STELLENBOSCH
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LOCAL AUTHORITY NOTICE

OFFICIAL NOTICE AS CONTEMPLATED IN REGULATION 35(a)

OF THE MUNICIPAL ASSET TRANSFER REGULATIONS

PROPOSED AWARDING OF LONG-TERM RIGHTS:

TRANSVALIA COMPLEX: ERVEN 825, 1123, 1128, 1133, 1134 AND 1142 STELLENBOSCH

1. Introduction:

Notice is hereby given in terms of Regulation 35(a) of the Asset Transfer regulations (ATR) of 22 August 2008 that Council is considering the awarding of long-term rights (by way of a 30 year lease agreement) for the Transvalia Complex situated in Dorp Street on erven 825, 1123, 1128, 1133, 1134 and 1142.

2. Background / Reasons for proposed Awarding of Rights

2.1 Vision of Stellenbosch Municipality

It has been a long time vision of the Municipality to use the property in a manner to create economic activity in the historic centre of Stellenbosch, whilst preserving and maintaining the historic buildings and architecture of the area. Some of the erven are also providing access to adjacent private properties as well as parking at the Stelkor centre and is excluded from the lease area (erven 1124, 1125, 1129 and 1130).

2.2 Tender process and successful bidder

Council went out on a tender process to identify a preferred bidder through a competitive process to lease the land on a long term lease (30 years) to Middedorp Properties (Pty) Ltd to re-develop the area. In brief the preferred proposal entails the following key elements:
Renovate the existing historic buildings along Dorp Street for the purposes of a 24-unit Boutique Hotel with an art-focused theme, incorporating a 60-seater restaurant, hotel coffee and wine bar and a rooftop bar for guests, re-developed courtyard and guest area behind hotel as well as an art and design shop in one of the historic buildings. Preserving the architectural integrity of the buildings along Dorp Street. Demolishing the existing garages and provide upgraded public toilets.
The proposed new structures comprise of a wooden deck for the proposed restaurant at 135 Dorp Street, steel frame clip-on staircase and corridor, swimming pool, paved hotel dedicated parking area, dedicated refuse area and security/parking kiosks. Repair and upgrading of existing public parking area, providing 143 paid public parking, 34 paved hotel dedicated

parking bays as well as 10 non-motorised parking bays. No residential housing or office space were requested. A capital injection of R22 028 250.00 will be made into the land that will remain the Council's asset.

3. **Discussion**

3.1 Public Participation Process

In terms of Regulation 34 of the ATR, before Council can make a final decision on whether to award rights in Municipal property, i.e. to enter into long-term Lease Agreements, the Municipal Manager must first conduct a public participation process contemplated in Regulation 35.

3.2 Information Statement

In terms of Regulation 35, the Municipal Manager, when making public the proposal to grant the relevant long term right(s), must also make available an Information Statement referred to in Regulation 34.

Please note that an Information Statement as contemplated in Regulation 34(3)(b) of ATR as well as the agenda item that served before Council are available on the website together with this notice. The full Council item is in the agenda of 30 October 2024 that is also available on the website.

The Information Statement contains the following:

- The reasons for the proposal to grant a long-term right to lease;
- Any expected benefits to the municipality that may result from the granting of the right;
- Any expected proceeds to be received by the Municipality from the granting of the rights; and
- Any expected gain or loss that will be realised or incurred by the Municipality arising from the granting of the right.

3.3 Invitation to submit comments/inputs or alternative proposals

Interested and affected parties / individuals are hereby invited / called upon to submit comments / inputs or alternative proposals in respect of the possible granting of the rights of the long term lease of 30 years to Middedorp Properties.

Any such comments/inputs or alternative proposals must be in writing and must reach the office of Property Management by no later than 7 February 2025 at close of business at the address or e-mail listed below:

Physical address: 3rd Floor, NPK Building, cnr Plein and Ryneveld Streets, Stellenbosch
Tel: 021 808 8073
Email: Municipal.Manager@stellenbosch.gov.za.

3.4 Persons with disabilities

Notice is further given in accordance with Section 21 of the Local Government: Municipal Systems Act, No 32 of 2000 that anyone with disabilities or who is unable to write, but need to participate in the process, may present him/herself during office hours at the Property Management Office, where a staff member of the Municipality will assist such person to transcribe that person's comments/inputs or alternative proposals.

GERALDINE METTLER **DATE**
MUNICIPAL MANAGER: STELLENBOSCH MUNICIPALITY