

ITEM NUMBER : C 26/03/11

**RECOMMENDATION FROM THE EXECUTIVE MAYOR: 15 MARCH 2011****MC 29/03/11 ESTABLISHMENT OF STEERING COMMITTEE FOR THE CITY HALL AND USE OF CAPE TOWN HERITAGE TRUST AS CONDUIT FOR CITY HALL EXTERNAL FUNDING**

Cllr B Herron (Mayco Member for Community Services) proposed that section 5.1 of the Terms of Reference of the City Hall Steering Committee as set out in Annexure "A" to the report on the agenda be amended by:

- (i) deleting the wording "***[including Planning and Environment]***" next to *Heritage Conservation*, and
- (ii) including the "***Shareholding Management Department***" as a role player in terms of the Internal Reference Group (IGR).

The above proposal was duly supported.

**RECOMMENDED that:**

- (a) a Steering Committee for the City Hall be established to be chaired by the Mayco Member for Community Services
- (b) the Mayco Member for Community Services and the Internal Reference Group identify suitable representatives from relevant external organizations to a maximum of 10 persons to serve on the Steering Committee with the Internal Reference Group
  - (iii) the Terms of Reference of the City Hall Steering Committee (CHSC) as set out in Annexure "A" to the report on the agenda be approved, subject to section 5.1 being amended by deleting the wording "***[including Planning and Environment]***" next to *Heritage Conservation* and including the "***Shareholding Management Department***" as a role player in terms of the Internal Reference Group (IGR)
- (c) the CHSC be mandated to engage the Cape Town Heritage Trust (CTHT) to establish a City Hall Restoration Fund to manage externally sourced funds for the purpose of assisting with the restoration of the City Hall

- (d) approval be granted for using the Cape Town Heritage Trust as a vehicle to obtain external funding for the City Hall and that a suitable Memorandum of Agreement (MoA) be entered into with the CTHT.



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1     **ITEM NUMBER :   MC 29/03/11**

2     **ESTABLISHMENT OF STEERING COMMITTEE FOR THE CITY HALL AND  
USE OF CAPE TOWN HERITAGE TRUST AS CONDUIT FOR CITY HALL  
EXTERNAL FUNDING**

**STIGTING VAN BEHEERKOMITEE VIR DIE STADSAAL EN GEBRUIK VAN  
KAAPSTADSE ERFERNISTRUST AS KANAAL VIR STADSAAL SE  
EKSTERNE FINANSIERING**

**UKUMISELWA KWEKOMITI ELAWULA UKWENZIWA KOMSEBENZI  
WEHOLO YESIXEKO NOKUSETYENZISWA KWETRASTI YEZAMAFU  
YASEKAPA NJENGENDLELA YENKXASO YANGAPHANDLE YEHOLO  
YESIXEKO**

**LSUB0113**

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3     **RECOMMENDATION FROM COMMUNITY SERVICES PORTFOLIO  
COMMITTEE HELD ON 1 MARCH 2011**

**RECOMMENDED that:**

- (a) approval be given for the establishment of a Steering Committee for the City Hall to be chaired by the Mayco Member for Community Services.
  - (b) the Mayco Member for Community Services and the Internal Reference Group identify suitable representatives from relevant external organisations to a maximum of 10 persons to serve on the Steering Committee with the Internal Reference Group.
  - (c) the Terms of Reference of the City Hall Steering Committee [CHSC] as contained in Appendix A be approved.
  - (d) the CHSC be mandated to engage the Cape Town Heritage Trust [CTHT] to establish a City Hall Restoration Fund to manage externally sourced funds for the purpose of assisting with the restoration of the City Hall.
  - (e) approval be granted for using the Cape Town Heritage Trust as a vehicle to obtain external funding for the City Hall and that a suitable Memorandum of Agreement [MOA] be entered into with the CTHT.
-

**AANBEVEEL** dat:

- (a) goedgekeuring vereleen word vir die stigting van 'n beheerkomitee vir die Stadsaal met die burgemeesterskomiteelid vir gemeenskapsdienste as voorsitter.
- (b) die burgemeesterskomiteelid vir gemeenskapsdienste en die interne verwysingsgroep gepaste vereteenwoordigers uit die betrokke eksterne organisasies aanwys tot op'n maksimum van tien persone, om in die beheerkomitee met die interne verwysingsgroep te dien.
- (c) die Stadsaal-beheerkomitee (CHSC) se opdragte soos vervat in bylae A, goedgekeur word.
- (d) die CHSC 'n mandaat ontvang om die Kaapstadse erfenitrust (CTHT) te betrek om 'n Stadsaal-restourasiefonds op die been te bring om fondse vanuit eksterne bronne te bestuur met die oog op die restourasie van die Stadsaal.
- (e) goedkeuring verleen word vir die gebruik van die CTHT as 'n meganisme vir die verkryging van eksterne finansiering vir die Stadsaal en dat 'n gepaste memorandum van verstandhouding met die CTHT gesluit word.

**KUNDULULWE** ukuba:

- (a) makunikezelwe isiphumezo sokumiselwa kweKomiti eLawula ukwenziwa komsebenzi weHolo yesiXeko eza konganyelwa liLungu leKomiti kaSodolophu yeeNkonzo zoLuntu.
  - (b) iLungu lekomiti kaSodolophu yeeNkonzo zoLuntu neQela langaPhakathi ekuya kuthi kujoliswe kulo imibuzo mabachonge ummeli ofanelekileyo kwimibutho efanelekileyo, abantu abangadlulanga kwi-10 ukuba babe kwiKomiti eLawula ukwenziwa komsebenzi neQela langaPhakathi ekuya kuthi kujoliswe kulo imibuzo.
  - (c) makuphunyezwe isiGunyaziso seKomiti eLawula ukwenziwa komsebenzi weHolo yesiXeko [CHSC] njengoko siqulathiwe kwiSongezelelo A.
  - (d) makunikezelwe igunya kwiKomiti eLawula ukwenziwa komsebenzi (CHSC)ukuba ithetha-thethane neTrasti yezaMafa yaseKapa [CTHT] yokumisela iNgxowa-mali yokuVuselela iHolo yesiXeko elawula iimali ezifunyenwe ukwenzela iinjongo zokuncedisa ekuvuselelweni KweHolo yesiXeko.
  - (e) makunikezelwe ngendlela isiphumezo sokusetyenziswa kweTrasti yazaMafa yaseKapa yokufumana inkxaso-mali yangaphandle ukulungiselela iHolo yesiXeko nokuba makungenwe kwiMemorandum yeSivumelwano [MOA] neKomiti elawula ukwenziwa komsebenzi weHolo yesiXeko (CTHT).
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**REPORT TO [COMMUNITY SERVICES PORTFOLIO  
COMMITTEE]****1. ITEM NUMBER :****2. SUBJECT [LSUB0113]**

**ESTABLISHMENT OF STEERING COMMITTEE FOR THE CITY HALL AND  
USE OF CAPE TOWN HERITAGE TRUST AS CONDUIT FOR CITY HALL  
EXTERNAL FUNDING**

**STIGTING VAN BEHEERKOMITEE VIR DIE STADSAAL EN GEBRUIK VAN  
KAAPSTADSE ERFENISTRUST AS KANAAL VIR STADSAAL SE EKSTERNE  
FINANSIERING**

**UKUMISELWA KWEKOMITI ELAWULA UKWENZIWA KOMSEBENZI  
WEHOLO YESIXEKO NOKUSETYENZISWA KWETRASTI YEZAMAFU  
YASEKAPA NJENGENDLELA YENKXASO YANGAPHANDLE YEHOLO  
YESIXEKO**

**3. PURPOSE**

The purpose of this report is to obtain approval for the establishment of a Steering Committee for the City Hall as a consultative vehicle to facilitate inclusive consultation with relevant stake holders regarding the refurbishment of the City Hall as well as facilitating potential future fundraising for the City Hall using the Cape Town Heritage as a conduit.

**4. FOR DECISION BY**

Council

**5. EXECUTIVE SUMMARY**

The Department Sport Recreation and Amenities has made considerable progress with the turnaround strategy for the City Hall. While tenants have been identified for the third floor for the next three years and the negotiations are being finalized regarding the terms of tenancy the process to refurbish the rest of the City Hall is proceeding at a rapid pace. As there are many interested parties who

constantly give various inputs it is recommended that a steering committee be established under the leadership of the Mayoral Committee member responsible for Community Services. The purpose of this steering committee would be to facilitate an inclusive consultative process with all role players as well as identifying appropriate potential funding sources and conduit mechanisms in the future.

## 6. RECOMMENDATIONS

*Recommended that:*

- a) *Approval is given for the establishment of a Steering Committee for the City Hall to be chaired by the Mayco Member for Community Services.*
- b) *The Mayoral member for Community Services and the Internal Reference Group identify suitable representative from relevant external organisations to a maximum of 10 persons to serve on the Steering Committee with the Internal Reference Group*
- c) *The Terms of Reference of the City Hall Steering Committee [CHSC] as contained in appendix A be approved.*
- d) *The CHSC be mandated to engage the Cape Town Heritage Trust [CTHT] to establish a City Hall Restoration Fund to manage externally sourced funds for the purpose of assisting with the restoration of the City Hall.*
- e) *Approval is granted for using the Cape Town Heritage Trust as a vehicle to obtain external funding for the City Hall and that a suitable Memorandum of Agreement [MOA] be entered into with the CTHT.*

## AANDBEVELINGS

*Aanbeveel dat:*

- (a) *Goedkeuring verleen word vir die stigting van 'n beheerkomitee vir die Stadsaal met die burgemeesterskomiteelid vir gemeenskapsdienste as voorsitter.*
- (b) *Die burgemeesterskomiteelid vir gemeenskapsdienste en die interne verwysingsgroep gepaste verteenwoordigers uit die betrokke eksterne organisasies aanwys tot op 'n maksimum van tien persone, om in die beheerkomitee met die interne verwysingsgroep te dien.*
- (c) *Die Stadsaal-beheerkomitee (CHSC) se opdragte soos vervat in bylae A, goedgekeur word.*

- (d) Die CHSC 'n mandaat ontvang om die Kaapstadse erfenistrust (CTHT) te betrek om 'n Stadsaal-restourasiefonds op die been te bring om fondse vanuit eksterne bronne te bestuur met die oog op die restourasie van die Stadsaal.
- (e) Goedkeuring verleen word vir die gebruik van die CTHT as 'n meganisme vir die verkryging van eksterne finansiering vir die Stadsaal en dat 'n gepaste memorandum van verstandhouding met die CTHT gesluit word.

## IZINDULULO

Kundululwe ukuba:

- a) Makunikezelwe isiphumezo sokumiselwa kweKomiti eLawula ukwenziwa komsebenzi weHolo yesiXeko eza konganyelwa liLungu leKomiti kaSodolophu yeeNkonzo zoLuntu.
- b) Ilungu lekomiti kaSodolophu yeeNkonzo zoLuntu neQela langaPhakathi ekuya kuthi kujoliswe kulo imibuzo mabachonge ummeli ofanelekileyo kwimibutho efanelekileyo, abantu abangadlulanga kwi-10 ukuba babe kwiKomiti eLawula ukwenziwa komsebenzi neQela langaPhakathi ekuya kuthi kujoliswe kulo imibuzo
- c) Makuphunyezwe isiGunyaziso seKomiti eLawula ukwenziwa komsebenzi weHolo yesiXeko [CHSC] njengoko siqulathiwe kwiSongezelelo A.
- d) Makunikezelwe igunya kwiKomiti eLawula ukwenziwa komsebenzi (CHSC) ukuba ithetha-thethane neTrasti yezaMafa yaseKapa [CTHT] lokumisela iNgxowa-mali yokuVuselela iHolo yesiXeko elawula imali ezifunyenwe ukwenzela iinjongo zokuncedisa ekuvuselelweni kweHolo yesiXeko
- e) Makunikezelwe njengenndlela isiphumezo sokusetyenziswa kweTrasti yezaMafa yaseKapa yokufumana inkxaso-mali yangaphandle ukulungiselela iHolo yesiXeko nokuba makungenwe kwiMemorandum yeSivumelwano [MOA] neKomiti elawula ukwenziwa komsebenzi weHolo yesiXeko (CTHT).

## 7. DISCUSSION/CONTENTS

The turnaround strategy for the City Hall has generated considerable support and interest from various role players. The Sport Recreation and Amenities department established an Internal Reference Group [IRG] to enlist the support of appropriate internal expertise from various departments such as Heritage and Environment, Property Management and Legal to guide and advise on appropriate procedures and options with regard to the refurbishment programme. This group meets on a monthly basis and has been very successful in harnessing both internal and external institutional knowledge and historical intellectual knowledge to guide the turnaround strategy of the department.



This process has evoked considerable interest from a variety of external parties. The time is now appropriate to establish a Steering Committee to facilitate an inclusive consultative process with all role players as well as identifying appropriate potential funding sources and conduit mechanisms in the future. The successful recent exhibitions as well as the Media Centre operations during the World Cup illustrated various mechanisms through which the city would be able to leverage additional sources of investment to realize the vision of restoring the City Hall's iconic status and use as a venue that is suitable for a wide range of conference/ meetings events and commercial uses. It is envisaged that this Steering Committee will identify and advise on an appropriate future mechanism and conduit to facilitate the sourcing of funding to compliment the investment of the city to achieve this purpose.

A detailed Term of Reference for the City Hall Steering Committee is attached as Appendix A, which details the Roles of the Steering Committee as well as the structure and operation. It is noted that as the task team is to be established in terms of a Council Resolution any amendments to the terms of reference or the dissolution of the task team will have to be resolved upon by Council unless otherwise delegated by Council

It is widely accepted that the City would need to explore additional external sources of funding to compliment the City's internal funds for the successful refurbishment of the City Hall. This report recommends that the Cape Town Heritage Trust serves as a funding conduit for external or donor funding for refurbishment or other projects in the City Hall.

Initial discussions with representatives from the Heritage Trust are very encouraging in that they have expressed the willingness to assist the City along these lines with the City Hall.

The Cape Town Heritage Trust has other such funds in place where the City has a partnership with specifically heritage related and significant facilities such as the Company's Gardens and Maynardville Park.

David Dunn of the City's Legal Department with input from the Trust's Attorney at Webber Wentzel developed a generic Memorandum of Agreement [MOA] to formalise these arrangements. The generic MOA is then tailored to meet the needs of a specific project. Accordingly it is envisaged that amendments will be made to make this MOA specific to the City Hall so as to enable the CTHT to establish the Trust Fund.

#### **7.1. Environmental implications**

Does your report have any  
environmental implications:

No

Yes



**7.2. Legal Implications**

The MOA will be concluded in consultation with Legal Services.

**7.3. Staff Implications**


Does your report impact on staff resources, budget, grading, remuneration, allowances, designation, job description, location or your organisational structure?

No

Yes

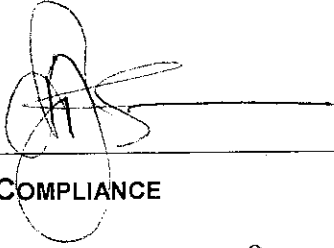
**ANNEXURES****ANNEXURE A – TERMS OF REFERENCE**

FOR FURTHER DETAILS CONTACT :

|  |   |
|--|---|
| <b>NAME</b>  | Gert Bam  |
| <b>CONTACT NUMBERS</b>                                 | 021 4005090   |
| <b>E-MAIL ADDRESS</b>                                  | gert.bam@capetown.gov.za  |
| <b>DIRECTORATE</b>                                     | Community Services  |
| <b>FILE REF NO</b>                                     | Gert Bam  |
| <b>SIGNATURE : DIRECTOR<br/>SPORT &amp; RECREATION</b> |  |



274



REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

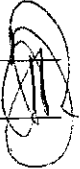
NON-COMPLIANT

**LEGAL COMPLIANCE**

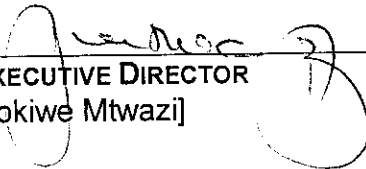
NAME JEAN ROMAN  
TEL (021) 400 2753  
DATE 4/02/2011

Comment:

Certified as legally compliant:  
Based on the contents of the report.



Comment:

  
**EXECUTIVE DIRECTOR**  
**[Lokiwe Mtwazi]**

DATE 7/2/2011

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