

RECOMMENDATIONS OF THE IMMOVABLE PROPERTY ADJUDICATION
COMMITTEE TO COUNCIL: 9 MARCH 2011

C 17/03/11

IPAC 06/03/11 APPLICATION TO PURCHASE CITY LAND AND PUBLIC STREET ERVEN 94744, 94743 AND 94784, ABUTTING ERF 94947, CORNER BECKHAM AND ORANGE STREETS, GARDENS: PLASTO PROPERTIES 12 (PTY) LTD

ISICELO SOKUTHENGA ISIQWENGA ESIQESHIWEYO SOMHLABA WESIXEKO NESITALATO SOLUNTU ISIZA 94744, 94743 NESIZA 94784, EZIMELENE NESIZA 94741, KWIKONA YEZITALATO I-BECKHAM NE-ORANGE, GARDENS: PLASTO PROPERTIES 12 (PTY) LTD

AANSOEK OM STADSGROND EN OPENBARE STRAAT TE KOOP, ERWE 94744, 94743 EN 94784, GRESEND AAN ERF 94741, HOEK VAN BECKHAM- EN ORANJESTRAAT, TUINE: PLASTO PROPERTIES 12 (EDMS.) BPK.

RECOMMENDED TO COUNCIL that the application to purchase City Land and Public Street Erven 94744, 94743 and 94784, abutting Erf 94741, corner Beckham and Orange streets, Gardens shown lettered ABCDEFGH on the attached Sketch plan marked "Annexure A" in extent approximately 214 m² to enhance the paved area and for redevelopment of landscaped area be refused.

ISINDULULO

Ngenxa yezizathu ezichazwe kule ngxelo, kundululwa ukuba masikhatywe isicelo sokuthenga uMhlaba wesiXekoneSitalato soLuntu iSiza 94744, 94743 neSiza 94784, ezimelene neSiza 94741, kwikona yeZitalato iBeckham ne-Orange, eGardens nezibonakaliswe ngoonobumba ABCDEFGH kwisicwangciso soMzobo oqhotyoshelweyo esiphawulwe "isiHlomelo A" ngobukhulu ezimalunga ne-214 m² kulungiselelwa ukongezwa kwendawo egangathiweyo kunye nokuphuhliswa kwakhona kwendawo ehonjiswe ngokwembonakalo-mhlaba.

AANBEVELING

Om die redes in hierdie verslag uiteengesit, daar aanbeveel word dat die aansoek om stadsgrond en openbare straat te koop, erwe 94744, 94743 en 94784, grensend aan Erf 94741, op die hoek van Beckham- en Oranjestraat, Tuine, ongeveer 214 m² groot en met die letters ABCDEFGH op die aangehegte sketsplan, gemerk "bylae A" aangetoon, om die geplaveide gebied te verbeter en vir herontwikkeling van die terreinverfraaide gebied, 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:



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

DATE:14/3/11.....

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



**IPAC 06/03/11
 07 MARCH 2011**

2011-01-06

1 ITEM NUMBER:

2. SUBJECT:

APPLICATION TO PURCHASE CITY LAND AND PUBLIC STREET ERVEN 94744, 94743 AND 94784, ABUTTING ERF 94741, CORNER BECKHAM AND ORANGE STREETS, GARDENS: PLASTO PROPERTIES 12 (PTY) LTD

2. ONDERWERP:

AANSOEK OM STADSGROND EN OPENBARE STRAAT TE KOOP, ERWE 94744, 94743 EN 94784, GRESEND AAN ERF 94741, HOEK VAN BECKHAM- EN ORANJESTRAAT, TUINE: PLASTO PROPERTIES 12 (EDMS.) BPK.

2. ISIHLOKO:

ISICELO SOKUTHENGA ISIQWENGA ESIXESHIWEYO SOMHLABA WESIXEKO NESITALATO SOLUNTU ISIZA 94744, 94743 NESIZA 94784, EZIMELENE NESIZA 94741, KWIKONA YEZITALATO I-BECKHAM NE-ORANGE, GARDENS: PLASTO PROPERTIES 12 (PTY) LTD

**CT14/3/4/3/177/00/94784
 Category 2**

3. EXECUTIVE SUMMARY:

The report is submitted in order to consider the application received to purchase City Land and Public Street Erven 94744, 94743 and 94784, abutting Erf 94741, corner Beckham and Orange streets, Gardens shown lettered ABCDEFGH on the attached Sketch plan marked "Annexure A" in extent approximately 214 m² to enhance the paved area and for future redevelopment of landscaped area.

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

The City land and Public Street is required for future transport purposes and It is therefore recommended that the application to purchase the subject City land be refused.

4. RECOMMENDATION:

For the reasons set out in the report, it is recommended that the application to purchase City Land and Public Street Erven 94744, 94743 and 94784, abutting Erf 94741, corner Beckham and Orange streets, Gardens shown lettered ABCDEFGH on the attached Sketch plan marked

"Annexure A" in extent approximately 214 m² to enhance the paved area and for redevelopment of landscaped area be refused.

4. AANBEVELING:

Om die redes in hierdie verslag uiteengesit, daar aanbeveel word dat die aansoek om stadsgrond en openbare straat te koop, erwe 94744, 94743 en 94784, grensend aan erf 94741, op die hoek van Beckham- en Oranjestraat, Tuine, ongeveer 214 m² groot en met die letters ABCDEFGH op die aangehegte sketsplan, gemerk "bylae A" aangetoon, om die geplaveide gebied te verbeter en vir herontwikkeling van die terreinverfraaide gebied, van die hand gewys word.

4. ISINDULULO:

Ngenxa yezizathu ezichazwe kule ngxelo, kundululwa ukuba masikhatywe isicelo sokuthenga uMhlaba wesiXekoneSitalato soLuntu iSiza 94744, 94743 neSiza 94784, ezimelene neSiza 94741, kwikona yeZitalato iBeckham ne-Orange, eGardens nezibonakaliswe ngoonobumba ABCDEFGH kwisicwangciso soMzobo oqhotyoshelweyo esiphawulwe "isiHlomelo A" ngobukhulu ezimalunga ne-214 m² kulungiselelwa ukongezwa kwendawo egangathiweyo kunye nokuphuhliswa kwakhona kwendawo ehonjiswe ngokwembonakalo-mhlaba.

5. DISCUSSION:

5.1 Background

An application has been received to purchase City Land and Public Street, Erven 94744, 94743 and 94784, abutting Erf 94741, corner Beckham and Orange streets, Gardens shown lettered ABCDEFGH on the attached Sketch plan marked "Annexure A" in extent approximately 214 m².

The application was submitted as the applicant is leasing the property and wishes to enhance the paved area and incorporate it in future redevelopment of landscaped area

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:

Transport and Public Works:

Transport and public works does not support the sale of this property as it would be prudent to retain the southern section of Erf 94743 in order to improve the intersection of PMR 106 with Beckham Street.

Transportation Planning:

Transportation Planning does not support the sale of this property as it is needed for future transport purposes.

5.4 Factors motivating recommendation

The application was opposed by the Branches mainly on the grounds that the said property should be retained for future transport purposes.

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 plan

NAME	Mike Sims
CONTACT NUMBERS	(021) 400 5766
E-MAIL ADDRESS	Mike.Sims@capetown.gov.za
DIRECTORATE	Property Holdings
FILE REFERENCE	CT/14/3/4/3/177/00/94784 (record No: 2924)
SUB-COUNCIL	Good Hope (Sub Council 16)
WARD COUNCILLOR	Vivienne Walker (Ward 77)

MANAGER : FINANCE
PROJECT, STRATEGY AND SUPPORT
CHERYL JAFTHA

TELE NO 021 400 9504

DATE

DIRECTOR: HOUSING, FINANCE & LEASING

WAYNE MULLER

TELE NO 021 400 5122

DATE

ACTING MANAGER : PROPERTY HOLDING
MIKE SIMS

TELE NO 021 400 6552

DATE 2011/2/11

DIRECTOR : PROPERTY MANAGEMENT

RUBY GELDERBLOEM

TELE NO 021 400 1361

DATE 2011-02-15

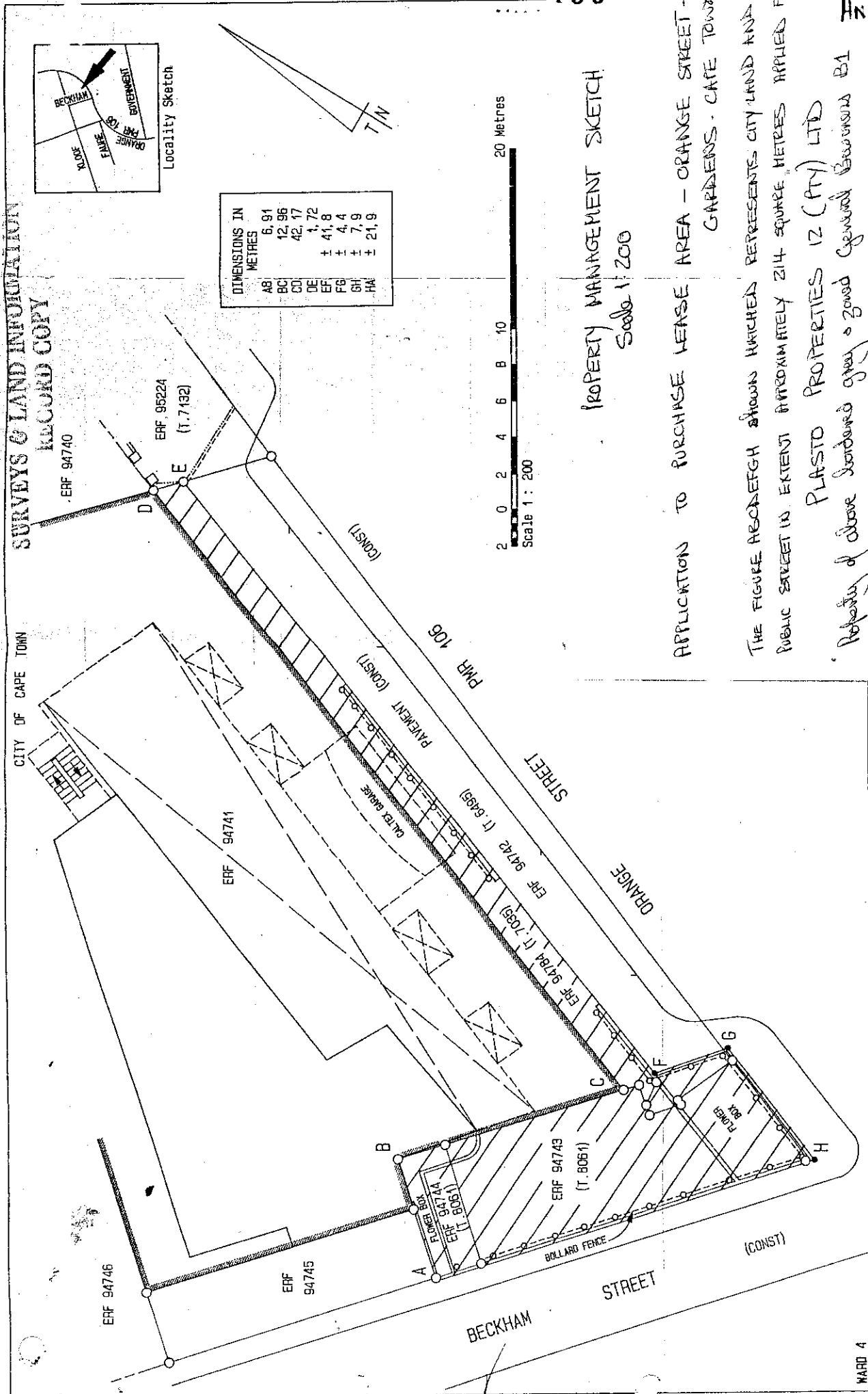
Comment:

RECOMMENDATION IS TO
REFUSE APPLICATION

Comment:

Comment:

Comment:



PROPERTY MANAGEMENT SKETCH
Scale 1:200

APPLICATION TO PURCHASE LEASE AREA - ORANGE STREET - GARDENS - CAPE TOWN

THE FIGURE ABOVE SHOWN WHICH REPRESENTS CITY LAND AND PUBLIC STREET IN EXTENT APPROXIMATELY 214 SQUARE METRES APPLIED FOR BY PLASTO PROPERTIES 12 (PTY) LTD

Repertory of above boundaries given & zoned General Business B1

Refer: Roll 11
Plot Ref: WC 23/12 1,2,7,2
File: S 3566(2924)
Surveyor: D. BROWN