

C 16/03/11

IPAC 05/03/11 APPLICATION TO PURCHASE PORTION OF PUBLIC
PLACE, ERF 1102, POPLAR AVENUE, THORNTON ISLAMIC
SOCIETY

ISICELO SOKUTHENGA ISIQEPHU SENDAWO YOLUNTU,
ISIZA 1102, POPLAR AVENUE, THORNTON: THORNTON
ISLAMIC SOCIETY

AANSOEK OM GEDEELTE VAN OPENBARE PLEK TE
KOOP, ERF 1102, POPLARLAAN, THORNTON: THORNTON
ISLAMIC SOCIETY

RECOMMENDED TO COUNCIL that for the reasons set out in
the report the application to purchase portion of public place, Erf
1102, Poplar Avenue, Thornton shown lettered ABCDEF on the
attached Sketch marked "Annexure A" in extent approximately
7430 m² be refused.

ISINDULULO

Ngokwezizathu ezidweliswe kwingxelo, kundululwe ukuba
makukhatywe isicelo sokuthenga isiqephu sendawo yoluntu,
iSiza 1102, Poplar Avenue, Thornton esibonakaliswe
ngoonobumba ABCDEF kwiSazobe esiqhotyoshelwe
saphawulwa njenge"siHlomelo A" esibukhulu bumalunga nama-
7430 m².

AANBEVELING

Dat om die redes in die verslag uiteengesit, daar aanbeveel
word dat die aansoek om gedeelte van openbare plek te koop,
erf 1102, Poplarlaan, Thornton, met die letters ABCDEF op die
aangehegte skets, gemerk as "bylae A" aangetoon en ongeveer
7430 m² groot, van die hand gewys word.

ACTION: M SIMS, R GELDERBLOEM

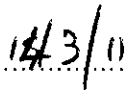
It is noted that this resolution is in line with the Supply Chain Management Policy and tenderers/contractors from the HDI group were considered when the decision was made.

COMMENTS:




.....
RICHARD WOOTTON EMPLOYEE NO. 10207948
CHAIRPERSON
IMMOVABLE PROPERTY ADJUDICATION
COMMITTEE
.....

DATE:



**REPORT TO SUPPLY CHAIN MANAGEMENT
 BID ADJUDICATION COMMITTEE**



CITY OF CAPE TOWN | ISIXEKA SASEKAPU | STAD KAAPSTAD

**IPAC 05/03/11
 07 MARCH 2011**

2011-01-10

1 ITEM NUMBER:

2. SUBJECT:

APPLICATION TO PURCHASE PORTION OF PUBLIC PLACE, ERF 1102, POPLAR AVENUE, THORNTON: THORNTON ISLAMIC SOCIETY

2. ONDERWERP:

AANSOEK OM GEDEELTE VAN OPENBARE PLEK TE KOOP, ERF 1102, POPLARLAAN, THORNTON: THORNTON ISLAMIC SOCIETY

2. ISIHLOKO:

ISICELO SOKUTHENGA ISIQEPHU SENDAWO YOLUNTU, ISIZA 1102, POPLAR AVENUE, THORNTON: THORNTON ISLAMIC SOCIETY

**CT14/3/4/3/154/00/1102
 Category 3**

3. EXECUTIVE SUMMARY:

The report is submitted in order to consider the application received to purchase portion of public place, Erf 1102, Poplar Avenue, Thornton shown lettered ABCDEF on the attached Sketch marked "Annexure A" in extent approximately 7430 m² for religious purposes.

The proposal has been circulated to the relevant branches of Council for comment and objections were received.

The portion of public place is strategically located and has been previously identified for future residential and community purposes; the disposal of this public place would undermine the long-term vision and viability to develop the area for high density housing and sporting precinct.

It is therefore recommended that the application to purchase portion of public place, Erf 1102, Poplar Avenue, Thornton in extent approximately 7430 m² be refused

4. RECOMMENDATION:

For the reasons set out in the report, it is recommended that the application to purchase portion of public place, Erf 1102, Poplar Avenue, Thornton shown lettered ABCDEF on the attached Sketch marked "Annexure A" in extent approximately 7430 m² be refused.

4. AANBEVELING:

Dat om die redes in die verslag uiteengesit, daar aanbeveel word dat die aansoek om gedeelte van openbare plek te koop, erf 1102, Poplarlaan, Thornton, met die letters ABCDEF op die aangehegte skets, gemerk as "bylae A" aangetoon en ongeveer 7430 m² groot, van die hand gewys word.

4. ISINDULULO:

Ngokwezizathu ezidweliswe kwingxelo, kundululwe ukuba makukhatywe isicelo sokuthenga isiqephu sendawo yoluntu, iSiza 1102, Poplar Avenue, Thornton esibonakaliswe ngoonobumba ABCDEF kwiSazobe esiqhotyoshelwe saphawulwa njenge"siHlomelo A" esibukhulu bumalunga nama-7430 m².

5. DISCUSSION:

5.1 Background

An application has been received to purchase portion of public place; Erf 1102, Poplar Avenue, Thornton shown lettered ABCDEF on the attached Sketch marked "Annexure A" in extent approximately 7430 m² for community purposes.

The application was submitted as the applicant has been leasing the property for many years, the local community is making daily use of the property for education, religious gatherings, community improvement and upliftment programs and they would like to improve the property by erecting a security fence, paint the building and improve the ablution facilities, kitchen and loft.

5.2 Compliance with strategic objectives

Not applicable in light of the intention to refuse the application.

5.3 Consultation with the Branches

The application was circulated to the various branches of Council for comment and the following branches are not in support of the proposal:

Urban Design:

Urban Design branch objects to the disposal of this property due to its strategic location and sizable area, the broader site has previously been identified for housing purposes. This application to purchase a portion of the site would undermine the long term vision and viability to develop the area for high density housing.

Spatial Planning:

Spatial Planning branch does not support the disposal of this property as the land parcel is strategically located and owned in terms of possible future residential and community uses and should therefore not be alienated.

Parks and Bathing:

Parks and Bathing branch does not support the disposal of this property.

Sports and Recreation:

Sports and Recreation branch oppose the disposal of this property as the land should be retained for long-term future development as a sports precinct for future generations.

The adjacent bowling club is an active one, and their facility is well maintained, Santos juniors utilize the two soccer fields west of the property in question.

An inspection I conducted recently reveals that the facility is poorly maintained.

5.4 Factors motivating recommendation

The application was opposed by the Branches mainly on the grounds that it is strategically located and has been previously identified for future residential and community purposes; the disposal of this public place would undermine the long-term vision and viability to develop the area for high density housing and sporting precinct.

6. VALUATION:

Not applicable in light of the intention to refuse the application.

7. VAT:

Not applicable in light of the intention to refuse the application.

8. BLACK ECONOMIC EMPOWERMENT (BEE) STATUS:

Not applicable in light of the intention to refuse the application.

9. CONSTITUTIONAL AND POLICY IMPLICATIONS:

Not applicable in light of the intention to refuse the application.

10. FINANCIAL IMPLICATIONS:

Not applicable in light of the intention to refuse the application.

11. LEGAL IMPLICATIONS:

Not applicable in light of the intention to refuse the application.

12. TAX COMPLIANCE:

Not applicable in light of the intention to refuse the application.

ANNEXURES:

Annexure A: Copy of Sketch

NAME	Mike Sims
CONTACT NUMBERS	(021) 400 5766
E-MAIL ADDRESS	Mike.Sims@capetown.gov.za
DIRECTORATE	Property Holding
FILE REFERENCE	CT14/3/4/3/154/00/1102 (record No:29954)
SUB-COUNCIL	Pinelands (Sub Council 15)
WARD COUNCILLOR	Brian Watkyns (Ward 53)

**MANAGER : FINANCE
PROJECT, STRATEGY AND SUPPORT
CHERYL JAFTHA**

TELE NO 021 400 9504
DATE

N/A

**DIRECTOR: HOUSING, FINANCE & LEASING
WAYNE MULLER**

TELE NO 021 400 5122
DATE

[Signature]

**ACTING MANAGER : PROPERTY HOLDING
MIKE SIMS**

TELE NO 021 400 6552
DATE 2011/2/11

[Signature]

**DIRECTOR : PROPERTY MANAGEMENT
RUBY GELDERBLOEM**

TELE NO 021 400 1361
DATE 2011-02-15

Comment:

*RECOMMENDATION IS TO
REFUSE APPLICATION*

Comment:

Comment:

Comment:

REQUEST FOR BRANCH COMMENTS:

DISPOSAL	LEASE
X	X

PROPERTY SERVICES BRANCH SKETCH AF-15/2009
 APPLICATION TO PURCHASE LEASE AREA - PORTION OF PUBLIC PLACE
 (OLD BADMINTON HALL & TENNIS COURTS) - OFF POPLAR AVENUE -
 THORNTON

The figure ABCDEF shown bordered grey represents Public Place, portion of Erf 1102 Thornton (old Thornton Badminton Hall & Tennis Courts) in extent ±7430m², previously leased, now applied for purchase by

THORNTON ISLAMIC SOCIETY
 For Religious purposes (Place of Worship). [REFER TO NOTES BELOW]

Public Place, Erf 1102 Thornton, Zoned: Public Open Space Use Zone - Cape Town

- Note: 1) The above area applied for was previously leased to the applicant, as per plan STC 1478/2 for educational purposes only, now applicant wants to purchase same. Current lease is being renewed.
 2) The applicants' original application to purchase above land for 'Place of Worship' in 2001 was rejected and lease granted for educational purposes only e.g. Madrassa.
 3) Condition 5.1. of the Lease Agreement reads "The Land shall be used only for educational purposes e.g. a Madrassa. It is hereby recorded that the Land shall not be used as a place of worship"
 4) Erf 1102 Thornton is registered in the name of Communicare by D/T 13744 dated 1960/09/01 and vests in the City of Cape Town as Public Place.

WARD: 53
 REFER TO: Roll 85; SG SHT 1332; M 852/11; STC 1478/2
 FILE / REC.: S 6380/1 (29954)
 APPL. DATED.: 2009/04/28
 SURVEYOR: A.M. Ford (X6558)

