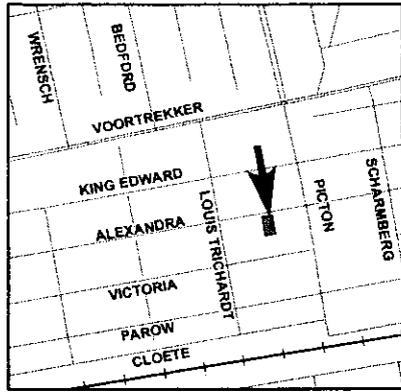


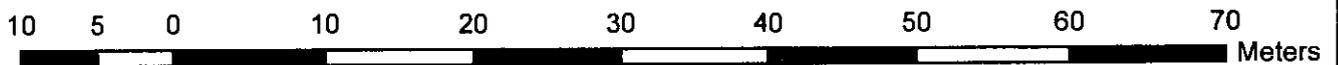
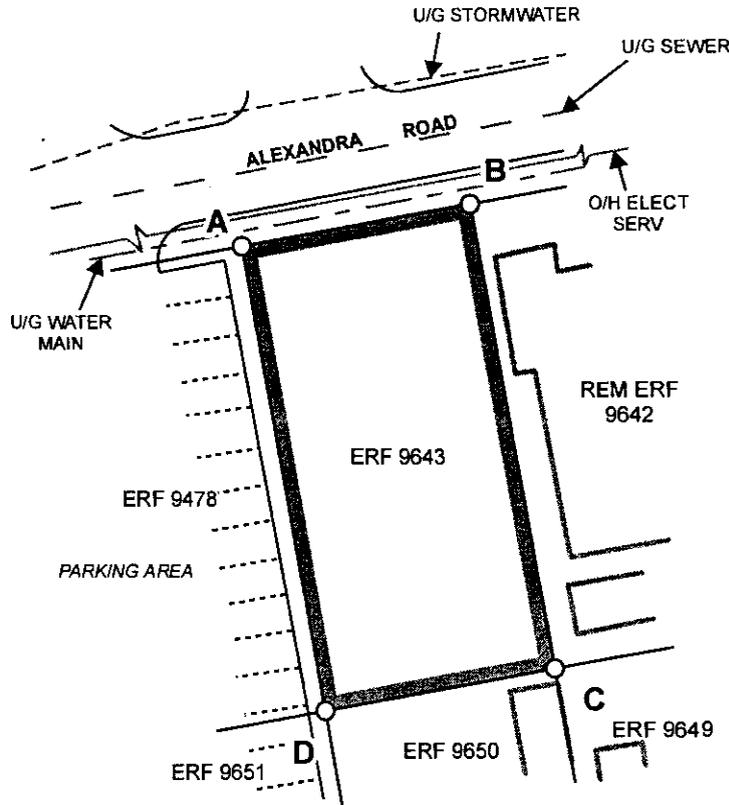
6
CITY OF CAPE TOWN

ANNEXURE TO ITEM
C 31/05/16



LOCALITY SKETCH

DIMENSIONS IN METRES	
AB	15.74
BC	31.49
CD	15.74
Da	31.49



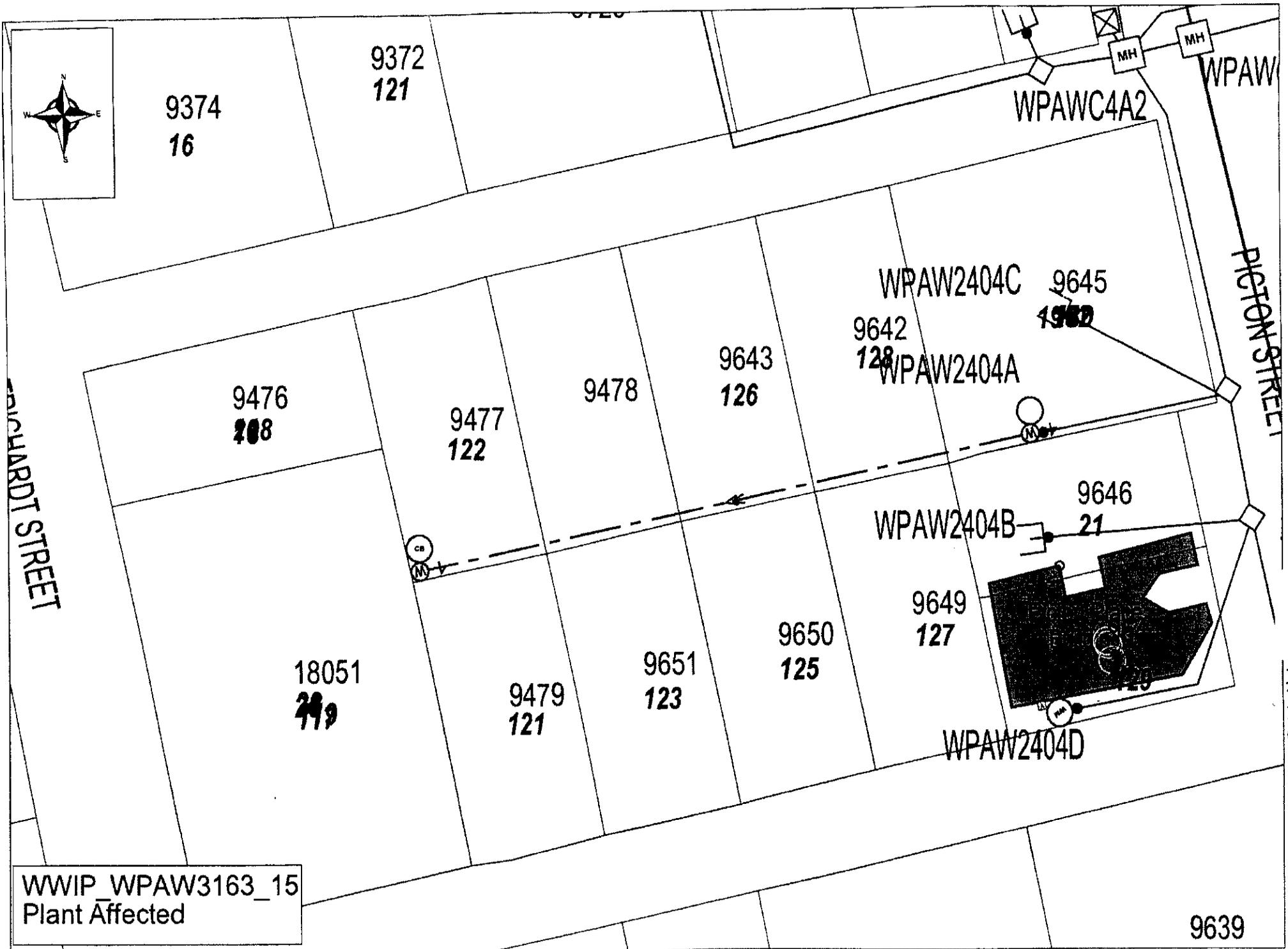
SCALE 1:500

DISPOSAL OF CITY LAND - ERF 9643 PAROW - ALEXANDRA ROAD - PAROW

FIGURE	ERF NO	AREA m ²	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABCD (Bordered Grey)	9643 Parow	496	Utility	T27316 dated 1971/10/13	City of Cape Town

WARD 26 SUBCOUNCIL 4

REFER TO	SG.DGM.NO.2114/53; JOB 5335	<i>W. van der Merwe</i> 18 Nov 2015 CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/11/05)
FILE/REC.	HO14/3/4/3/1180/A47 (41371)		CHECKED	<i>N. Brandt</i>
MEMO			LIS 1442v0	



9374
16

9372
121

WPAWC4A2

MH

MH

WPAW

WPAW2404C

9645

9642
128

~~1982~~

WPAW2404A

9643
126

9478

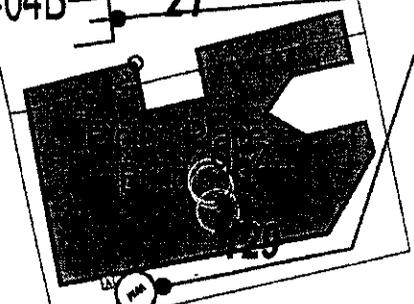
9476
208

9477
122

9646
21

WPAW2404B

9649
127



9650
125

9651
123

18051
~~219~~

9479
121

WPAW2404D

9639

RICHARDT STREET

PISTON STREET

7

Annexure A2

WWIP_WPAW3163_15
Plant Affected

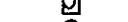
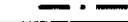
**Wayleave
Telkom S.A Ltd**

This wayleave, Ref is WWIP WPAW3163 15 is valid for 12 months from date hereof and is subject to the following conditions.

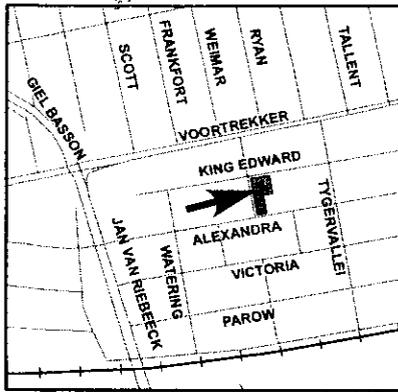
1. No mechanical plant or vibrator type compactors may be used within three metres of any Telkom plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and **Andre Biscombe** at Telephone No **081 362 7656** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Telkom Plant will be indicated on-site.
3. A written request must be submitted to Telkom for consideration should the applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Telkom immediately should the applicant locate any Telkom plant which is not indicated on the plans.
5. Should the applicant expose any Telkom plant, the safeguard thereof will be the applicants full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for and damage or loss as a result thereof.

Date: 23 October 2015

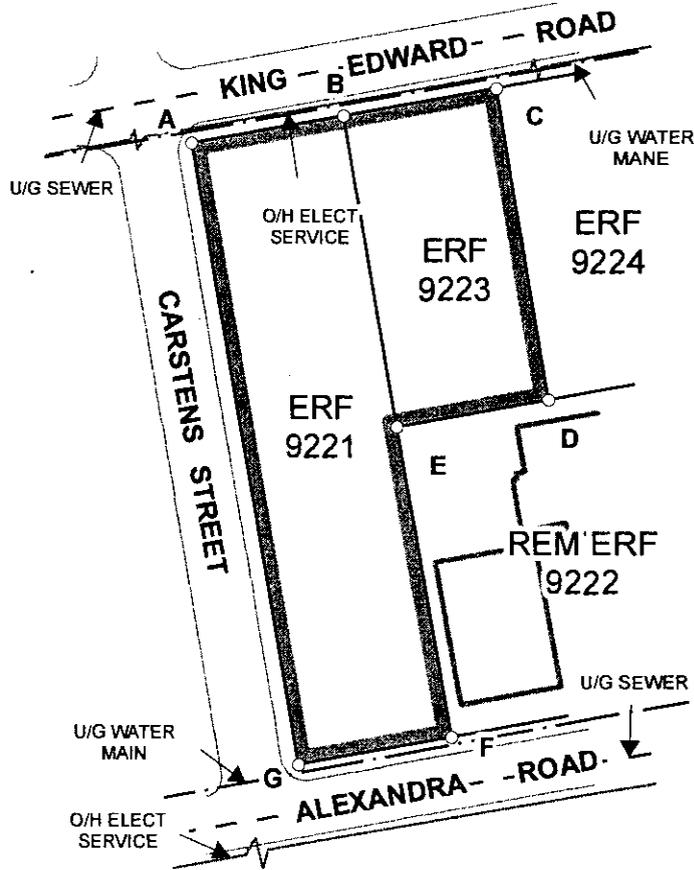
C Spammer
For Regional General Manager
Western Cape

Telkom Symbol Legend	Green
1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable (A/C)	

9
CITY OF CAPE TOWN



LOCALITY SKETCH



DIMENSIONS IN METRES	
AB	15.7
BC	15.5
CD	31.7
DE	15.6
EF	31.4
FG	15.5
GA	63.1



SCALE 1:750

DISPOSAL OF CITY LAND - ERVEN 9221 AND 9223 PAROW - KING EDWARD ROAD PAROW

FIGURE	ERF NO	AREA m ²	ZONING (CORPORATE ISIS)	D/T & DATE	OWNERSHIP
ABFG (Bordered Grey)	Erf 9221 Parow	992	Utility	T14968 dated 1971/06/10	City of Cape Town
BCDE (Bordered Grey)	Erf 9223 Parow	493			

WARD 23 SUBCOUNCIL 4

REFER TO	M676; JOB 5209	CIVIC CENTRE	Page 1 of 2	
CASE NO.			SURVEYOR	
SOURCE	CORP.ISIS.		GIS OPERATOR	L BRANDT (2015/09/18)
FILE/REC.	HO14/3/4/3/1181/A47 (41290)		CHECKED	<i>[Signature]</i>
MEMO			LIS 1403v0	



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FINANCE
PROPERTY MANAGEMENT

Anton Opperman
Professional Associated Valuer

MEMORANDUM

T: 021 400 4193
E: antan.opperman@capetown.gov.za
Ref: Job 4812 Your Ref: HO 14/3/4/3/1180/A47

DATE	2015-12-09
To	Head: Property Disposals
ATTENTION	Tanya Lewis

REVISED DESKTOP VALUATION REPORT: VALUATION OF ERF 9643 PAROW

I refer to your request to re-view the market value of Erf 9643 Parow (previous job no. 4630), i.e. in view of a zoning change, and report as follows:

Erf 9643 Parow is to be disposed of by means of a public tender. The valuation was determined for desktop purposes at R300 000 (R605/m²) on the date of valuation being 2015-10-31. The latter valuation was based on the existing Utility zoning; however, it now transpires that the zoning is to be changed to General Business 1.

A change in zoning to General Business 1, as proposed with this request, will have a minor impact on the market value and it is considered that a revised market value of R375 000 (R760/m²) is fair and reasonable.

Anton Opperman
Professional Associated Valuer

Paul Pendlebury
Head: Market Valuations

2015-12-10



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

FINANCE
PROPERTY MANAGEMENT

Laila Paleker
Professional Valuer

T: 021 400-3465 F: 021 400-5303
E: Laila.Paleker@capetown.gov.za
Ref: Jab #4813

MEMORANDUM

DATE	2015-12-09
TO	Head: Property Disposals
ATTENTION	Tania Lewis

DESKTOP VALUATION REPORT: VALUATION OF ERF 9221 PAROW

I refer to your request to re-view the market value of Erf 9221 Parow (previous job no. 4595), i.e in view of a zoning change and report as follows:

Erf 9221 Parow is to be disposed of by means of a public tender. The valuation was determined for desktop purposes at R540 000 (R544/m²) on the date of valuation being 2015-09-30. The latter valuation was based on the existing Utility zoning; however, it now transpires that the zoning is to be changed to General Business 1.

A change in zoning to General Business 1, as proposed with this request, will have a minor impact on the market value and it is considered that a revised market value of **R600 000 (R604/m²)** is fair and reasonable.

L Paleker
Professional Valuer
Registration No. 7342/2

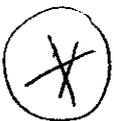
Paul Pendlebury
Head: Market Valuations

2015-12-11

The use of the property as a business premises is therefore not permitted in terms of the Zoning Scheme Regulations.

- The outlet is in a residential, which has a negative impact on the valuation of properties.
- Insufficient parking which will obstruct the flow of traffic
- The road infrastructure have been severely damaged due to heavy weight trucks offloading at the said premises
- Not in the general interest of the public
- The business is in close proximity of churches and primary schools.
- The liquor delivery trucks deliver stock at any time of the day.
- The business operates 24 hours a day, 7 days a week.
- Patrons make use of refuse wheelie bins to cart their supplies.
- It is not in the general interest of the public as hijacking, robberies and criminal activities were reported.
- Illegal dumping of empty glass bottles on sidewalks.
- Broken glass bottles are spread on the sidewalks which put children at risk.
- The local SAPS are contacted on numerous occasions to intervene in "Pub brawling".
- Loud music which causes nuisance to neighbouring residents.

Action: C Ross
A van Niekerk



04SUB30/01/16

PROPOSED GRANTING OF AN IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERVEN 9643, 9221 AND 9223, PAROW FOR GENERAL BUSINESS ZONE 1 PURPOSES

The Ward Councillor supported the recommendation.

RESOLVED

That the Proposed Granting of and in-principle approval for the sale, by public competition, of vacant erven 9643, 9221 and 9223, Parow for General Business Zone 1 Purposes **BE NOTED**.

Action: N Tandy
A Van Niekerk

04SUB31/01/16 PROPOSED GRANTING OF AN IN-PRINCIPLE APPROVAL FOR THE SALE, BY PUBLIC COMPETITION, OF VACANT ERVEN 20229, GOODWOOD, SITUATED ON NINTH AVENUE, ELSIES RIVER AND 10173, GOODWOOD, SITUATED ON TWELFTH AVENUE, ELSIES RIVER FOR SINGLE RESIDENTIAL 1 PURPOSES

The Ward Councillor is in support of the recommendation.

RESOLVED

That the Proposed Granting of an in-principle approval for the sale, by public competition, of vacant erven 20229, Goodwood, situated on Ninth Avenue, Elsie's River and 10173, Goodwood, situated on Twelfth Avenue, Elsie's River for single residential 1 purposes **BE NOTED**.

Action: N Tandy
A Van Niekerk

04SUB32/01/16 PROPOSED CLOSURE AND IN-PRINCIPLE APPROVAL FOR THE SALE BY PUBLIC COMPETITION, OF VACANT ERF 1147, GOODWOOD SITUATED ON TWENTY SECOND AVENUE, ELSIES RIVER FOR SINGLE RESIDENTIAL 1 PURPOSES

The Ward Councillor is in support of the recommendation.

RESOLVED

That the Proposed Closure and in-principle approval for the sale by public competition, of vacant erf 1147, Goodwood situated on Twenty Second avenue, Elsie's River for single residential 1 purposes **BE NOTED**.

Action: N Tandy
A van Niekerk