

SWARTLAND MUNICIPALITY

NOTICE 74/25/26

PROPOSED EXTENSION OF LONG-TERM LEASE PERIOD I.R.O. A PORTION OF ERF 327 (NOW UNREGISTERED ERF 15701), MALMESBURY

Notice is hereby given in terms of the Municipal Finance Management Act, 2003 (MFMA), the Municipal Asset Transfer Regulations, 2008, and the Swartland Municipality By-law relating to the Transfer of Municipal Capital Assets, that Council intends to extend the previously approved long-term lease period in respect of a portion (\pm 30 hectares) of Erf 327, Malmesbury (now unregistered Erf 15701).

Council approved on 25 May 2023 that the property be leased for a period of 20 years for the establishment of a solar photovoltaic (PV) plant by an Independent Power Producer (IPP). The required public participation process was completed at the time, and no objections were received.

Due to the need to align the lease period with the Power Purchase Agreement (PPA), and to make provision for construction, operational and decommissioning phases of the solar facility, Council now proposes that the lease period be extended to a minimum of 22 years and a maximum of 25 years.

The proposed rental will be market-related, with a reserve rental of not less than R405 000.00 per annum, subject to adjustment for inflation.

Requests for Proposals (RFPs) will be invited in the near future for the leasing and development of the solar facility. The final lease term (within the approved range) and rental will be determined based on information received through the RFP process and subsequent negotiations with the appointed IPP, in accordance with the MFMA and the Municipal Asset Transfer Regulations.

The proposed extension does not involve transfer of ownership. The Municipality will retain ownership of the property, and the lease will be subject to strict contractual conditions, including environmental compliance and rehabilitation obligations.

Interested persons are hereby invited to submit written comments, objections or representations regarding the proposed extension of the lease period.

Written submissions must be clearly marked: **“Extension of Lease Period: Erf 15701 Malmesbury”** and must reach the undersigned **on or before 15:45 on Friday, 3 April 2026**.

Submissions may be delivered to The Municipal Manager, Municipal Head Office, 1 Kerk Street, Malmesbury, or emailed to swartlandmun@swartland.org.za.

Further enquiries may be directed to Ms Madelaine Terblanche (022 487 9400 / terblanchem@swartland.org.za), whereas any person who cannot write may, during office hours, visit the Municipal Offices (Ms Nicolette Brand) to assist in transcribing their comments or objections.

JJ SCHOLTZ
MUNICIPAL MANAGER
3 March 2026

Municipal Head Office
1 Kerk Street
Malmesbury 7300

SWARTLAND MUNISIPALITEIT

KENNISGEWING 74/25/26

VOORGESTELDE VERLENGING VAN LANGTERMYN-HUURTYDPERK T.O.V. 'N GEDEELTE VAN ERF 327 (TANS ONGEREGISTREERDE ERF 15701), MALMESBURY

Kennis geskied hiermee ingevolge die Wet op Munisipale Finansiële Bestuur, 2003 (MFMB), die Munisipale Batevervreemdingsregulasies, 2008, asook die Swartland Munisipaliteit se Verordening insake die Oordrag van Munisipale Kapitale Bates, dat die Raad voornemens is om die voorheen goedgekeurde langtermyn-huurtydperk ten opsigte van 'n gedeelte (maksimum 30 hektaar) van Erf 327, Malmesbury (tans ongeregistreerde Erf 15701) te verleng.

Die Raad het op 25 Mei 2023 goedgekeur dat die eiendom vir 'n tydperk van 20 jaar verhuur word vir die oprigting van 'n sonkrag (PV) aanleg deur 'n Onafhanklike Kragprodusent (IPP). Die vereiste openbare deelnameproses is destyds afgehandel en geen besware is ontvang nie.

Ten einde die huurtydperk met die Kragkoop-ooreenkoms (PPA) te belyn en om voorsiening te maak vir die konstruksie-, bedryfs- en ontmantelingsfasies van die sonkragaanleg, stel die Raad nou voor dat die huurtydperk verleng word tot 'n minimum van 22 jaar en 'n maksimum van 25 jaar.

Die voorgestelde huur sal markverwant wees, met 'n reserwe huurbedrag van nie minder nie as R405 000.00 per jaar, onderhewig aan aanpassing vir inflasie.

Versoeke om Voorstelle (RFP's) sal in die nabye toekoms uitgenooi word vir die verhuur en ontwikkeling van die sonkragaanleg. Die finale huurtermyn (binne die goedgekeurde omvang) en huur sal bepaal word op grond van inligting ontvang deur die RFP-proses en daaropvolgende onderhandelinge met die aangewese IPP, ingevolge die MFMB en die Munisipale Batevervreemdingsregulasies.

Die voorgestelde verlenging behels nie die oordrag van eienaarskap nie. Die Munisipaliteit behou eienaarskap van die eiendom, en die huur sal onderhewig wees aan streng kontraktuele voorwaardes, insluitend omgewingsnakoming en reabilitasieverpligtinge.

Belanghebbende persone word hiermee uitgenooi om skriftelike kommentaar, besware of vertoë rakende die voorgestelde verlenging van die huurtydperk in te dien.

Skriftelike voorleggings moet duidelik gemerk word: **“Verlenging van Huurtydperk: Erf 15701 Malmesbury”** en moet die ondergetekende bereik **voor of op 15:45 op Vrydag, 3 April 2026**.

Voorleggings kan gerig word aan Die Munisipale Bestuurder, Munisipale Hoofkantoor, 1 Kerkstraat, Malmesbury, of ge-pos word aan swartlandmun@swartland.org.za.

Verdere navrae mag gerig word aan Me Madelaine Terblanche (022 487 9400 of terblanchem@swartland.org.za, terwyl enige persoon wat nie kan skryf nie, gedurende kantoorure die Munisipale Kantore (Me Nicolette Brand) kan besoek om kommentaar of besware op skrif te help stel.

JJ SCHOLTZ
MUNISIPALE BESTUURDER
3 Maart 2026

Munisipale Hoofkantoor
Kerkstraat 1
Malmesbury 7300