



VERHURING VAN VERSKEIE BESKIKBARE MUNISIPALE EIENDOMME PER TENDER

Belangstellende persone word uitgenooi om te tender vir die verhuring van verskeie beskikbare Munisipale eiendom soos vervat in die tenderdokument.

Volledige ingevulde tenders in verseëelde koeverte duidelik gemerk (1) "Tender 37/2024 – Verhuring van voorste gebou op ongeregistreerde erf 776, Bonnievale vir kleuterskool doeleindes (2) Tender 38/2024 - Verhuring van middelste gebou op ongeregistreerde erf 776, Bonnievale vir kleuterskool doeleindes (3) Tender 39/2024 – Verhuring van gedeelte van erf 462 (±1ha), Bonnievale reservoir vir landbou doeleindes (4) Tender 40/2024 – Verhuring van kantoorspasie, munisipale gebou op hoek van Voortrekker & Kerkstraat, McGregor (5) Tender 41/2024 - Verhuring van Krans Natuurreservaat op gedeelte van erf 330, McGregor (6) Tender 42/2024 - Verhuring van gedeelte van erf 810 (263m²) Nkqubela Robertson vir parkering doeleindes (7) Tender 43/2024 - Verhuring van gedeelte van erf 810 (375m²) Nkqubela Robertson vir parkering doeleindes (8) Tender 44/2024 - Verhuring van gedeelte van erf 2 (436m²) bekend as "Paglande", Robertson vir landbou doeleindes (9) Tender 45/2024 - Verhuring van gedeelte van gedeelte van erf 2 (±2ha) Robertson (tussen Proefplaas & Rioolwerke) vir landbou doeleindes (10) Tender 46/2024 - Verhuring van gedeelte van erf 1714 (±450m²), Zolani vir selfoon toring (11) Tender 47/2024 - Verhuring van gedeelte van erf 1907 (±450m²), Zolani vir selfoon toring" moet in tenderbus geplaas word voor 12:00 op Vrydag, 27 September 2024 by die Munisipale Kantore, Hoofweg 28, Ashton waarna die tenders in die openbaar oopgemaak sal word.

Laat tenders of tenders wat onvolledig is of tenders per faksimile of e-pos sal nie aanvaar word nie. Bewys van versending van 'n tender sal nie as bewys van ontvangs daarvan aanvaar word nie. Die Munisipaliteit is nie verplig om die laagste of enige tender te aanvaar nie.

Tenders moet ingedien word op die oorspronklike dokumente wat verkrygbaar is by die Ontvangs van die onderskeie Munisipale Kantore. Vir enige verdere inligting of probleme ondervind met die voltooiing van die tenderdokument, kan Me. S Rossouw by telefoon (023) 615 8023 gekontak word.

DP LUBBE
Munisipale Bestuurder

Privaatsak X2
ASHTON 6715

LEASE OF VARIOUS AVAILABLE MUNICIPAL PROPERTY PER TENDER

Interested persons are herewith invited to tender for leasing of Municipal property as contained in the tender document.

Tenders in sealed envelopes clearly marked (1) "Tender 37/2024 – Lease of first building situated on unregistered erf 776, Bonnievale for creche purposes (2) Tender 38/ 2024 – Lease of central building situated on unregistered erf 776, Bonnievale for creche purposes (3) Tender 39/ 2024 – Lease of a portion of erf 462 (1ha) Bonnievale reservoir for agricultural purposes (4) Tender 40/2024 – Lease of office space situated at municipal building situated on corner of Voortrekker & Church Street, McGregor (5) Tender 41/2024 - Lease of Krans Nature Reserve situated on a portion of erf 330, McGregor for conservation purposes (6) Tender 42/2024 - Lease of a portion of erf 810 (263m²) Nkqubela Robertson for parking purposes (7) Tender 43/2024 - Lease of a portion of erf 810 (375m²) Nkqubela Robertson for parking purposes (8) Tender 44/2024 - Lease of a portion of erf 2 (436m²) known as "Paglande Robertson for agricultural purposes (9) Tender 45/2024 – Lease of a portion of erf 2 (±2ha) Robertson (between Proefplaas & Sewerage Works) for agricultural purposes (10) Tender 46/2024 – Lease of a portion of erf 1704 (450m²) Zolani Ashton for a cell tower (11) Tender 47/2024 - Lease of a portion of erf 1907 (450m²) Zolani Ashton for a cell tower " must be placed in the tender box at the Municipal Offices, 28 Main Road, Ashton before 12:00 on Friday, 27 September 2024 where after tenders will be opened in public.

Late tenders or tenders received by fax or incomplete tenders will not be accepted. Proof of dispatch of a tender will not be regarded as proof of receipt thereof. The lowest or any tender will not necessarily be accepted.

Tenders must be submitted on the original document which can be obtained from the Reception of the various Municipal Offices. For further information or any challenges to complete the tender documents please contact Ms Rossouw at telephone (023) 615 8023.

DP LUBBE
Municipal Manager

Private Bag X2
ASHTON 6715

Datum / Date:

Die Munisipale Bestuurder / The Municipal Manager
Privaatsak X2 Private Bag X2
Hoofweg 28 28 Main Road
ASHTON ASHTON
6715 6715

- T 37/2024 : VERHURING VAN VOORSTE GEBOU GELEE OP ONGEREGISTREERDE ERF 776, BONNIEVALE VIR KLEUTERSKOOL DOELEINDES
LEASE OF FIRST BUILDING SITUATED ON UNREGISTERED ERF 776, BONNIEVALE FOR CRECHE PURPOSES
- T38 /2024 : VERHURING VAN MIDDELSTE GEBOU GELEE OP ONGEREGISTREERDE ERF 776, BONNIEVALE VIR KLEUTERSKOOL DOELEINDES
LEASE OF CENTRAL BUILDING SITUATED ON UNREGISTERED ERF 776, BONNIEVALE FOR CRECHE PURPOSES
- T39 /2024 : VERHURING VAN GEDEELTE VAN ERF 462 (± 1 HA) BONNIEVALE RESERVOIR LANDBOU DOELEINDES
LEASE OF A PORTION OF ERF 462 (± 1 HA) BONNIEVALE RESERVOIR FOR AGRICULTURE PURPOSES
- T 40/ 2024 : VERHURING VAN KANTOORSPASIE GELEE TE MUNISIPALE GEBOU OP HOEK VAN VOORTREKKER & KERKSTRAAT, MCGREGOR
LEASE OF OFFICE SPACE SITUATED AT MUNICIPAL BUILDING SITUATED ON CORNER OF VOORTREKKER & CHURCH STREET, MCGREGOR
- T 41/ 2024 : VERHURING VAN KRANS NATUURRESERVAAT GELEE OP 'N GEDEELTE VAN ERF 330, MCGREGOR VIR BEWARINGSDOELEINDES
LEASE OF KRANS NATURE RESERVE SITUATED ON A PORTION OF ERF 330, MCGREGOR FOR CONSERVATION PURPOSES
- T42 /2024 : VERHURING VAN GEDEELTE VAN ERF 810 (263M²), NKQUBELA ROBERTSON VIR PARKERING
LEASE OF A PORTION OF ERF 810 (263M²), NKQUBELA ROBERTSON FOR PARKING PURPOSES
- T43 /2024 : VERHURING VAN GEDEELTE VAN ERF 810 (375M²), NKQUBELA ROBERTSON VIR PARKERING
LEASE OF A PORTION OF ERF 810 (375M²), NKQUBELA ROBERTSON FOR PARKING PURPOSES
- T44 /2024 : VERHURING VAN GEDEELTE VAN ERF2 (436M²) BEKEND AS "PAGLANDE" ROBERTSON VIR LANDBOU DOELEINDES
LEASE OF A PORTION OF ERF 2 (436M²) KNOWN AS "PAGLANDE" ROBERTSON FOR AGRICULTURE PURPOSES
- T45 /2024 : VERHURING VAN GEDEELTE VAN ERF2 (± 2 HA), ROBERTSON (TUSSEN PROEFPLAAS & RIOOLWERKE) VIR LANDBOU DOELEINDES
LEASE OF A PORTION OF ERF2 (± 2 HA), ROBERTSON (BETWEEN PROEFPLAAS & SEWERAGE WORKS) FOR AGRICULTURE PURPOSES
- T46/2024 : VERHURING VAN GEDEELTE VAN ERF 1714 (± 450 M²), ZOLANI VIR SELFOON TORING
LEASE OF A PORTION OF ERF 1704 (± 450 M²), ZOLANI FOR A CELLTOWER

**T47/2024 : VERHURING VAN GEDEELTE VAN ERF 1907 (±450M²), ZOLANI VIR SELFOON TORING
LEASE OF A PORTION OF ERF 1907 (±450M²), ZOLANI FOR A CELLTOWER**

Hiermee tender ek vir die volgende erf / Herewith my tender for the following erf:

BONNIEVALE

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Voorste gebou op 'n gedeelte ongeregistreerde erf 776 First building situated on a portion of unregistered erf 766		

BONNIEVALE

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Middelste gebou geleë op 'n gedeelte van ongeregistreerde erf 776 Central building situated on a portion of unregistered erf 776		

BONNIEVALE

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 462 (±1ha) Bonnievale reservoir landbou doeleindes Portion of erf 462 (±1ha) Bonnievale reservoir for agriculture purposes		

MCGREGOR

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Kantoor spasie geleë te munisipale gebou Office space at municipal building	h/v Voortrekker & Kerkstraat	

MCGREGOR

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Munisipale eiendom, die Krans Nattureservaat Municipal property, the Krans Nature Reserve		

NKQUBELA

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 810 (263m ²) vir parkering Portion of erf 810 (263m ²) for parking	h/v Voortrekker & Kerkstraat	

NKQUBELA

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 810 (375m ²) vir parkering Portion of erf 810 (375m ²) for parking		

ROBERTSON

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 2 (436m ²) bekend as "Paglande" vir landbou doeleindes Portion of erf 2 (436m ²) known as "Paglande" for agriculture purposes		

ROBERTSON

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 2 (±2ha) tussen Proefplaas & Rioolwerke vir landbou doeleindes Portion of erf2 (±2ha) between Proefplaas & Sewerage works for agriculture purposes		

ZOLANI

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 1714 (±450m²) vir selfoon toring Portion of erf 1714(±450m²) for celltower		

ZOLANI

PROPERTY/ EIENDOM	STREET/ STRAAT	Tender amount (VAT included) per month Tenderbedrag (BTW ingesluit) per maand
Gedeelte van erf 1907 (±450m²)vir selfoon toring Portion of erf 1907 (±450m²) for celltower		

Die volgende dokumente moet aangeheg word, by gebreke u tender nie oorweeg sal word nie. / The following documents must be attached, failing which your tender will not be considered:

- ☐ 'n Afskrif van my munisipale belasting- en diensterekening / **Copy of my municipal rates, taxes and service account**
- ☐ Ek is nie verantwoordelik vir die betaling van enige munisipale belasting- of dienstegelede nie & huidige adres (Verklaring kan by die SA Polisie diens beëdig word). **I am not responsible for the payment of any rates, taxes and services account. (An affidavit can be made at the SA Police station). No tenders will be considered if they do not comply with this requirement.**
- ☐ Indien tenderaar 'n Huurder is, bewys van Verhuurder se munisipale belasting- en diensterekening / **If tenderer is a Lessee, proof of Lessor's municipal rates, taxes and services account**
- ☐ 'n Afskrif van my ID / **Copy of my ID**
- ☐ BBBEE sertifikaat / **BBBEE certificate**
- ☐ 'n Volledige besigheidsplan / **Detailed business plan**

Geteken: _____
Signed: _____

Naam: _____
Name: _____

Adres: _____
Address: _____

Tel / Selno: _____
Tel/Cell no: _____

1. Points for price: 80/20 preference points system for tenders to generate income or to dispose of or lease assets with Rand value above R2 000 and up to Rand value of R50 million

- 1.1 The following formula must be used to calculate the points for price in respect of a tender to generate income or to dispose of or lease assets, with a Rand value equal above R2 000 and up to a Rand value of R50 million, inclusive of all applicable taxes:

$$Ps = 80 \left(1 + \frac{Pt - Pmax}{Pmax} \right)$$

Where-

- Ps = Points scored for price of tender under consideration;
- Pt = Price of tender under consideration; and
- Pmax = Price of highest acceptable tender.

- 1.2 A maximum of 20 points may be awarded to a tenderer for the specified goals envisaged in section 2(1)(d) and (e) of the Act.

- 1.3 The points scored must be rounded off to the nearest 2 decimal places.

- 1.4 The contract must be awarded to the tenderer scoring the highest points.

2. Points for price:90/10 preference point system for tenders to generate income or to dispose of or lease assets with Rand value equal to or above R50 million

- 2.1 The following formula must be used to calculate the points for price in respect of a tender to generate income or to dispose of or lease assets, with a Rand value above R50 million, inclusive of all applicable taxes:

$$Ps = 90 \left(1 + \frac{Pt - Pmax}{Pmax} \right)$$

Where-

- Ps = Points scored for price of tender under consideration;
- Pt = Price of tender under consideration; and
- Pmax = Price of highest acceptable tender.

- 2.2 A maximum of 10 points may be awarded to a tenderer for the specified goals envisaged in section 2(1)(d) and (e) of the Act.

- 2.3 The points scored must be rounded off to the nearest 2 decimal places.

- 2.4 The contract must be awarded to the tenderer scoring the highest points.

3. Specified contract participation goals

3.1 The tendering conditions will stipulate the specific goals, as contemplated in section 2(1)(d)(ii) of the Preferential Procurement Act, be attained.

3.2 A maximum of 20 points (80/20 preference points system) or 10 (90/10) preference points system), will be allocated for specific goals. These goals are:

- (a) contracting with persons, or categories of persons, historically disadvantaged by unfair discrimination on the basis of race, gender or disability (BBBEE);
- (b) promotion of enterprises located in the municipal area

3.3 Regarding par 3.2 (a) 50% of the 20/10 points will be allocated to promote this goal and points will be allocated in terms of the BBBEE scorecard as follows:

B-BBEE Status Level of Contributor	Number of Points for Preference (80/20)	Number of Points for Preference (90/10)
1	20	10
2	18	9
3	16	8
4	12	5
5	8	4
6	6	3
7	4	2
8	2	1
Non-compliant contributor	0	0

3.4 A tenderer must submit proof of its BBBEE status level contributor [scorecard].

3.5 A tenderer failing to submit proof of BBBEE status level of contributor –

- 3.5.1 may only score in terms of the 80/90-point formula for price; and
- 3.5.2 scores 0 points out of 10/5 BBBEE status level of contributor, which is in line with section 2 (1) (d) (i) of the Act, where the supplier or service provider did not provide proof thereof.

3.6 Regarding par 3.2 (b) 50% of the 20/10 points will be allocated to promote this goal. Points will be allocated as follows.

Locality of supplier	Points
Within the boundaries of the municipality	10
Outside of the boundaries of the municipality	0

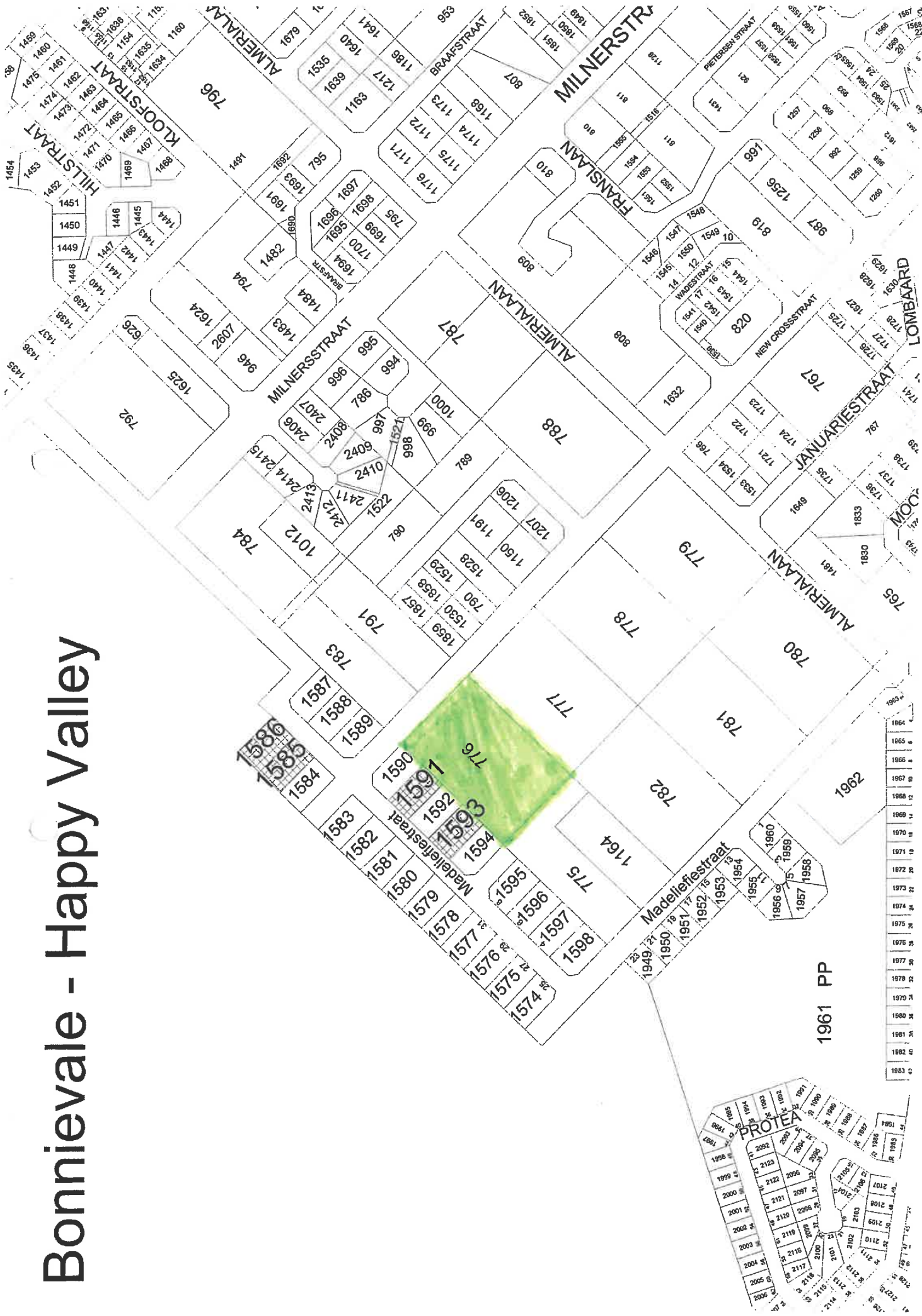
LEASING OF THE FIRST MUNICIPAL BUILDING SITUATED ON UNREGISTERED ERF 766, BONNIEVALE FOR CRÈCHE PURPOSES

CONDITIONS

That the first municipal building situated on unregistered erf 766, Bonnievale be leased by public tender for a period of 3 years for crèche purposes subject to the following conditions:

- 1.1 That the first municipal building situated on unregistered erf 766, Bonnievale be leased at a market related rental per annum which will escalate yearly with CPIX and the Lessee be responsible for the payment of the insurance of the buildings, which is calculated as a percentage of the municipal insurance portfolio.
- 1.2 That the maintenance and upgrading work to be done to the municipal buildings be for the account of the Lessee and that this principle be applied to all existing as well as new leases.
- 1.3 That no alterations may be done to the building without the written consent from the Municipality.
- 1.4 That the lessee be responsible for the payment of all services rendered to the facility.
- 1.5 That the Lessee complies with all the conditions as contained in the Health By-laws, National Building Regulations and Standards which may include fire emergency requirements, gas installation certificate, electrical certificate of compliance, structural system compliance (engineers' certificate of completion), an A19 certificate (roof trusses), IOPSA certificate (sewage/ plumbing), Health Regulations and any other conditions applicable for the usage of this building for a service centre.
- 1.6 That the Lessee shows proof of the facility registration issues by the Department of Social Development before the lease agreement is signed by the Municipal Manager.
- 1.7 That the Lessee shows proof of the facilities Certificate of Acceptability issued by the Cape Winelands District Municipality as meals are prepared, served, and consumed on the premises before the lease agreement is signed by the Municipal Manager.

Bonnievale - Happy Valley



1961 PP



LEASING OF THE CENTRAL MUNICIPAL BUILDING SITUATED ON UNREGISTERED ERF 766, BONNIEVALE FOR CRÈCHE PURPOSES

CONDITIONS

That the central municipal building situated on unregistered erf 766, Bonnievale be leased by public tender for a period of 3 years for crèche purposes subject to the following conditions:

- 1.1 That the central municipal building situated on unregistered erf 766, Bonnievale be leased at a market related rental per annum which will escalate yearly with CPIX and the Lessee be responsible for the payment of the insurance of the buildings, which is calculated as a percentage of the municipal insurance portfolio.
- 1.2 That the maintenance and upgrading work to be done to the municipal buildings be for the account of the Lessee and that this principle be applied to all existing as well as new leases.
- 1.3 That no alterations may be done to the building without the written consent from the Municipality.
- 1.4 That the lessee be responsible for the payment of all services rendered to the facility.
- 1.5 That the Lessee complies with all the conditions as contained in the Health By-laws, National Building Regulations and Standards which may include fire emergency requirements, gas installation certificate, electrical certificate of compliance, structural system compliance (engineers' certificate of completion), an A19 certificate (roof trusses), IOPSA certificate (sewage/ plumbing), Health Regulations and any other conditions applicable for the usage of this building for a service centre.
- 1.6 That the Lessee shows proof of the facility registration issues by the Department of Social Development before the lease agreement is signed by the Municipal Manager.
- 1.7 That the Lessee shows proof of the facilities Certificate of Acceptability issued by the Cape Winelands District Municipality as meals are prepared, served, and consumed on the premises before the lease agreement is signed by the Municipal Manager.

Bonnievale - Happy Valley



LEASE FOR A PORTION OF ERF 462 (±1HA) SITUATED AT THE SEWERAGE WORKS, BONNIEVALE FOR AGRICULTURE PURPOSES

CONDITIONS

That ±1ha land situated at the Sewerage Works, Bonnievale, be leased by way of a public tender for a period of 3 years subject to the following conditions:

1. That the land be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
2. That if any Municipal services are utilized it be for the account of the Lessee.
3. That the lessee be responsible to provide his own services such as water fit for use for animal consumption.
4. That the portion of land be suitably fenced to ensure that the animals remain on the land at all times and that the fencing cost as well as the maintenance thereof be for the Lessee.
5. That no structures may be erected on the premises without the written approval of the Municipality and may the portion not be used for any form of occupation.
6. That the area be kept in a sanitary condition and that all waste be removed from the site on a daily basis to an approved refuse site.
7. That all cattle be branded and the brand mark with the owner's particulars be submitted to the Municipality for control purposes.
8. That all animals be kept and cared for in accordance with the requirements set out by the Department: Agriculture and the SPCA.
9. That all animals receive additional feed and not be dependant only on natural grazing and that the SPCA monitor that the cattle do indeed receive the additional feed.



Location Information

Lat: -33.909073 | Lon: 20.107879

SG Erf Info

Select | Focus | Add Graphic Feature

Erf Nr: RE/462
Area (SQM): 2532730.7
SG Code: C073000200000046200000
SG Region: SWELLENDAM
Township: BONNIEVALE
Legal Status: Registered
Working Status: Current
SG Diagrams: [Click to download](#)





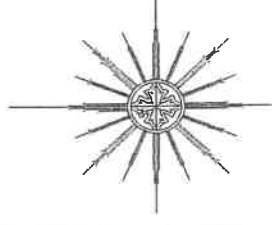
LEASING OF OFFICE SPACE IN THE MUNICIPAL BUILDING SITUATED AT THE CORNER OF VOORTREKKER & CHURCH STREET, MCGREGOR

Conditions

That the office space in the municipal building situated at Voortrekker & Church Street, McGregor be leased by public tender, for a period of 3 years' subject to the following conditions:

1. That the office space be leased at a market related amount per month and the lease amount of the allocated tender escalates yearly with a percentage that will be determined by the yearly CPIX.
2. That the lessee be responsible for the payment of the insurance of the building which is calculated as a percentage of the municipal insurance portfolio.
3. That the lessee be responsible for the payment of all Municipal services rendered to the facility.
4. That the lessee be responsible for the maintenance and repairs to the building and ensure that the premises are in a tidy, hygienic and litter free condition at all times.
5. That the lessee must at all times comply with all Health Regulations
6. No alterations may be made to the building without the written consent of the Lessor.
7. That no structures be erected on the premises without the written approval of the Municipality.
8. That no portion of the property be sublet.
9. The lessee must, in accordance with the Business Act, 1991(Act 71 of 1991), apply for, and always be in possession of a Business License
10. That the lessee must also apply to the Cape Winelands District Municipality for a Certificate of Acceptability in accordance with Regulation R962 – "Regulations Governing General Hygiene requirements for Food Premises and the Transport of Food" The lessee must at all times be in possession of a Certificate of Acceptability

Ou Munisipale Kantore
Erf 81, McGregor



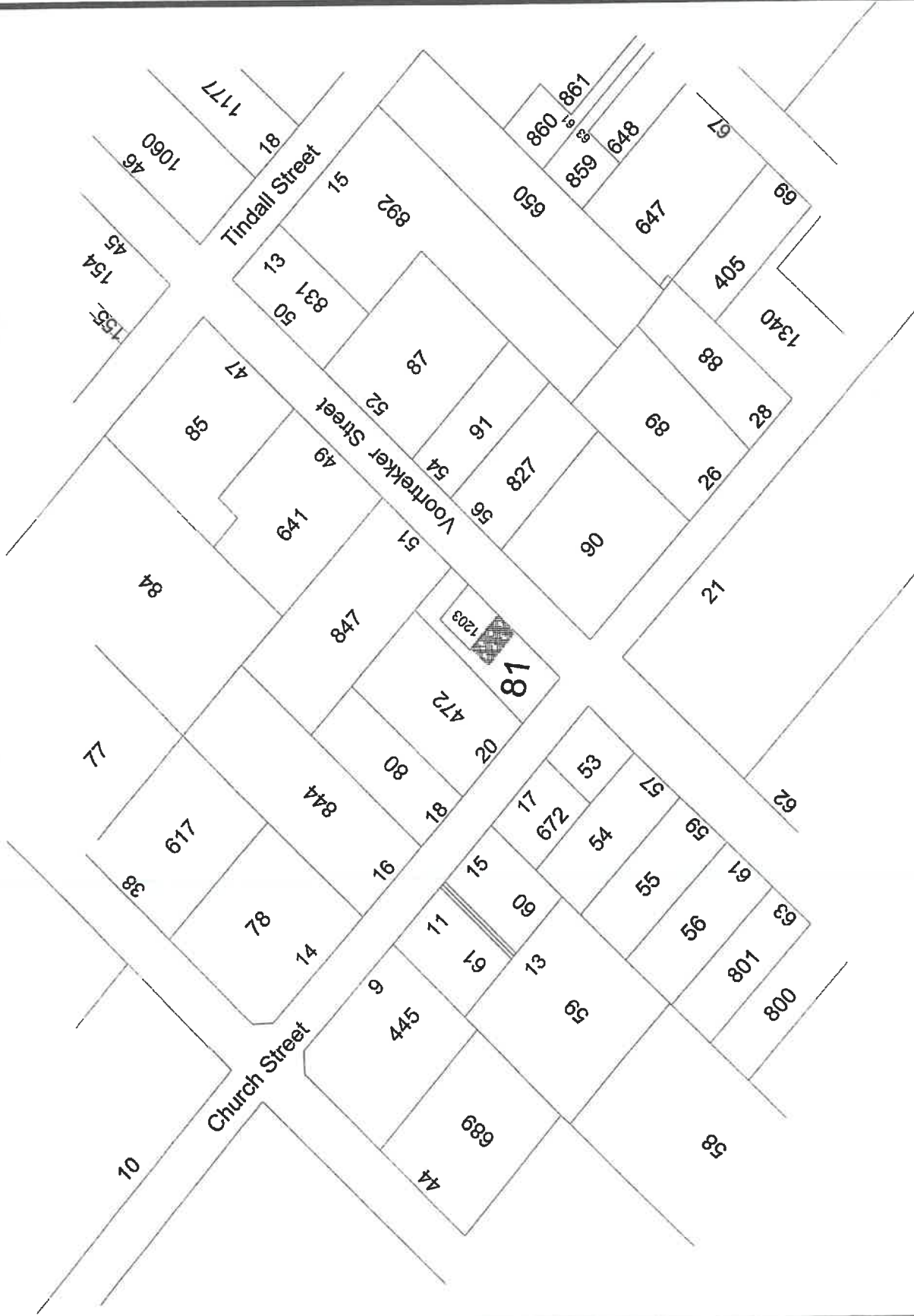
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Eiendomsadministrasie



KANTOOR - ASHTON - OFFICE

Privaatsak X2
Ashton
6715





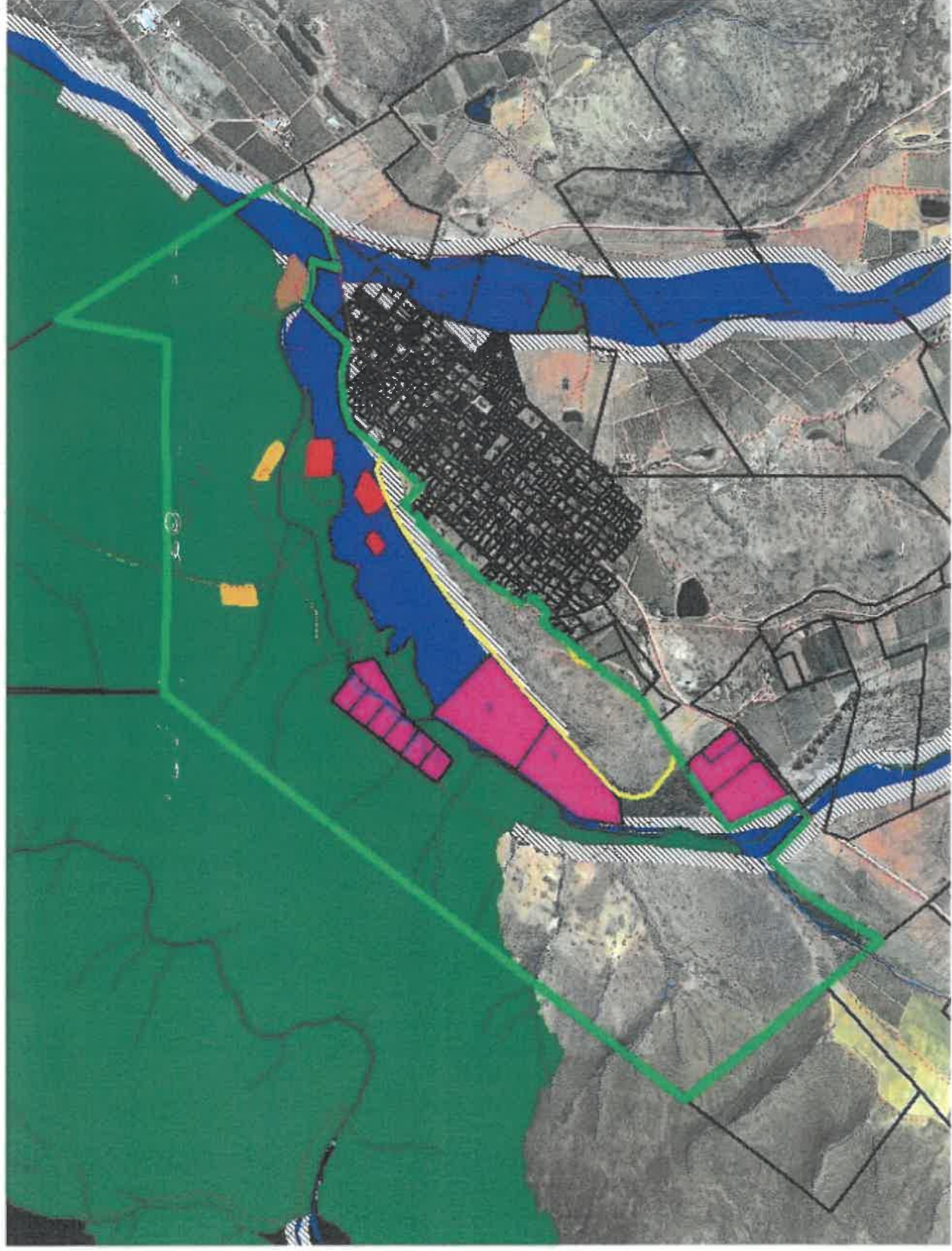
LEASE OF MUNICIPAL PROPERTY, THE KRANS NATURE RESERVE SITUATED ON A PORTION OF ERF 330, MCGREGOR FOR CONSERVATION PURPOSES

CONDITIONS

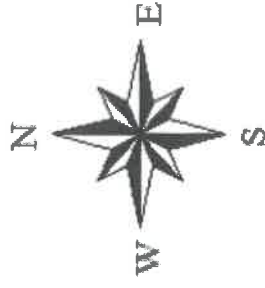
That the municipal property, the Krans Nature Reserve be leased for conservation purposes by way of public tender for a period of 3 years subject to the following conditions:

1. That the portion be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
2. That if any municipal services are utilized, it be for the account of the Lessee.
3. That no structures may be erected on the premises without the written approval of the Municipality.
4. That the Lessee ensure that the premises are in a tidy, hygienic and litter free condition at all times.
5. That should it be necessary to upgrade, repair or install municipal services on the portion of municipal land, then Council has the right to do so without being liable for damages.
6. That if the Municipality does not renew the lease in future, the lessee will have no right or claim for any expenses incurred by him and that no money will be repaid to him.

Proposed McGregor Municipal Conservation Area incl. Critical Biodiversity Areas overlay



- Rivers (<1:50,000)
- Perennial
- Non Perennial
- Roads (<1:50,000)
- Freeway
- National
- Arterial
- Main
- Secondary
- Other
- Bridge
- Interchange
- On/Off Ramp
- Road under construction
- Street
- Trail
- Footpath
- Ert 330 proposed conservation area.sh
- Krans boundary.shp
- Cadastral Boundaries - Western Cape
- Private land 3.shp
- Private land 2.shp
- Private land.shp
- Sewage works.shp
- Cemeteries 3.shp
- Cemeteries 2.shp
- Cemeteries 1.shp
- Steenoonde 2.shp
- Steenoonde 1.shp
- CAPE FSP - Breede River - CBA - Terrestrial
- Critical Biodiversity Area
- CAPE FSP - Breede River - CBA - Aquatic
- Critical Biodiversity Area
- Critical Biodiversity Area Buffer



4 Kilometers

LEASE FOR A PORTION OF ERF 810 (263M²) NKQUBELA, ROBERTSON FOR PARKING PURPOSES

CONDITIONS

That a portion of erf 810 (263m²) Nkqubela, Robertson be leased by way of a public tender for a period of 3 years for parking purposes subject to the following conditions:

- 1.1 That a portion of erf 810 (263m²) Nkqubela, Robertson be leased at a market related rental. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
- 1.2 That the Lessee is responsible for the pro-rata payment of the insurance of the land, which is calculated as a percentage of the municipal insurance portfolio.
- 1.3 That no water, sewer or electrical services will be provided to portion (236m²) situated on a portion of erf 810 Nkqubela, Robertson.
- 1.4 That a portion of erf 810 (263m²) Nkqubela, Robertson only be used for parking purposes and the proposed accessed to the properties must be clearly indicated and submitted for approval.
- 1.5 That the entrances to the portion (263m²) must be from proclaimed streets and not form the electrical overhead line servitude.
- 1.6 That the Lessee will be responsible for fencing and a plan must be provided for the construction of a fence for a portion (263m²) situated on erf 810 Nkqubela for his own account.
- 1.7 That no structures may be erected on the sites.
- 1.8 That should it be necessary to upgrade, repair or install municipal services on the portion of land, the Municipality then has the right to do so without being liable for damages.

(B5766)

SERVITUDE NOTES:

- 1) The line ab represents the centre line of an Electric Power line vide diagram S.G. No. 854/1951; Deed of Servitude No. 152.609.
- 2) The line cd represents the centre line of an Electric Power Transmission servitude 22,00 metres wide vide diagram S.G. No. 1794/1981; Deed of Servitude No. K164/1982s.

for
SURVEYOR-
GENERAL



The Figure A B C D E F G H J K L M N P Q R S
represents 5389 square metres of land being

Erf 810 Nkqubela (Public Place)

Situate in the Langeberg Municipality
Administrative District of Robertson
Province: Western Cape

Framed in terms of Section 16 of
Act 8/1997 in August 2021, by me

by me T.A. Theron
Professional Land Surveyor
PLS 0874

This diagram is annexed to

No.

d.d.

i.f.o.

Registrar of Deeds

File S/7734/77

S.R.

Comp BJSL 4323(3917)
M4698

LPI CO650002

LEASE FOR A PORTION OF ERF 810 (375M²) NKQUBELA, ROBERTSON FOR PARKING PURPOSES

CONDITIONS

That a portion of erf 810 (375m²) Nkqubela, Robertson be leased by way of a public tender for a period of 3 years for parking purposes subject to the following conditions:

- 1.1 That a portion of erf 810 (375m²) Nkqubela, Robertson be leased at a market related rental. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
- 1.2 That the Lessee is responsible for the pro-rata payment of the insurance of the land, which is calculated as a percentage of the municipal insurance portfolio.
- 1.3 That no water, sewer or electrical services will be provided to portion (375m²) situated on a portion of erf 810 Nkqubela, Robertson.
- 1.4 That a portion of erf 810 (375m²) Nkqubela, Robertson only be used for parking purposes and the proposed accessed to the property must be clearly indicated and submitted for approval.
- 1.5 That the entrances to the portion (375m²) must be from proclaimed streets and not form the electrical overhead line servitude.
- 1.6 That the Lessee will be responsible for fencing and a plan must be provided for the construction of a fence for a portion (375m²) situated on erf 810 Nkqubela for his own account.
- 1.7 That no structures may be erected on the sites.
- 1.8 That should it be necessary to upgrade, repair or install municipal services on the portion of land, the Municipality then has the right to do so without being liable for damages.

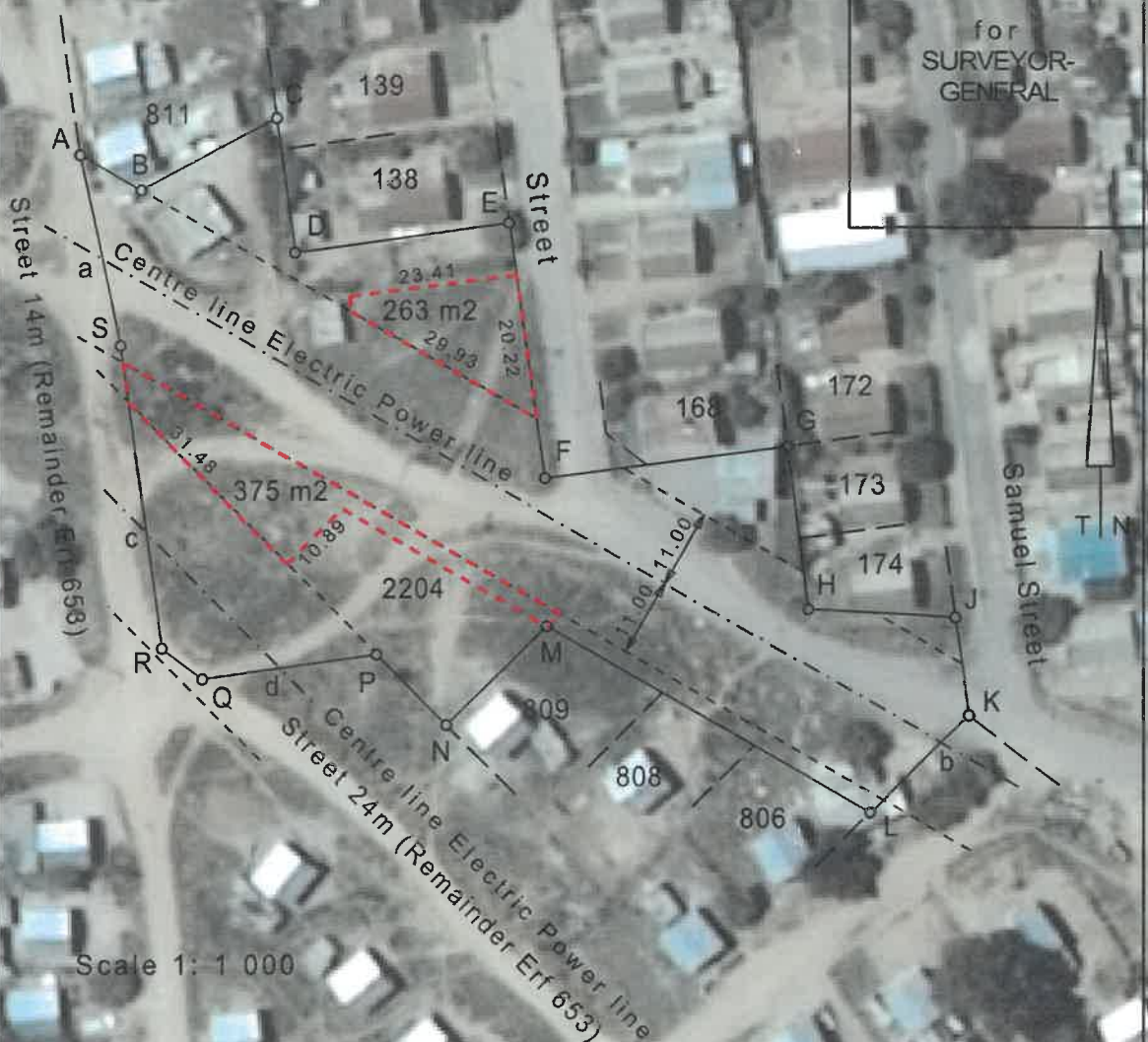
[illegible]

(B5766)

SERVITUDE NOTES:

- 1) The line ab represents the centre line of an Electric Power line vide diagram S.G. No. 854/1951; Deed of Servitude No. 152 .600.
- 2) The line cd represents the centre line of an Electric Power Transmission servitude 22,00 metres wide vide diagram S.G. No. 1794/1981; Deed of Servitude No. K164/1982s.

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LEASE FOR A PORTION OF ERF 2 (436M²) KNOWN AS "PAGLANDE", ROBERTSON FOR AGRICULTURE PURPOSES

CONDITIONS

That a portion of erf2 known as "Paglande", Robertson, be leased by way of a public tender for a period of 9 years 11 months subject to the following conditions:

1. That the land be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
2. That if any Municipal services are utilized it be for the account of the Lessee.
3. That the lessee be responsible to provide his own services such as water fit for use for animal consumption.
4. That the portion of land be suitably fenced to ensure that the animals remain on the land at all times and that the fencing cost as well as the maintenance thereof be for the Lessee.
5. That no structures may be erected on the premises without the written approval of the Municipality and may the portion not be used for any form of occupation.
6. That all structures must be kept in a clean and hygienic condition at all times and that all waste be removed from the site on a daily basis.
7. That all waste, including animal waste, plastic bags and bottles, drums, etc. be removed from the site on a daily basis.
8. That all cattle be branded and the brand mark with the owner's particulars be submitted to the Municipality for control purposes.
9. That all animals be kept and cared for in accordance with the requirements set out by the Department: Agriculture and the SPCA.
10. That all animals receive additional feed and not be dependant only on natural grazing and that the SPCA monitor that the cattle do indeed receive the additional feed.

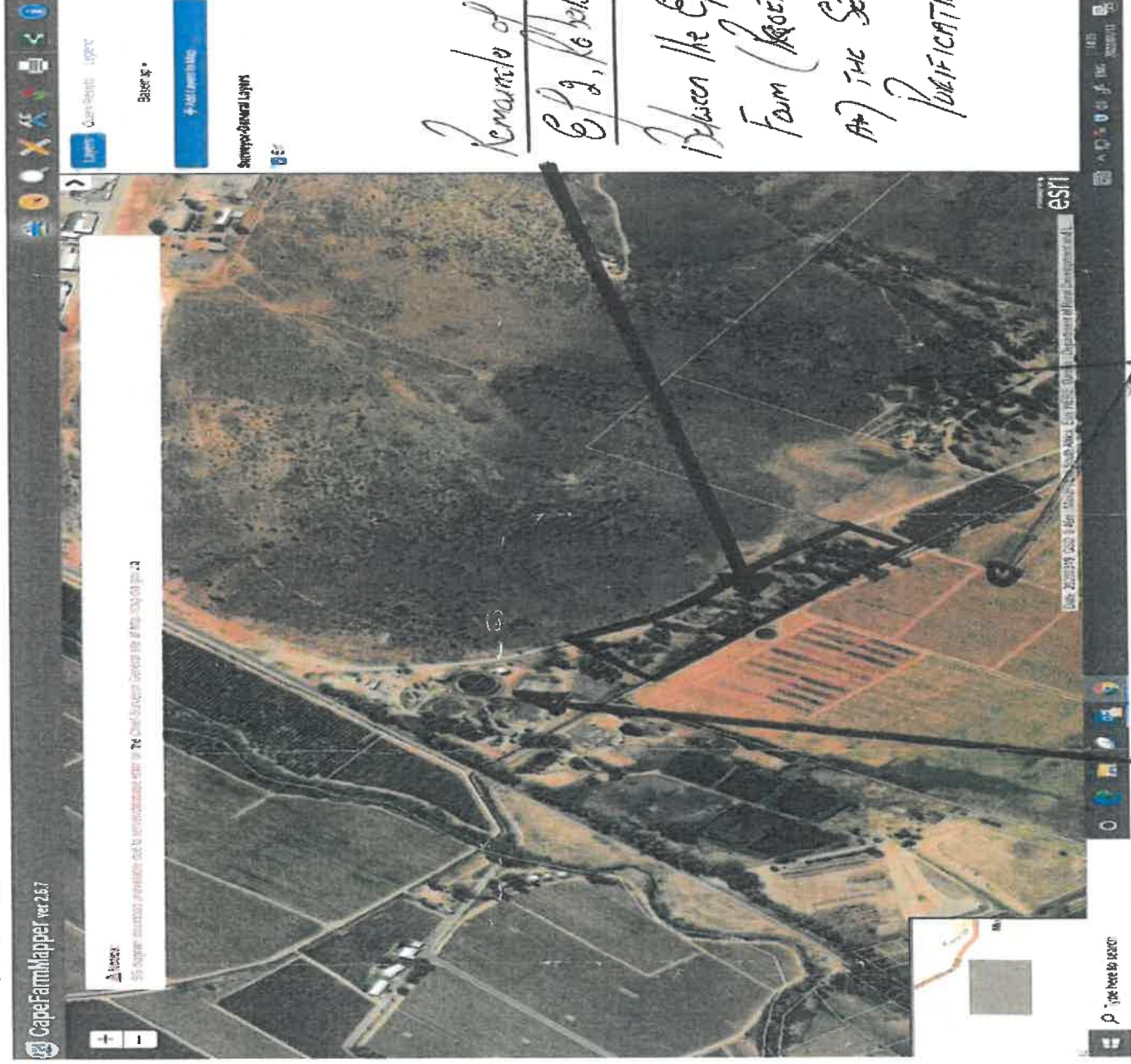


LEASE FOR A PORTION OF ERF 2 (±2HA) BETWEEN PROEFPLAAS & SEWERAGE WORKS ROBERTSON FOR AGRICULTURE PURPOSES

CONDITIONS

That a portion of erf 2 (±2ha), Robertson be leased by way of a public tender for a period of 9 years 11 months subject to the following conditions:

1. That the land be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
2. That if any Municipal services are utilized it be for the account of the Lessee.
3. That the area be kept in a clean, hygienic condition at all times and that all waste be removed on a daily basis.
4. That no water be extracted from the irrigation canal without the written permission from the Central Breede River Water User Association.
5. That the portion of land (±2ha) be suitably fenced to ensure that the animals remain on the land at all times and that the fencing cost as well as the maintenance thereof be for the Lessee.
6. That no structures may be erected on the premises without the written approval of the Municipality and may the portion not be used for any form of occupation.
7. That all cattle be branded and the brand mark with the owner's particulars be submitted to the Municipality for control purposes.
8. That all animals be kept and cared for in accordance with the requirements set out by the Department: Agriculture and the SPCA.
9. That all animals receive additional feed and not be dependant only on natural grazing and that the SPCA monitor that the cattle do indeed receive the additional feed.



Remains of
E. J. Kohnen
Between the Experimental
Farm (Koeffers) and the
Seaside
Verification bases

Seaside Verification
Experimental Farm

LEASE FOR A PORTION OF MUNICIPAL LAND (±450M²) ON ERF1714, ZOLANI ASHTON FOR THE CONSTRUCTION OF A CELLULAR COMMUNICATION BASE STATION

CONDITIONS

That a portion of municipal land (±450m²) on erven 1714, Zolani Ashton be leased by way of a public tender for a period of 3 years subject to the following conditions:

- 1.1 That the land be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determine by the yearly CPIX.
- 1.2 That the installation of the telecommunication tower be subject to the approval of the Environmental Regulations (LUPO and NEMA) and Council's Building Control Section, after submitting the necessary applications and plan.
- 1.3 That wayleaves be applied for before any construction is undertaken and all Environmental requirements relating to a Radio / Cell Phone Tower should be complied with including approval from ICASA.
- 1.4 That the cost of the supply of electricity will be for the account of the Lessee.
- 1.5 That the Lessee be responsible for the maintenance of the access road to the premises.
- 1.6 That the Lessee be responsible for the fencing of the property and the maintenance thereof.

and Sondela (erven 1714 or 1907)

neering Services
etwork (overhead / underground)
etwork (overhead / underground)



100 m

Earth

LEASE FOR A PORTION OF MUNICIPAL LAND (±450M²) ON ERF1907, ZOLANI ASHTON FOR THE CONSTRUCTION OF A CELLULAR COMMUNICATION BASE STATION

CONDITIONS

That a portion of municipal land (±450m²) on erven 1907, Zolani Ashton be leased by way of a public tender for a period of 3 years subject to the following conditions:

- 1.1 That the land be leased at a market related tariff. The rental amount will escalate annually with a percentage that will be determined by the yearly CPIX.
- 1.2 That the installation of the telecommunication tower be subject to the approval of the Environmental Regulations (LUPO and NEMA) and Council's Building Control Section, after submitting the necessary applications and plan.
- 1.3 That wayleaves be applied for before any construction is undertaken and all Environmental requirements relating to a Radio / Cell Phone Tower should be complied with including approval from ICASA.
- 1.4 That the cost of the supply of electricity will be for the account of the Lessee.
- 1.5 That the Lessee be responsible for the maintenance of the access road to the premises.
- 1.6 That the Lessee be responsible for the fencing of the property and the maintenance thereof.



1714(P.P)

and Sondela (erven 1714 or 1907)

neering Services
:twork (overhead / underground)
stwork (overhead / underground)

