

DRAKENSTEIN MUNICIPALITY

**PROPOSED LEASE OF MUNICIPAL LAND AND PUBLIC PLACES FOR THE
REDEVELOPMENT OF A SECTION OF THE PAARL CBD**

Notice is hereby given in terms of section 120(6) of the Municipal Finance Management Act (Act 56 of 2003 as amended) and clause 13 of Council's Policy for the Management and Administration of Immoveable Property, that Council in principle decided to enter into a public- private partnership with Anytime Investments No 14 (Pty) Ltd with the view to redevelop and upgrade a portion of the Paarl CBD, in the area as depicted on the enclosed plan. The proposed partnership will entail mainly the following:-

1. Lease of erf 20343 for a period of 30 years with the option to renew for a further period of 20 years, for the purposes of a commercial development and public parking. The rental will amount to 10% of the gross monthly parking fees or R10 300 per month, whichever is the higher amount. An additional lease amount will be payable when the proposed commercial building is being erected.
2. Lease of Wamakers Square, Jan Phillips Square and Patriot Square, until 31 July 2017 with the option to renew for a further period of 10 years, for the redevelopment of the land for public parking, at a rental of 10% of the gross monthly parking fees or R 20 530 per month, whichever is the higher amount, and
3. Use rights in respect of portions of Lady Grey Street (from Main - to Verster Streets), New Street (from Derksen Street to Van der Lingen Square, Fabriek Street (from Lady Grey Street to Wamakers Square) until 31 July 2017 with the option to renew for a further period of 10 years, for the redevelopment of the streets and parking, at a rental of 10% of the gross monthly parking fees or R2 900 per month, whichever is the higher amount.

Particulars regarding the proposed public-private partnership, as well as the feasibility study, is open for inspection during office hours at the Corporate Services Department (Property Administration Section), First Floor, Civic Centre, Berg River Boulevard, Paarl (Tel 021 807 4879) or can be viewed on the Municipality's website www.drakenstein.gov.za.

Any comment or representations regarding the aforesaid proposals, must be submitted in writing to the undersigned not later than 8 January 2010. Late representations/comment will not be considered.

5 November 2009

S KABANYANE
MUNICIPAL MANAGER

DRAKENSTEIN MUNISIPALITEIT

VOORGESTELDE VERHUUR VAN MUNISIPALE GROND EN OPENBARE PLEKKE VIR DIE HERONTWIKKELING VAN N GEDEELTE VAN DIE PAARL SAKEKERN.

Kennis geskied hiermee ingevolge artikel 120(6) van die Wet op Munisipale Finansiële Bestuur (Wet 56 van 2003 soos gewysig) en klousule 13 van die Raad se Beleid insake die Bestuur en Administrasie van Vaste Eiendomme, dat die Raad in beginsel besluit het om n publiek-private vennootskap met Anytime Investments No 14(Pty) Ltd aan te gaan met die oog op die herontwikkeling en opgradering van n gedeelte van die Paarl Sakekern soos aangedui op die aangehegte liggingsplan. Die voorgestelde vennootskap behels hoofsaaklik die volgende:-

1. Verhuur van erf 20343 vir n termyn van 30 jaar met die opsie vir n verdere 20 jaar termyn, vir die doeleindes van n voorgestelde kommersiele ontwikkeling en publieke parkering. Die huurgeld sal 10% van die bruto maandelikse parkeergelde beloop, of R10 300 per maand, watter bedrag ookal die hoogste is. n Addisionele huurgeld sal betaalbaar wees sodra die voorgestelde kommersiele gebou opgerig word.
2. Verhuur van Wamakersplein, Jan Phillipsplein, en Patriotplein tot 31 Julie 2017, vir die herontwikkeling daarvan vir publieke parkering, teen n huurgeld van 10% van die bruto maandelikse parkeergelde of R20 530 per maand watter bedrag ookal die hoogste is.
3. Gebruiksregte ten opsigte van gedeeltes van Lady Greystraat (van Versterstraat tot Hoofstraat) Newstraat (van Derksenstraat tot Van der Lingenplein), Fabriekstraat (van Lady Greystraat tot Wamakersplein) tot 31 Julie 2017 met die opsie om te hernu vir n termyn van n verdere 10 jaar, vir die herontwikkeling van die strate en publieke parkering, teen n huurgeld van 10% van die bruto maandelikse parkeergelde of R2 900 per maand watter bedrag ookal die hoogste is.

Besonderhede aangaande die beoogde publiek-private vennootskap asook die lewensvatbaarheidstudie is gedurende kantoorure ter insae by die Korporatiewe Dienste Departement (Afdeling: Eiendomme Administrasie), Eerste Vloer, Burgersentrum, Paarl of kan op die Munisipaliteit se webblad, www.drakenstein.gov.za besigtig word.

Enige kommentaar of vertoe teen voornoemde voorstelle moet skriftelik by die ondergetekende ingedien word nie later as 8 Januarie 2010. Laat besware/vertoe sal nie oorweeg word nie.

5 November 2009

**S KABANYANE
MUNISIPALE BESTUURDER**