence that it has a feasible Business master-plan, it is highly inappropriate to ask for piecemeal approval of the disposal or sale of portions of Erf 1056 based on financial grounds.
- Objection: This is an example of how sequential and cumulative commercialisation of Erf 1056 is taking place in order to cover a bad decision to erect (and retain) the stadium, and the City has received objections recording public concern and dissatisfaction many times. There is no evidence that commercialisation of this portion is more desirable than any other options (which are not explored), or of real long-term benefit to the City or to the public.

Yours sincerely,



Ralph Maian

Erf 1899 Green Point



**Jason Toay**

---

**From:** Janey <janey@iafrica.com>  
**Sent:** 03 February 2016 04:36 PM  
**To:** Jason Toay; Tania Lewis; Marius Coetsee  
**Subject:** Objection to Proposed Disposal of Portion of Remainder Erf 1056, Granger Bay Boulevard

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

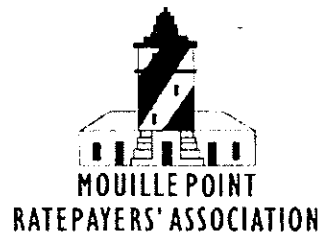
Dear Sir

Please record our strongest objection to the proposed disposal of a portion of the remainder of Erf 1056, Granger Bay Boulevard.

- The recent consent use conditions for development of the stadium, which even then flew in the face of strong public opinion later to have proven to be justified, specifically excluded this portion of land.
- The land belongs to the people of Cape Town. It is Public Open Space. The City is the custodian, only, and needs to act in the interests of all who have an interest in Public Open Space.
- That the land is presently underutilised reflects that its public open space potential be adequately realised, not that the land be sold.
- It was bequeathed to the people in the Green point commonage grant and recorded in the Title Deed.
- Your notice also appears to be inadequate in that it has not achieved the broad Public Participation that one would have anticipated would be generated by this proposal..

Please record three objections in respect of the undersigned,

Ben Rabinowitz  
Seafront for All  
Janey Ball



03 February 2016

Finance Property Management Dept.  
Att: Mr Jason Toay (Assistant Professional Officer)  
 City of Cape Town  
 8000

Dear Mr Toay,

**RE: MPRA Comments re the Proposed Disposal of a Portion of Remainder Erf 1056, Green Point (Granger Bay Boulevard). See pages 1 – 9 below and attachment.**

The MPRA has reviewed the advertisements of 28 August 2015 and 4 September 2015 and notes that at the time of the advertisement, the land was zoned Open Space 2; Public Open Space, yet was already valued at R100m. Mention was made that "the property is currently encumbered by restrictive development parameters". In the information statement regarding a possible lease, reference is made to a "development opportunity of approximately 29 000m<sup>2</sup>".

In view of the fact that the site was rezoned to GB 5 zoning on 11 November, 2015, the information contained in the advertisements is confusing and could be considered misleading. For example, what restrictive development parameters for public open space would affect the development potential of the site or the valuation of R100m? Was this based on a GB5 zoning which would yield a figure of approximately 29 000m<sup>2</sup>? It would be helpful to the prospective bidders what informed the valuation figure of Public Open Space.

Notwithstanding our concerns regarding information in the advertisements, the MPRA has no objection to the proposed sale of the Granger Bay Boulevard site on condition that any alienation of the site must include specific reference to all conditions of rezoning, consent and subdivision (Case ID No. 70234541) as approved by SPELUM Committee on 11 November 2015.

Adherence to Annexures A and E, as attached (and below), of that approval must be a condition of the sale agreement. Specifically, conditions 5.2, 5.3, 5.5, and 5.6 (it must be made clear that a Development Contribution is payable in terms of Alternative 3) must be included as conditions to be fulfilled prior to the development of the site.

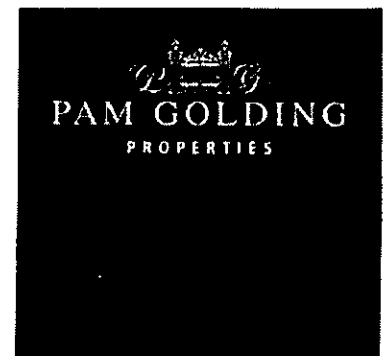
In addition, the Design Guidelines on pages 340 and 341 of the 11 November 2015 Spelum report must be included in the Sales Agreement. It must be made clear that only Option 3 – Medium Development Alternative - will be considered for building plan approval when building plans for the site are submitted to City Council.

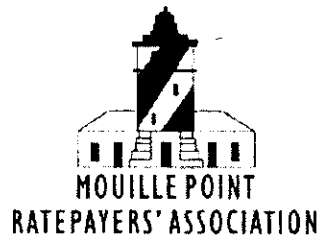
**CHAIRMAN**  
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 Jane Meyer  
 cell : 082 738 6690  
 fax : 086-425 7586  
 email : janemeyer@mpraco.za



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With regard to traffic, it needs to be made explicit to prospective bidders that development may not proceed until the mitigation measures of the rezoning approval are in place. These measures are the partial signalisation of Green Point traffic circle and geometric improvements at Fritz Sonneberg Road intersection with Granger Bay Boulevard.

The City budget for these improvements must be in place before the land is alienated or it must be made clear to the winning bidder that these improvements are an additional capital cost.

We note that parking ratios are lower than normal and that it is assumed that parking in the Stadium will be available for this site. However, further investigation is required into how this will be managed, given the increased rights for the Stadium and that the overflow parking on the site to be sold will be lost. In light of this likely shortfall of parking, the winning bidder must include a detailed parking management plan before building plans are submitted. This plan must be available for public comment.

Please provide a copy of the final sales agreement, excluding confidential financial information, to MPRA once the relevant Council Committees have endorsed the conditions of the sale.

Yours sincerely

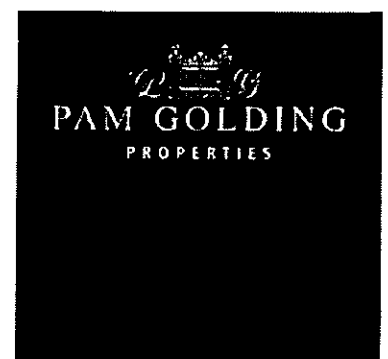
Richard Marshall  
Chairman

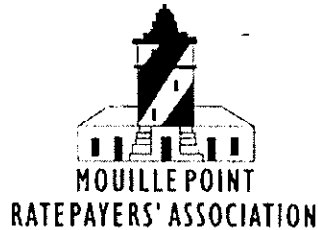
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## ANNEXURE A

Date of final approval \_\_\_\_\_

**APPROVAL DOCUMENT for CASE ID 70234541**

In this approval document:

"Council" means the City of Cape Town

"the Owner" means the registered owner of the property

"the property" means, portion of remainder erf 1056, Fritz Sonnenberg Road Green Point  
scheme regulations" has the meaning assigned thereto by Ordinance 15 of 1985**1 SUBDIVISION GRANTED IN TERMS OF SECTION 25(1) OF THE LAND USE PLANNING ORDINANCE OF 1985:**

1.1 To subdivide the property into two portions i.e. to permit:

- Portion 1 = 17,2ha (172 000m<sup>2</sup>) in extent
- Portion 2 = 0,7ha (7000m<sup>2</sup>) in extent
- Portion 3 = 0,6ha (6000m<sup>2</sup>) in extent
- Portion 4 = 1,5ha (15000m<sup>2</sup>) in extent
- Portion 5 = 11,8ha (118 000m<sup>2</sup>) in extent
- Portion 6 = 4,7ha (47000m<sup>2</sup>) in extent
- Portion 7 = 0,3ha (3000m<sup>2</sup>) in extent
- Portion 8 = 0,8ha (8000m<sup>2</sup>) in extent
- Portion 9 = 0,7ha (7000m<sup>2</sup>) in extent
- Portion 10 = 0,005ha (50m<sup>2</sup>) in extent
- Portion 11 = 0,2ha (2000m<sup>2</sup>) in extent
- Portion 12 = 0,1ha (1000m<sup>2</sup>) in extent
- Remainder Portion = 67,4ha (674 000m<sup>2</sup>) in extent

**2. REZONING GRANTED IN TERMS OF SECTION 16(1) OF THE LAND USE PLANNING ORDINANCE 15 OF 1985**

2.1 From a split zoning of Community Zone 2 and Open Space 2 to a split zoning of General Business, Sub-zone GB1, Sub-zone GB1 and General Business 7 Sub-zone GB7

2.2 From a split zoning of Community Zone 2 and Open Space 2 to a General Business 5, Sub-zone GB5

**3 COUNCIL'S CONSENT GRANTED IN TERMS OF SECTION 15 OF THE SCHEME REGULATIONS:**

3.1 An Expo Centre and Informal Trading on a portion of the property.

**CHA:**Richa  
cell: 0

email: campsbayrich@gmail.com

LRA Note Rezoning # 01/102315 (March 2014)

fax : 086-425 7586  
email : janemeyer@mprpra.co.za

Page 46 of 59

NG

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**4 DEVIATION FROM THE TABLE BAY DISTRICT PLAN:**

- 4.1 To permit the deviation from the Table Bay District Plan to accommodate the development of the site as mentioned in 1-3 above

**5 CONDITIONS IMPOSED IN TERMS OF SECTION 42(1) OF THE LAND USE PLANNING ORDINANCE 15 OF 1985 IN RESPECT OF THE PROPERTY CONCERNED**

- 5.1 This permission shall not exempt the applicant from compliance with any other laws or requirements

- 5.2 A site development plans (SDP) shall be submitted for the Granger Bay Boulevard site, prior to the submission of final building plans. The SDP shall

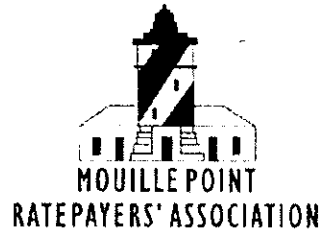
- show all structuring elements – public, semi-public, private routes (vehicular/pedestrian), view corridors (if applicable), landscaping
- Interfaces between
  - a) stadium and GBB sites,
  - b) stadium and Fritz Sonnenberg
  - c) GBB site and Fritz Sonnenberg
- position of the building on the site
- interface between the building and pedestrian/public environment
- interface between the building and the stadium
- interactive uses accommodated on the ground, first and second floors to ensure an active presentation to the public domain
- Preferably include a light weight appearance at ground and first floor levels and
- Provision and position of temporary structures.

Further, regard shall be had for the list of design principles as contained herein. The SDP submission shall be to the satisfaction and approval of the Executive Director, Energy, Environment and Spatial Planning

- 5.3 A landscape plan shall accompany the SDP referred to in 5.2 above. The landscape plan shall be compiled by a qualified landscape architect and shall include

- Show all landscaping on the site
- Vegetation that will be retained, replaced, introduced
- The provision of vertical landscaping
- The protection of trees (including root systems) during construction
- Include adjacent walkways and pedestrian walkways and future linkages to adjoining sites
- Treatment of the roofscape and
- Indicate detail of

- levels,
- services,
- existing trees,



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- protection of trees during construction,
- proposed trees,
- paving and hard surfacing
- irrigation
- position of different sporting and other uses and facilities to be accommodated on the Common

to the satisfaction of the Executive Director Energy, Environment and Spatial Planning

- 5.4 Except with the prior approval of the Executive Director Energy, Environment and Spatial Planning, the podium level and stadium forecourt shall remain unobstructed to permit the free movement of people during events for reasons of safety.
- 5.5 Except with the prior approval of the Executive Director Energy, Environment and Spatial Planning, a minimum parking ratio of 1 bay per 100m<sup>2</sup> of GLA shall be provided for the proposed uses accommodated on portions 1 and 2 of the rezoning
- 5.6 The following Development Contribution (DC) is payable
- |                              |                    |
|------------------------------|--------------------|
| o Stadium site               | R1 050 876 266, 51 |
| o Granger Bay Boulevard site |                    |
| Alternative 1                | No DC applicable   |
| Alternative 2 (Ref 535)      | R 7 284 826, 71    |
| Alternative 3 (Ref 536)      | R 14 603 282, 15   |
| Alternative 4 (Ref 537)      | R 21 291 737, 58   |
| Alternative 5 (Ref 538)      | R 43 877 103, 89   |

as determined by the Commissioner, Transport for Cape Town (Roads and Stormwater), prior to the submission of final building plan approval.

- 5.7 The owner shall be responsible for all costs incurred in respect of the upgrading, extension, deviation or removal of any existing stormwater, sewerage, electricity or works, whether on the property of the Council or of any other body whether public or private which may be requested by the Council or any other body having authority so to require as a result of the development of the property and for any connection costs in respect of such service or works.

Note: The applicant shall be cognizant of the requirements and conditions set out in the Department of Environment and Development Planning Environmental Authorisation attached.

**CHAIRMAN**

Richard Marshall  
cell: 082 886 1706  
email: campsbayrich@gmail.com

**CO ORDINATOR**

Jane Meyer  
cell : 082 738 6690  
fax : 086-425 7586  
email : janemeyer@mpra.co.za



**PAM GOLDING**  
PROPERTIES

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## DESIGN GUIDELINES

The following list of principles which serve as guidelines for the Strangely Bay development are for the water side of planning. They have been sourced from the various pre-projects mentioned above for reference from the initial Development.

- a. **Active ground floor with permeability for pedestrian access through the site plus 6 – 7 storeys above**  
The ground floor of the development should have a design and use which generate and support public pedestrian activity and engagement. This includes permeability through doors and pedestrian bridges, as well as permeability through windows and other architectural details which create a sense of transparency.

- b. **Active edges to the pedestrian route between site and stadium**  
The edge of the development which faces the stadium podium edge and the new development should create a sense of permeability and edge which offers opportunity for engagement with the pedestrian route. The ground and first floor areas should be opened up to a number of points to allow for pedestrian permeability through the complex of buildings and provide a clear path to the courtyard or plaza. The active ground floor will help to make Crayford Bay Boulevard a more attractive route for pedestrians and to provide a strong edge.

- c. **The building's place in context**  
The building's place in context as an extension of the future grid and density of the precinct area including the stadium, existing and new V&A Warehouse. The development will be integrated into the fabric of the precinct and will be a natural extension of the existing urban form.

- d. **Height Restrictions**  
The development should have a capped height of 22.5m to the maximum level of the 22.5m high highest point of existing stadium roof structure.

- e. **Building scale and form**  
The proposed building should consist of a series of connected buildings of varied massing. The building should decrease in scale from the second floor upwards with lateration and stepping out massing to be integrated with the podium type patterns to create opportunities for contrasting features to sight lines over Strangely Bay Boulevard and the surrounding area.

- f. **Building setback and articulation zone**  
Working with the intention to promote a more active and aesthetically pleasing facade, the building setback zone from the main road and the podium should have a zone for articulation. A building setback zone is a defined area from an appropriate edge of the main podium taken through the context of the local existing form making the site. Any new building should not encroach on the space occupied by the existing podium or podium edge to be set back from the edge of existing Strangely Bay Boulevard through articulation edge.

- g. **Storage features**  
The existing podium space for the stadium should be integrated to the podium edge to provide storage and parking, which is suitable for the site.

- h. **The roofscape is an important elevation**  
It is important to consider the roofscape of the new development because it is viewed from the stadium and from the podium. All significant views and vistas according to the V&A should be taken into account and the building should not intrude into the historical views from the stadium towards the stadium.

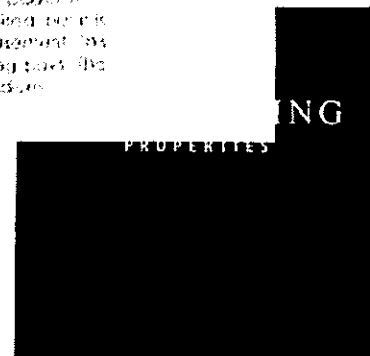
- i. **Working placement of vehicles**  
The proposed parking, water and podium should be placed to the stadium podium edge to be integrated. The proposed parking area and the podium edge should be integrated, but it is recognised that some trees may be utilised to provide a buffer between the podium edge and the parking area. The potential to green the podium edge and podium edge should be provided within the stadium podium edge and podium edge.

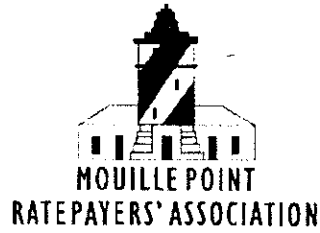
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**CO ORDINATOR**  
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email : janemeyer@mpra.co.za



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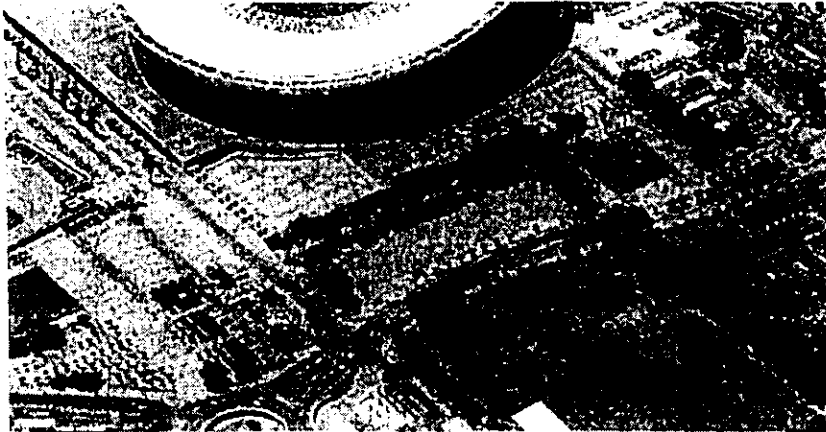




1. Vehicular access and parking

vehicles that approve crossings of the median walkways along Pitt Street along Road 1 and 2 longer are to be evaluated but which pavement improvements and parking at ground level should be limited to drop off/pick up for people in need of services or medical care located from the road edges to 5m.

Pieter Wasserman  
for URBAN DESIGN AND URBAN DESIGN DEPARTMENT  
with input from Vreza Kruger fountain



**CHAIRMAN**

Richard Marshall  
cell: 082 886 1706  
email: campsbayrich@gmail.com

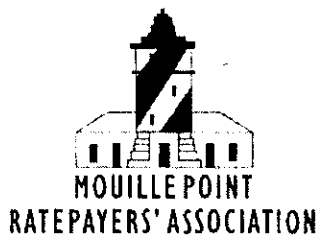
**CO ORDINATOR**

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**THE EXTENDING PROGRAM**

The Extending Program is a program that allows ratepayers to extend the life of their sewer pipes. The program is designed to help ratepayers manage their sewer infrastructure and avoid the high costs of a full sewer main replacement. The program is available to all ratepayers in the Mouille Point area.

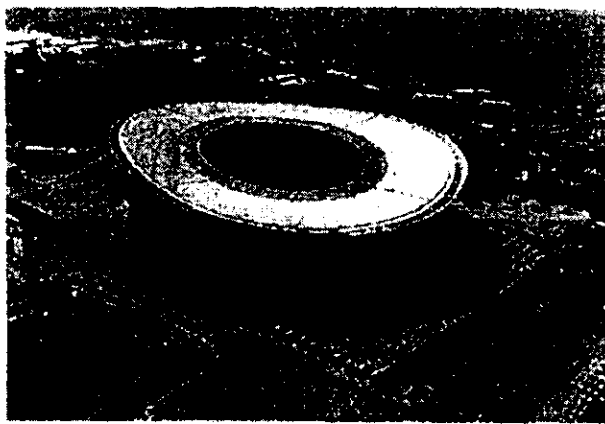
The Extending Program is a program that allows ratepayers to extend the life of their sewer pipes. The program is designed to help ratepayers manage their sewer infrastructure and avoid the high costs of a full sewer main replacement. The program is available to all ratepayers in the Mouille Point area.

**Program Details and How to Apply**

- 1. The program is available to all ratepayers in the Mouille Point area.
- 2. The program is designed to help ratepayers manage their sewer infrastructure and avoid the high costs of a full sewer main replacement.
- 3. The program is available to all ratepayers in the Mouille Point area.
- 4. The program is designed to help ratepayers manage their sewer infrastructure and avoid the high costs of a full sewer main replacement.
- 5. The program is available to all ratepayers in the Mouille Point area.

**How to Apply**

To apply for the Extending Program, ratepayers must first contact the program administrator. The administrator will provide the necessary forms and information. Ratepayers must also provide a copy of their sewer main inspection report. The program is designed to help ratepayers manage their sewer infrastructure and avoid the high costs of a full sewer main replacement.



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Year	Rate per 1000 sq. ft.	Number of ratepayers	Total revenue	Number of ratepayers	Revenue additional (if available)
2000	1.50	100	1500	100	0
2001	1.50	100	1500	100	0
2002	1.50	100	1500	100	0
2003	1.50	100	1500	100	0
2004	1.50	100	1500	100	0
2005	1.50	100	1500	100	0
2006	1.50	100	1500	100	0
2007	1.50	100	1500	100	0
2008	1.50	100	1500	100	0
2009	1.50	100	1500	100	0
2010	1.50	100	1500	100	0
2011	1.50	100	1500	100	0
2012	1.50	100	1500	100	0
2013	1.50	100	1500	100	0
2014	1.50	100	1500	100	0
2015	1.50	100	1500	100	0
2016	1.50	100	1500	100	0
2017	1.50	100	1500	100	0
2018	1.50	100	1500	100	0
2019	1.50	100	1500	100	0
2020	1.50	100	1500	100	0
2021	1.50	100	1500	100	0
2022	1.50	100	1500	100	0
2023	1.50	100	1500	100	0
2024	1.50	100	1500	100	0
2025	1.50	100	1500	100	0
2026	1.50	100	1500	100	0
2027	1.50	100	1500	100	0
2028	1.50	100	1500	100	0
2029	1.50	100	1500	100	0
2030	1.50	100	1500	100	0



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Claudia + Charles Scheltema  
 P.O. Box 3138  
 Cape Town 8000

3.2.16


TO WHOM IT MAY CONCERN at the City of Cape Town

Objection against the commercialisation of part of the Green Point Common, i.e. GBB/B&C fields

We, as Green Point residents and ratepayers, strongly object to the City's attempts to start commercialising of parts of the Green Point Common for the following reasons:

- This land of the Green Point Common as far back as 1923 was bequeathed to the City by King George V for use by the people of Cape Town!
- The record of decision of 5 January 2007 of MEC for environmental affairs and development planning, Minister Tasneem Essop, in allowing the construction of the Cape Town Stadium the minister stated that " ... the area of the Green Point common outside the new stadium precinct will be transformed into a quality open space and sports complex .. that will accommodate a range of sports codes, limited informal trading and a range of other recreational pursuits.
- Nowhere is mention made of alienation by lease, let alone by sale, of the part of the Common now under consideration for sale by the council which once again would only make greedy developers rich.
- It is submitted that the proposed sale of the GBB site would be in contravention of these stipulations and another breach of their word by City / Province officials.
- The proposed sale of the GBB site would be severely at odds with this undertaking given by the minister and accepted by the people of Cape Town at that time.
- It would be an irrevocable step, setting a damaging precedent for the alienation of the entire common.
- In addition, this would be another proof how far away the decision makers in the City and Province are from the people, who have voted them into their positions. With actions like this the City, who should "Work for all", is fast losing credibility !!
- The Green Point Urban Park is a very valuable asset to the City enjoyed and used by all groups of Capetonians. It is also the best example that we need more recreational green spaces in our City to be enjoyed by all while working towards an inclusive City.

Yours faithfully



Claudia Scherer-Scheltema Charles Scheltema

**Jason Toay**

---

**From:** Elizabeth Knight <lzbknight@gmail.com>  
**Sent:** 04 February 2016 01:43 AM  
**To:** Jason Toay  
**Subject:** Objection to Proposed Disposal of a Portion of Remainder Erf 1056 Green Point (Granger Bay Boulevard)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

3 February 2016

Jason Toay  
Property Disposals  
Property Management  
13th Floor, Tower Block, Civic Centre  
12 Hertzog Boulevard  
Cape Town  
8000  
Tel: 021 400 4981

Dear Mr Toay,

As a resident of Green Point I appreciate that we have now been given a chance to comment on the City's proposal to dispose of the above mentioned property.

I object to the sale of Erf 1056 which is part of Green Point Urban Park (GPUP) (the whole area of which is a designated Public Open Space Zone). My objection is based on Section 24(b)iii of the Constitution which charges the State to 'secure ecologically sustainable development.....while promoting sustainable economic and social development'. The proposal to sell the land for commercial development will override both environmental and social considerations. First, protection of this landscapes within the current scope of the GPUP is crucial to Cape Town continuing to be one the world's leading travel destinations. It is also a popular destination from the diverse population of greater Cape Town. Another concern is the added pressure on treatment and disposal of sewage from additional developments in the GPUP. There has already been a debate within the public arena on the City's ability to manage the outfalls from Green Point.

Yours faithfully,

Elizabeth Knight  
Owner Erf 1360  
Green Point 8005

**Jason Toay**

---

**From:** A.j Phillips <ajphill@iafrica.com>  
**Sent:** 04 February 2016 02:57 PM  
**To:** Jason Toay  
**Subject:** RE 1056

Dear sir,

I refer to the process in terms at which comment has been solicited.

My objection to the proposed development of the site is on the basis of traffic density.

As the existing usage of the ref is for overflow parking, where will vehicles that use this facility currently be expected to park?

In addition it is not at all clear in the application that due consideration has been given to the very likely effects of increased traffic on Granger Bay boulevard both from the perspective of residents in the proposed development and visitors to it.

Please condone this late submission .

Yours faithfully,

Tony Phillips  
31 Biscay.  
The Waterclub,  
Beach Road,  
Granger Bay 8005.  
0829099090



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

FINANCE  
PROPERTY MANAGEMENT

Siraaj Slamang  
Professional Valuer

T: 021 400 3281 F: 021 419 5303  
E: siraaj.slamang@capetown.gov.za  
Ref: 4338 You ref: HO 14/3/4/3/1123/A07

DATE	2015-05-27
TO	Head: Property Disposals
ATTENTION	Tania Lewis

## DESKTOP VALUATION REPORT

### DESKTOP VALUATION OF PORTION OF ERF 1056 GREEN POINT, GRANGER BAY BOULEVARD, GREEN POINT, PROPOSED LEASE FOR COMMERCIAL PURPOSES

#### 1. Brief

We were requested to provide an estimate of the market value of portion of Erf 1056 Green Point, Granger Bay Boulevard (hereafter referred as 'subject property'). The subject property measuring approximately 0,72ha is shown on the Subdivision Plan (refer **Annexure A**).

#### 2. Date of Valuation

2015-05-31

#### 3. Caveats

The reader should note the following:

- (i) The valuation is for internal requirements only and must not be made available to the public without prior written consent from the Head: Market Valuations.
- (ii) All values in this report exclude VAT or transfer duty.
- (iii) This report has been prepared in conformity with recognized standard procedure regarding the sale/lease of City land.
- (iv) We did not examine the title deed for possible restrictions that might influence value. Hence, we reserve the right to alter the valuations upon conducting a formal valuation.

#### 4. Salient information of subject property

The most relevant title deed information is listed in **Table 1**.

TABLE 1: Salient information of subject property	
Description	Portion of Erf 1056 Green Point
Extent	0,72ha
Usage	Commercial
Comments	Proposed zoning is to be General Business 5 (GB5) Proposed density is approximately 29 060m <sup>2</sup> (rentable area)

CIVIC CENTRE IZIKO LOLUNTU BURGERSENTRUM  
12 HERTZOG BOULEVARD CAPE TOWN 8001 P O BOX 298 CAPE TOWN 8000  
www.capetown.gov.za

Making progress possible. Together.

## 5. Approach to valuation

We have been tasked with determining the **market value** of the subject property, which, is defined by International Valuation Standards Committee (IVSC) as:

*The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties acted knowledgeably, prudently and without compulsion.*

Implicit in the market value of a property is the notion of **highest and best use**, which the IVSC defines as:

*The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.*

Note that the *highest and best use* of a property need not be related to its current or planned use, but is that use that is physically possible, legally permissible (e.g. by way of rezoning), and which results in the most profitable use of the property.

## 6. Method of valuation

We used the *comparable sales method*, which method entails the following:

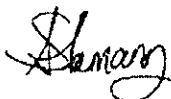
- Identifying recent sales transactions of similar properties in the same neighbourhood (or further afield if need be) for which information is available.
- Comparing the comparable properties' value-forming characteristics with those of the subject property, viz. location, stand size, town planning restrictions, etc.
- Adjusting the sales price of the comparable properties for effluxion of time between their sales dates and valuation date (if deemed necessary).
- Deducing the market value of the subject property after taking due cognisance of all incomparable characteristics and their potential influence on the sales price.

## 7. Findings

Market research has revealed that commercial values are generally in the region of R3 000 to R3 500/bulk m<sup>2</sup>.

## 8. Conclusion

Assuming the subject property was let for a reasonable leasehold period (25 years), taking a value of R3 500/ bulk m<sup>2</sup> and a bulk of 29 060m<sup>2</sup>, the value is deemed to be in the order of **R100 000 000 excluding VAT**, with the assumption that a once-off lump sum payment is made up-front or alternatively a monthly rental of **R750 000 per month** excluding rates and VAT.



**Siraaj Slamang**  
**Professional Valuer**  
**Registration No. 7321/5**

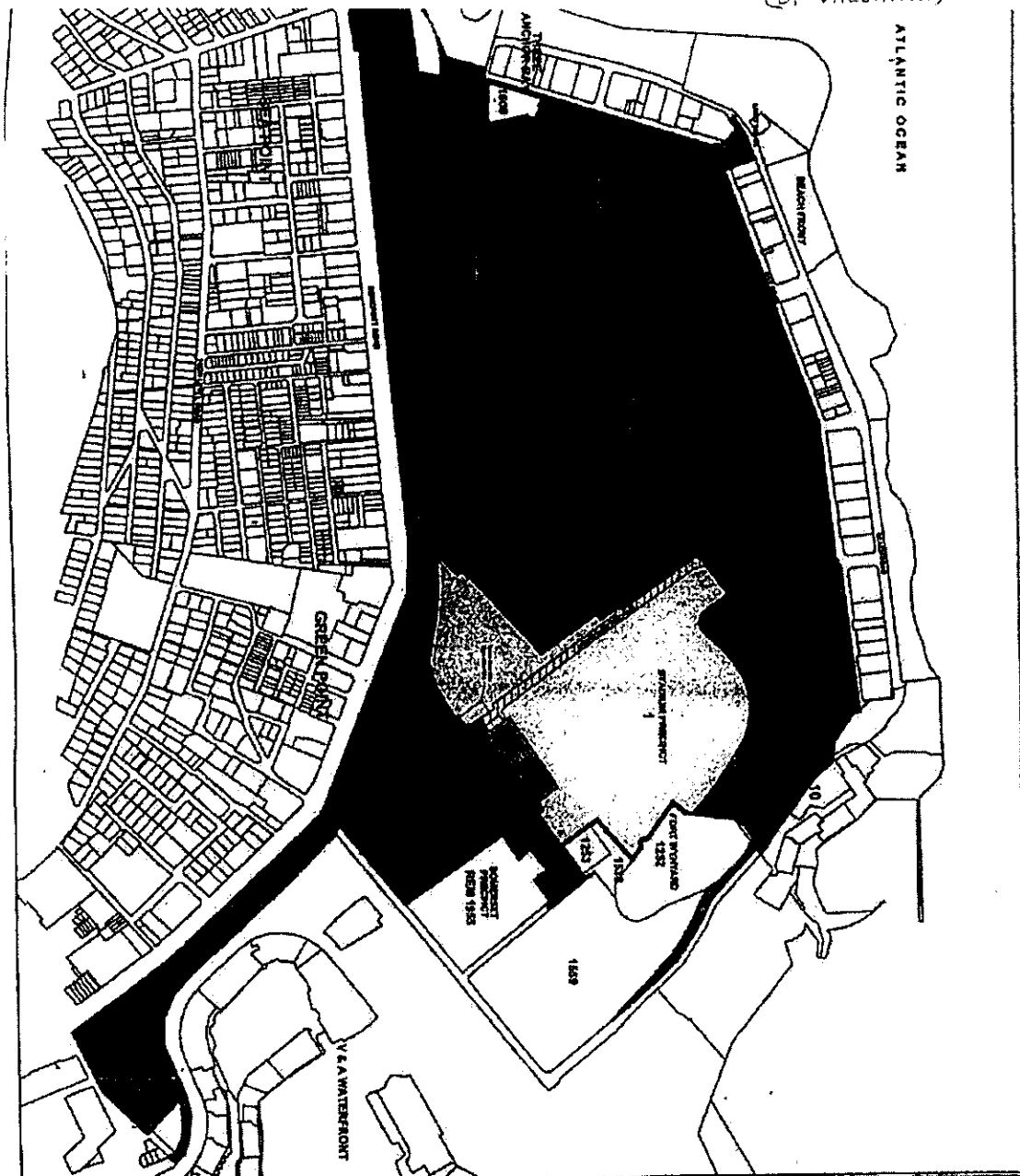
RP

A handwritten signature in black ink, appearing to read 'Paul Pendlebury', written over a horizontal line.

**Paul Pendlebury**  
**Head: Market Valuations**  
**2015-05-28**



**Annexure A: Subdivision plan**  
(OF VALUATION)



Plot No.	Area (sqm)	Area (acres)	Remarks
1	1589	0.36	REMAINDER ERPF 1056 GREEN POINT
2	1251	0.29	COURT HOUSE
3	1252	0.29	COURT HOUSE
4	1253	0.29	COURT HOUSE
5	1254	0.29	COURT HOUSE
6	1255	0.29	COURT HOUSE
7	1256	0.29	COURT HOUSE
8	1257	0.29	COURT HOUSE
9	1258	0.29	COURT HOUSE
10	1259	0.29	COURT HOUSE
11	1260	0.29	COURT HOUSE
12	1261	0.29	COURT HOUSE
13	1262	0.29	COURT HOUSE
14	1263	0.29	COURT HOUSE
15	1264	0.29	COURT HOUSE
16	1265	0.29	COURT HOUSE
17	1266	0.29	COURT HOUSE
18	1267	0.29	COURT HOUSE
19	1268	0.29	COURT HOUSE
20	1269	0.29	COURT HOUSE
21	1270	0.29	COURT HOUSE
22	1271	0.29	COURT HOUSE
23	1272	0.29	COURT HOUSE
24	1273	0.29	COURT HOUSE
25	1274	0.29	COURT HOUSE
26	1275	0.29	COURT HOUSE
27	1276	0.29	COURT HOUSE
28	1277	0.29	COURT HOUSE
29	1278	0.29	COURT HOUSE
30	1279	0.29	COURT HOUSE
31	1280	0.29	COURT HOUSE
32	1281	0.29	COURT HOUSE
33	1282	0.29	COURT HOUSE
34	1283	0.29	COURT HOUSE
35	1284	0.29	COURT HOUSE
36	1285	0.29	COURT HOUSE
37	1286	0.29	COURT HOUSE
38	1287	0.29	COURT HOUSE
39	1288	0.29	COURT HOUSE
40	1289	0.29	COURT HOUSE
41	1290	0.29	COURT HOUSE
42	1291	0.29	COURT HOUSE
43	1292	0.29	COURT HOUSE
44	1293	0.29	COURT HOUSE
45	1294	0.29	COURT HOUSE
46	1295	0.29	COURT HOUSE
47	1296	0.29	COURT HOUSE
48	1297	0.29	COURT HOUSE
49	1298	0.29	COURT HOUSE
50	1299	0.29	COURT HOUSE
51	1300	0.29	COURT HOUSE
52	1301	0.29	COURT HOUSE
53	1302	0.29	COURT HOUSE
54	1303	0.29	COURT HOUSE
55	1304	0.29	COURT HOUSE
56	1305	0.29	COURT HOUSE
57	1306	0.29	COURT HOUSE
58	1307	0.29	COURT HOUSE
59	1308	0.29	COURT HOUSE
60	1309	0.29	COURT HOUSE
61	1310	0.29	COURT HOUSE
62	1311	0.29	COURT HOUSE
63	1312	0.29	COURT HOUSE
64	1313	0.29	COURT HOUSE
65	1314	0.29	COURT HOUSE
66	1315	0.29	COURT HOUSE
67	1316	0.29	COURT HOUSE
68	1317	0.29	COURT HOUSE
69	1318	0.29	COURT HOUSE
70	1319	0.29	COURT HOUSE
71	1320	0.29	COURT HOUSE
72	1321	0.29	COURT HOUSE
73	1322	0.29	COURT HOUSE
74	1323	0.29	COURT HOUSE
75	1324	0.29	COURT HOUSE
76	1325	0.29	COURT HOUSE
77	1326	0.29	COURT HOUSE
78	1327	0.29	COURT HOUSE
79	1328	0.29	COURT HOUSE
80	1329	0.29	COURT HOUSE
81	1330	0.29	COURT HOUSE
82	1331	0.29	COURT HOUSE
83	1332	0.29	COURT HOUSE
84	1333	0.29	COURT HOUSE
85	1334	0.29	COURT HOUSE
86	1335	0.29	COURT HOUSE
87	1336	0.29	COURT HOUSE
88	1337	0.29	COURT HOUSE
89	1338	0.29	COURT HOUSE
90	1339	0.29	COURT HOUSE
91	1340	0.29	COURT HOUSE
92	1341	0.29	COURT HOUSE
93	1342	0.29	COURT HOUSE
94	1343	0.29	COURT HOUSE
95	1344	0.29	COURT HOUSE
96	1345	0.29	COURT HOUSE
97	1346	0.29	COURT HOUSE
98	1347	0.29	COURT HOUSE
99	1348	0.29	COURT HOUSE
100	1349	0.29	COURT HOUSE

NOTE:  
1. ALL AS A SURVEYING AND  
APPROPRIATE & TO BE COMPLETED BY  
REGISTERED LAND SURVEYOR

REMAINDER ERPF 1056  
GREEN POINT  
PROPOSED SUBDIVISION  
PLAN 10

## SUBCOUNCIL 16 MINUTES OF ORDINARY MEETING

15 FEBRUARY 2016

- (i) Council resolve that Erf 142717, Cape Town, situated at Rose Street, Schotschekloof, in extent approximately 140m<sup>2</sup>, zoned Single Residential Zone 1: Conventional Housing (SR1), shown lettered ABCDEF on Plan LIS1430v0 attached to the report, not be required for the provision of the minimum level of basic municipal services;
- (ii) Council confirm 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 disposal of Erf 142717, Cape Town, as described in (a)(i);
- c) Erf 142717, Cape Town, be disposed of by public competition, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority;
- d) Any gain or loss incurred by the municipality in respect of the transfer of the asset be included in the adjustment budget of the municipality (sections 28 and 87 of the MFMA), if not budgeted for in the approved annual budget.

**ACTION: J TOAY / B THIEM**

**16 SUB 18/02/16 PROPOSED CLOSURE AND IN-PRINCIPLE APPROVAL FOR THE GRANTING OF LONG-TERM RIGHTS TO USE, CONTROL AND/OR MANAGE, BY WAY OF PUBLIC COMPETITION, CITY PROPERTY BEING PORTION 2 OF REMAINDER ERF 1056, GREEN POINT, SITUATED AT GRANGER BAY BOULEVARD, GREEN POINT, FOR BUSINESS PURPOSES**

On the 18/01/16 this matter was withdrawn from the agenda to allow further comments until the 03/02/16.

**UNANIMOUSLY RESOLVED to RECOMMEND that:**

- a) In terms of the provision of Regulation 36 (a) of the Municipal Asset Transfer Regulations (R.878-promulgated on

22/08/2008), portion 2 of remainder Erf 1056, Green Point, situated at Granger Bay Boulevard, in extent approximately 7385 m<sup>2</sup>, zoned General Business Subzone 5 (GB5), shown lettered ABCDEF on Plan LIS 1358v0, attached to the report, marked annexure A attached to the report, be regarded as not being required for the municipality's own use during the period for which the right is to **BE GRANTED**;

- b) Council confirms in terms of Regulations 36 (b) of the Municipal Asset Transfer Regulations R.878-promulgated on 22/08/2008), that in making the determination in (a) above, it has taken into account the extent to which any compensation to be received for the right together with the estimated value of any improvements or enhancements to be made to the property described in (a) above will result in a significant economic or financial benefit to the municipality;
- c) In terms of section 137 of the Municipal Ordinance 20 of 1974, Council **APPROVE** the closure of Public Place;
- d) In terms of the provisions of Regulations 34 (b) of the Municipal Asset Transfer Regulations (R.878-promulgated on 22/08/2008), the right to use, control or manage by way of public competition, vacant land being portion 2 of remainder Erf 1056, Green Point, situated at Granger Bay Boulevard, in extent approximately 7385 m<sup>2</sup>, zoned General Business Subzone 5 (GB5), shown lettered ACDEF on Plan 1358v0 attached to the report, marked annexure A attached to the report, **BE GRANTED** in principle, subject to conditions to be imposed by the Director: Property Management in the exercise of her delegated authority, which will include inter alia the conditions as reflected in the report.

**ACTION: J TOAY / B ZOUTENBERG**

**16 SUB 19/02/16 APPLICATION FOR COUNCIL'S CONSENT AND DEPARTURES IN RESPECT OF ERF 936 ORANJEZICHT, 7 GLENCOE ROAD**

On the 18/01/16 this matter was deferred to allow an on-site inspection, which took place on the 21/01/16.

Mr Gregory September represented the Land Use Management Department.