PROPOSED DISPOSAL (THROUGH A LAND AVAILABILITY AGREEMENT) OF MUNICIPAL LAND, ERF 7001, CLOETESVILLE, STELLENBOSCH AND THE APPOINTMENT OF A TURNKEY DEVELOPER/IMPLEMENTING AGENT IN ORDER TO FACILITATE THE DELIVERY OF HOUSING UNITS, RANGING FROM R 250,000- R 750,000

Notice is hereby given in terms of par. 9.2.2.1 of Stellenbosch Municipality’s Policy on the Management of Council-owned property of the Municipality’s intention to dispose of Erf 7001, Cloetesville, Stellenbosch. 

Background

Erf 7001, referred to as “Soek-mekaar” is situated close to the Welgevonden Estate (gated community). This portion of land for development was included in the housing pipeline, to specifically address the needs of the backyards residing primarily in privately owned properties.

Legal consideration is taken into account in the request for this proposal and include, Municipal Finance Management Act, No 56 of 2003 (MFMA), Asset Transfer Regulations (ATR) and the Disposal / Awarding of Rights.

The successful developer will be appointed as Turnkey Developer/Implementing Agent of the Property on the basis that, it shall at all times act as an independent contractor and in accordance with the scope of its appointment.

Having considered the matter on 2020.10.28, Council resolved, inter alia, as follows:

a) that the Municipal Manager be authorised to conduct a public participation process to facilitate the determinations made by Council in terms of Section 14(2)(a) and (b) of the MFMA;
b) that Erf 7001, Cloetesville, Stellenbosch be identified as land not needed to provide the minimum level of basic municipal services in terms of Section 14(2)(a) of the Local Government: Municipal Finance Management Act, but that the land is required for the establishment of urban development and integrated human settlements;
c) that the Municipal Manager be authorised to follow a public participation process by requesting comments from the public;
d) that the public participation process be advertised in a newspaper and communicated by the ward Councillors, and that it run for a period of 21 days from date of advertising;
e) that the item be re-submitted to Council after the public participation process;
f) that the Municipal Manager be authorized to finalise Call for Proposals process with minimum requirements as determined through preliminary investigations to be completed by the administration;
g) that the property may be made available for development to the successful Bidder on the basis of a Land Availability Agreement (LAA); and
h) that the recovery of the land cost by the Municipality be achieved on the basis of a sliding scale that will benefit end-users in the lower-income housing categories”.

Further Particulars:

Further particulars, including the agenda item that served before Council, are available on the Stellenbosch Municipal website www.stellenbosch.gov.za or can be requested via e-mail from ihs.admin@stellenbosch.gov.za.

Invitation to submit written inputs:

Any interested and effected party who wishes to submit inputs/objections or alternative proposals to the proposed exchange of land, can do so by submitting it in writing to the Manager: Housing Development on or before 18 November 2020.

Inputs/objections/alternatives can be submitted by hand, posted or send by e-mail to:

Physical Address: 3rd Floor
Oude Bloemhof Building (ABSA building)
Corner of Plein and Rhyneveld Street
Stellenbosch
7600

Postal address: PO Box 17
Stellenbosch
7599

e-mail: ihs.admin@stellenbosch.gov.za

In terms of the provisions of Section 21(4) of the Municipal Systems Act, anyone who cannot read or write is welcome to contact the office of the Manager: Housing Development for assistance.

G METTLER
MUNICIPAL MANAGER

DATE: 29.10.2020