



REPORT TO SUBCOUNCIL 6 (BELLVILLE)

1. **ITEM NUMBER** 06SUB10/02/22 SM

2. **SUBJECT:**

RESERVATION OF A PORTION OF ERF 10857 BELLVILLE: WATER AND SANITATION DEPARTMENT (INFORMAL SETTLEMENTS BASIC SERVICES BRANCH)

2 **ONDERWERP:**

RESERVERING VAN 'N GEDEELTE VAN ERF 10857 BELLVILLE: DEPARTEMENT WATER EN SANITASIE (TAK BASIESE DIENSTE VIR INFORMELE NEDERSETTINGS)

2 **ISIHLOKO:**

UKUBEKELWA BUCALA KWESIQEPHU SESIZA10857 BELLVILLE: KULUNGIELELWA ULAWULO LWEZAMANZI NOCOCEKO (ISETYANA LEENKONZO EZINGUNDOQO KUMATYOTYOMBE)

Translation Reference: N1987

PTMS NO: 130006508

File ref no: TYG 14/3/12/2/10857
(Category 9)

3. **DELEGATED AUTHORITY**

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

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

“To reserve property for municipal purposes.”

Final delegation lies with Director: Property Management.

4. **EXECUTIVE SUMMARY**

This report is submitted in terms of Section 17 of the Policy on the Management of Certain of the City of Cape Town's Immovable Property to the Director: Property Management to consider the following application for the reservation of municipal land:

Reservation Category

Mark X

| | | |
|---|--|---|
| 1 | New Reservation (New project/ Operational requirements) | X |
| 2 | Amendment to an existing Reservation | |
| 3 | Reservation Benefit Transfer (Consensual handover between Departments) | |

Application Summary:

| | | | | |
|-------------------------|---|-------------------------------------|---------|--|
| Applicant | Directorate: | Water and Waste Services | | |
| | Department: | Water and Sanitation Management | | |
| | Branch: | Informal Settlements Basic Services | | |
| Responsible Official | Llast Mudondo | | | |
| Director | Zolile Basholo (acting) | | | |
| Land applied for | Portion of Erf 10857 Bellville | | | |
| LP Key | 635577 | | | |
| Location | Off A.J West Street, Bellville | | | |
| Extent reserved: | 2 425 m ² | | | |
| Current Zoning | Open Space 2: Public Open Space and Transport 2: Public Road and Public Parking | | | |
| Current Usage | Parking | | | |
| Proposed Project/ Usage | Parking purposes | | | |
| Recommendation: | Approve | X | Decline | |

5. GENERAL INFORMATION REGARDING THE RESERVATION OF CITY LAND

In terms of Clause 17 of the Policy on the Management of Certain of the City of Cape Town's Immovable Property, land required by line departments for municipal purposes needs to be officially applied for by, and reserved for the subject department, after which process they will become accountable for the property. "Accountability" means the responsibility for use, management and control of an immovable property asset including but not limited to operations, relationship management, security, maintenance, budgeting, income and expenditure management and performance reporting.

Immovable Property Asset User Directorates and Departments must:

- 1) Use immovable property assets for purposes reserved;
- 2) Inform the Property Management Department of any changes in use and attributes of immovable property assets that might impact on the data in IPAR and the integrity thereof;
- 3) Embrace accountability for immovable property assets and performance;
- 4) Use, manage and control immovable property assets in an economic, efficient, and effective (and compliant) manner;

- 5) Engage Property Management Department as Custodian in the execution of activities and responsibilities pertinent to the management of immovable property assets;
- 6) Participate actively in the implementation and operation of the IPAMF by accurately recording performance data, collaborating with Custodian on development and execution of portfolio strategies and business plans;
- 7) Ensure establishment and capacitation of the roles of Department Representative and Departmental Assessors in support of the 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 Erf 10857 Bellville, situated off A. J West Street, Bellville, in extent 2 425 m² and as indicated as ABCDEFGH on Plan TA 1175v1, attached as Annexure "A", be reserved for the Water and Sanitation Department (Informal Settlements Basic Services Branch), subject to the following conditions:

- a) The subject property shall be utilized and managed as parking space, and the Water and Sanitation Department shall be responsible to comply with any land use and/or legislation related to the utilization of the land;
- b) That cognizance be taken of the branch comments/conditions listed under paragraph 9 below;
- c) The said Department accepts full responsibility for the management and maintenance of the land and any structure to be erected thereon, including maintenance, utility consumption, security and content insurance, as is applicable;
- d) That all costs related to the above be provided for by the Water and Sanitation Management Department.

6. AANBEVELINGS VIR OORWEGING EN KOMMENTAAR DEUR DIE BETROKKE SUBRAAD

Daar word aanbeveel dat 'n gedeelte van erf 10857 Bellville, geleë uit AJ Weststraat, Bellville, 2 425 m² groot soos aangetoon as ABCDEFGH op plan TA 1175v1, aangeheg as bylae "A", vir die departement water en sanitasie (tak basiese dienste vir informele nedersettings) gereserveer word, onderworpe aan die volgende voorwaardes:

- a) Die betrokke eiendom moet as 'n parkeerplek gebruik en bestuur word, en die departement water en sanitasie is verantwoordelik vir die nakoming van enige grondgebruik- en/of wetgewing wat met die gebruik van die grond verband hou;
- b) Kennis moet geneem word van die takke se kommentaar/voorwaardes wat in paragraaf 9 hieronder gelys is;
- c) Die gemelde departement aanvaar volle verantwoordelikheid vir die bestuur en instandhouding van die grond en enige struktuur wat daarop opgerig word, wat insluit instandhouding, nutsverbruik, sekuriteit en inhoudsversekering, soos van toepassing;
- d) Alle koste verbonde aan die bogenoemde moet deur die departement water en sanitasie gedra word.

6. IZINDULULO UKUBA ZIQWALASELWE KWAYE KUVAKALISWE ULUVO LIBHUNGANA ELIFANELEKILEYO

Kundululwe ukuba isiqephu sesiza10857 Bellville, esikwiA. J West Street, Bellville, esibukhulu obumalunga nama2 425 m² kwaye nanjengoko kubonakaliswe ngoonobumba abakhulu uABCDEFGH kwiplani enguTA 1175v1, eqhotyoshelwe kwisihlomeloA, masibekelwe bucala, kulungiselelwa iSebe lezaManzi noCoceko (iSetyana leeNkonzo ezinguNdoqo kwezaMatyotyombe), ngokuxhomekeke kule miqathango ilandelayo:

- a) Ipropati le ichaphazelekayo kufuneka isetyenziselwe kwaye ilawulwenjengendawo yokupaka isithuthi kwakhona iSebe lezaManzi noCoceko liyakuthi libenoxanduva lokuthobela nawuphina umgaqo okanye umthetho omalunga nokusetyenziswa komhlaba;
- b) Makuthathelwe ingqalelo izimvo/imiqathango yesetyana edweliswe phantsi komhlathi 9 ngezantsi apha;
- c) Isebe elisele likhankanyiwe malamkele uxanduva ngokupheleleyo lolawulo nononotshelo lomhlaba naso nasiphina isakheko esiyakuthi sakhiwe, kuquka unonotshelo, usetyenziselo uncedo, ukhuseleko neinshorensi njengoko kufanelekile;
- d) Ukuba zonke iindleko ezimalunga noku kungentla, mazibonelelwe liSebe loLawulo lezaManzi noCoceko.

7. BACKGROUND/MOTIVATION:

Due to a lack of parking at the Cape Town and Parow Civic Centres, the parking area at the Slaney Building, i.e. a portion of Erf 10857 Bellville off A.J. West Street, has been utilized by the Water and Sanitation Department (Informal Settlements Basic Services Branch) as secure parking for their council owned and hired vehicles. The said department requested that the parking area be officially reserved for this operational need and requirement.

8. DISCUSSION

Remainder Erf 10857 Bellville is zoned Open Space 2 (Public Open Space), and it is partially utilized as a public road (portion of AJ West Street) and also forms part of a larger landscaped public park, adjacent to the Bellville Library.

The subject parking area applied for, is already fenced in and shade cloth parking covers have been erected over some of the parking bays.

There are no objections, and approval of the reservation is supported.



9. COMMENTS FROM THE SERVICE BRANCHES

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

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| Spatial Planning and Environment | |
| Development Management Tess Kotze | SUPPORTED |
| Departmental Comment | |
| This office has no objection to the reservation of the existing City Owned parking area to the requesting Department for parking purposes as per the existing use. Please note that this is potentially a strategically located portion of City Owner land currently included in the long term planning initiatives currently undertaken for the Bellville CBD area. This Department however does not have any objection to the reservation and continued use by a City Department for parking purposes. | |
| Urban Catalytic Investment, Urban Catalytic Investment Frank Cummings | SUPPORTED |
| Departmental Comment | |
| UCIs CLDP is focused on the planning and enablement of Bellville's regeneration (including this site). Note that our programme also provides for a (long term) Parking Strategy, which will provide for a sustainable plan to accommodate all parking requirements in Bellville (including for City). | |

| | |
|--|-----------|
| That said, we have no objections to this proposal in the short to medium term, and look forward to engaging you on the future plans for same. | |
| Transport | |
| Roads Infrastructure & Management Louise du Toit | SUPPORTED |
| Economic Opportunities and Asset Management | |
| Immovable Property Planning Kelly Julie | SUPPORTED |
| Departmental Comment | |
| <p>The subject area proposed for reservation consists of a portion of Erf 10857-Re, Bellville, zoned OS2 and TR2, in favor of the Water & Sanitation Department.</p> <p>The subject property has not been subject to an immovable property asset management performance assessment. IPP has no objection to the area being reserved; however, parking dedicated for staff is an extension of office accommodation, which is a function of the Facilities Management Department.</p> <p>In order to ensure that appropriate service levels and norms and standards are achieved and maintained throughout the City's portfolio of assets, parking areas for the parking of City owned and hired vehicles should be reserved by Facilities Management.</p> | |
| Property Acquisitions and Disposals Analyze Rainho | SUPPORTED |
| Energy & Climate Change | |
| Electrical Generation & Distribution Yolanda Ndwe | SUPPORTED |
| Departmental Comment | |
| <p>This department has no objection to this proposal subject to the following conditions</p> <ol style="list-style-type: none"> 1. Any alterations or deviations to electricity services necessary as a consequence of the proposal, or requested by the applicant, will be carried out at the applicant's cost 2. In accordance with the policy and tariffs approved by Council, a shared-network charge as published in the standard tariffs is to be paid before clearance will be granted. The amount applicable is dependent on the zoning, maximum number of dwelling units and bulk allocation as applied for by the customer. 3. All metering equipment shall be accommodated in a location approved by this Department that is accessible from public road. Such approval shall be obtained prior to building plan submission. 4. Timeous application for a new or upgraded supply is required. The connection fee, electrical shared-network charge and specific conditions will be determined upon receipt of a formal application. | |
| COMMUNITY SERVICES | |
| Recreation & Parks Phila Nkosinkulu | SUPPORTED |

10. VALUATION

Not applicable.

11. CONSTITUTIONAL AND POLICY IMPLICATIONS

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

12. FINANCIAL IMPLICATIONS

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

13. LEGAL IMPLICATIONS

None

ANNEXURES

ANNEXURE A: PLAN TA 1175V1

FOR FURTHER DETAILS CONTACT:

NAME/S: Elsabe Basson CONTACT NUMBER 021 444 4972
Pieter Strümpher

E-MAIL ADDRESS Elsabe.basson@capetown.gov.za
Pieter.strumpher@capetown.gov.za

DIRECTORATE ECONOMIC GROWTH

FILE REF NO TYG 14/3/12/2/10857 PTMS No 130006508

REGIONAL HEAD:
BONGIWE MALI-SWELINDAWO

MANAGER: PROPERTY HOLDING
RACHEL SCHNACKENBERG

ACTING DIRECTOR: PROPERTY MANAGEMENT

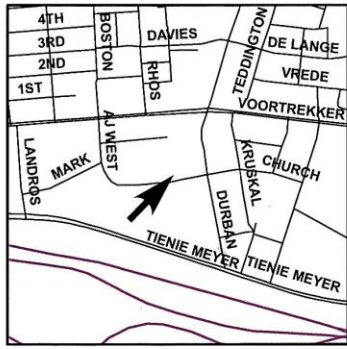
NAME: ~~WILL ANDERSON~~ Mike Sims

SIGNATURE

- APPROVED
- REFUSED
- REFERRED BACK

COMMENT:

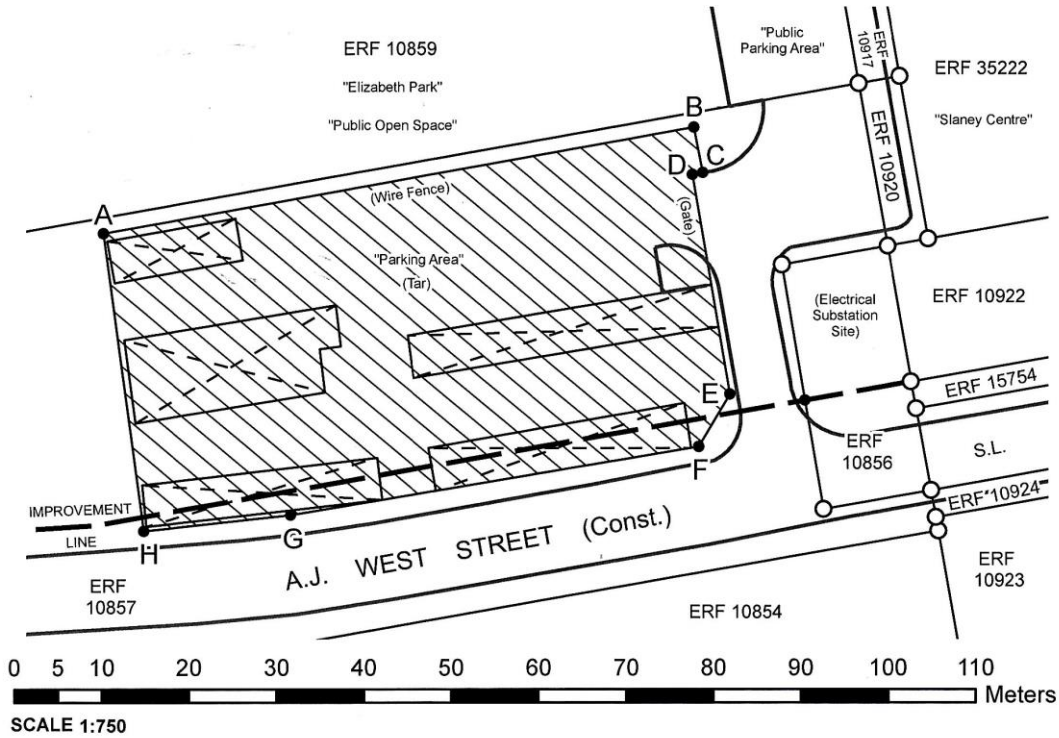
CITY OF CAPE TOWN - PROPERTY MANAGEMENT



LOCALITY SKETCH



| DIMENSIONS IN METRES | |
|----------------------|--------|
| AB | ± 68,7 |
| BC | ± 5,3 |
| CD | ± 1,2 |
| DE | ± 25,5 |
| EF | ± 7,0 |
| FG | ± 47,4 |
| GH | ± 16,9 |
| HA | ± 34,4 |



**RESERVATION OF CITY LAND -
OFF A. J. WEST STREET - BELLVILLE CBD - BELLVILLE**

The figure ABCDEFGH shown hatched represents City Land, (a portion of Erf 10857 Bellville) in extent approximately 2425 square metres, available for Reservation to

**DIRECTORATE: WATER AND WASTE SERVICES
(DEPARTMENT: WATER AND SANITATION MANAGEMENT)
BRANCH: INFORMAL SETTLEMENTS BASIC SERVICES**

City Land (Erf 10857 Bellville) Zoned: Open Space 2: Public Open Space and Transport 2: Public Road and Public Parking.

Note: 1. Erf 10857 Bellville is registered in the name of the Municipality of Bellville by D/G 76 dated 1962 - 06 - 08.

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|--|------------------------|-------------------------------|------------------|--|--|
| WARD 10 SUBCOUNCIL 06 JACKIE VISSER | | REVISION: RESERVATION. | | SUPERSEDES TA 1175v0 | |
| REFER TO | Sg Sht M639; TA 1175v0 | PROPERTY HOLDING | Page 1 of 1 | | |
| CASE NO. | 130006508 | | SURVEYOR | L.R. April (2021/11/11) <i>[Signature]</i> | |
| PROP REF | LP Key 635577 | | SURVEYOR | L.R. April (2021/11/11) <i>[Signature]</i> | |
| FILE NO. | TYG 14/3/12/2/10857 | | CHECKED | <i>J de Goede</i> | |
| MEMO | - | | TA 1175v1 | | |