



ETHEKWINI MUNICIPALITY

FREEHOLD DEPARTMENT

PROPERTY VALUATIONS AND MANAGEMENT DIRECTORATE

CONTRACT No: 31237-7E

**REQUEST FOR PROPOSALS FOR THE LONG-TERM LEASING AND DEVELOPMENT OF A
PROPOSED LEASE OVER ERF 10306 MEASURING 2097m2, AS DEPICTED ON SJ PLAN 4795/9,
FOR GENERAL BUSINESS PURPOSES FOR A PERIOD OF 30 YEARS (75 DR LANGALIBALELE
DUBE STREET, DURBAN).**

NOTICE 1 TO TENDERES

1. TENDER ADVERT

Tenderers are hereby advised of the following amendments to the tender advert, which will apply to this contract.

1.1 *Contract Number 31237-7E MBD13 Property Information on Page 50 has been amended by the replacement of the following documents in the Tender Document:- namely*

- (i) Arial photo**
- (ii) SJ PLAN 4795/9**
- (iii) Site Zoning**
- (iv) Council Resolution (on Page 72)**

2. RETURN OF THIS NOTICE (1) Page 1

2.1 This notice forms part of the Contract and is to be signed, dated and returned with the Tender Documents.

2.2 Failure of a tenderer to comply fully with this notice will invalidate the tender.

I, _____ acknowledge receipt of
Notice No. 1 to Tenderers of Contract No. 31237-7E

SIGNATURE OF TENDERER

DATE

NAME OF FIRM

SIGNED AT



DIRECTOR: PROPERTY VALUATIONS
AND MANAGEMENT DIRECTORATE



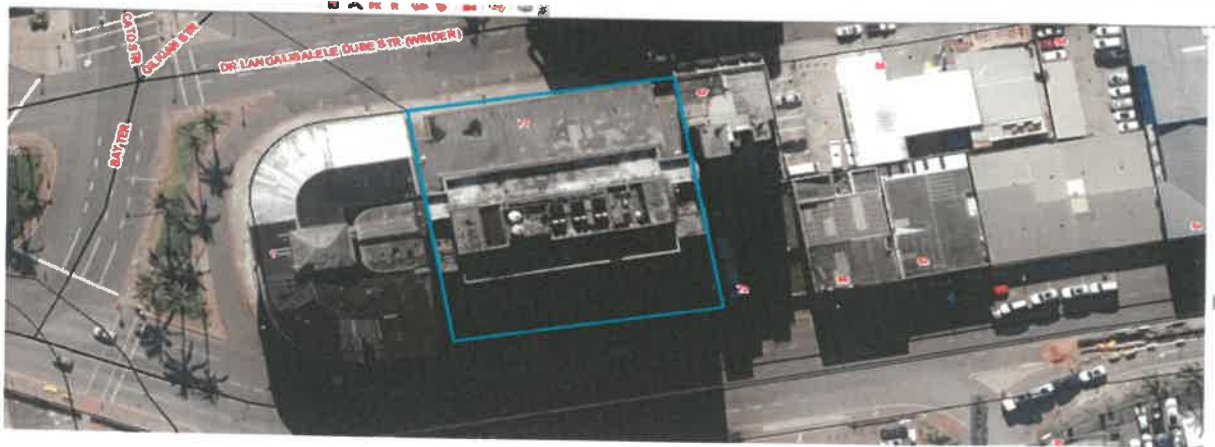
REAL ESTATE UNIT

**PROPOSED LEASE OVER A PROPOSED PORTION OF
ERF 10306 DURBAN**

75 DR LANGALIBALELE DUBE STREET

CONTRACT NO: 31237-7E

2 Ariel Photo



CONTRACT NO. 31237-7E REQUEST FOR PROPOSALS FOR THE LONG-TERM LEASING AND DEVELOPMENT OF PROPOSED LEASE OVER ERF 10306 DURBAN – 75 DR LANGALIBALELE DUBE STREET, DURBAN

**Plan showing
Land to be Leased**

Dr Langalibalele Dube Street
Suburb of South Beach
Ethekwini Municipality

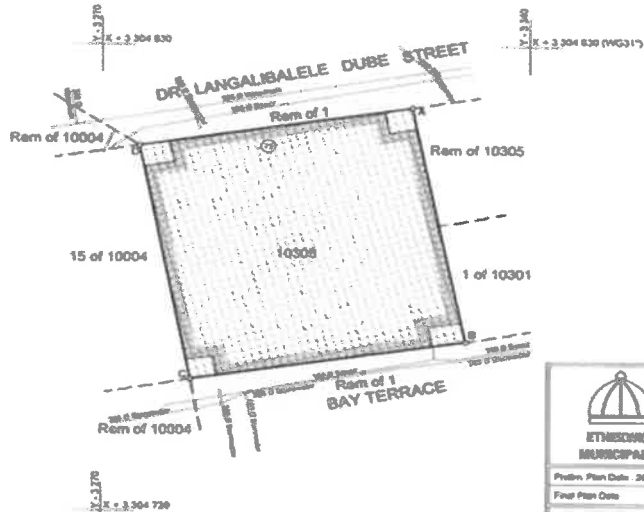
Cadastral Description:

Proposed Lease on Erf 10306 Durban

Notes:

- 1 Street Address is provided
- 2 All services, stream or otherwise, are as obtained from the Corporate GIS database or other relevant internal or external departments and should be verified on site as applicable
- 3 Area and dimensions are as per approved Diagram
- 4 Erf 10306 is currently zoned as General Business Zoning information is obtained from the Corporate GIS database
- 5 Building position is approximate and based off 2019 aerial photography

Proposed Lease	
Block	Section
AB	48 26
BC	45 72
CD	45 73
DE	48 67
Area = 3087 sq m	



SCALE 1:500

Existing Road Area

Land to be Leased (2087 sq m)

Existing Building



OWNERSHIP SCHEDULE

PROPERTY	REGISTERED OWNER	DIAGRAM	CURRENT DEED
Erf 10306 Durban	Ethekwini Municipality	B G 4514/1971	T 13088/1988

Ownership details obtained via "DEEDSNET"

 ETHEKWINI MUNICIPALITY		Approved  Deputy Head Surveying & Land Information	
		Project Plan Date: 2016/12/17 Final Plan Date:	
Sheet No: 1 1020 U29		1 3000 U29	
Drawn by: W. Chelwa		Job No: 2015/1527 Ward No: 26	
Checked by: K. Mawema		Digital Ref: 4795_8	
Survey Confirmation Number Ref: D1580 Land Transactions Ref: LA 12040 Vols No: 31821 27555 7484 60660 7181 10881 20916			
Prepared by: Surveying & Land Information Department Engineering Unit 108 K.E. Masinga Road (Old Fort Road) Durban			
Tel: 661 511 7205			

ZONE: GENERAL BUSINESS (CENTRAL)

SCHEME INTENTION: To provide, preserve, use land or buildings for:

- Intense commercial and or business activities.
- Spatial Development and sustainable function of the Central Business District.
- This zone shall apply to the Durban Central Business area demarcated by Figure 1 of Section 8

MAP COLOUR REFERENCE: Dark Blue with White Hatch

MAP REFERENCE:

PRIMARY		SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Arts and Crafts Workshop • Betting Depot • Boarding House • Bus and Taxi Depot • Car Wash • Crèche • *Dwelling House • Educational Establishment • Escort Agency • *Flat • Flea Market • Funeral Parlour • Garden Nursery • Government/ Municipal • Health & Beauty Clinic • Health Studio • Hotel 	<ul style="list-style-type: none"> • Industrial - Light • Institution • Laundry • Market • Motor Display Area • Motor Vehicle Test Centre • Museum • Nature Reserve • Night Club • Office • Offices - Medical • Pet Grooming Parlour • Place of Public Entertainment • Place of Public Worship • Restaurant/ Fast Food Outlet • Shop • Sports and Recreation • Transport Depot • Utilities Facility • Veterinary Clinic • Warehouse • Zoological Garden 	<ul style="list-style-type: none"> • Builders Yard • Cemetery/Crematorium • Correctional Facility • Fuelling and Service Station • Mortuary • Motor Garage • Motor Workshop • *Parkade • Recycling Centre • Reform School • Retirement Centre • Special Building • Telecommunication Infrastructure • Student Residence • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – DEVELOPMENT PARAMETERS

- *Dwelling House/Flat not permitted on the ground floor.
- ***Parkade:**
 1. Parking shall be read in conjunction with the Durban CBD Plan (see section 8.6 of this scheme);
 2. Within the area indicated on Figure 5 CBD Durban, Parkade shall be permitted subject to the following restriction:
 - the site shall have a minimum street frontage of 45.0m;
 - there shall be minimum spacing between access point of 45.0m; and
 - there shall be a maximum of 450 bays served by each access point.
 3. Notwithstanding the provisions of Sub-section 8.5 within District B, bonus bulk shall be applicable and an amount representing not more than 20% of the total permissible floor area (PFA) shall not be taken into account where such amount is to be used for the parking of motor vehicles.
- On Erf 11952 Durban a parkade shall be freely permitted.

For additional controls relating to floor area read in conjunction with parking, refer to sub-section 5.1.2 of this scheme.

1. HEIGHT

In calculating the height of any building the following shall be taken into account:

- (a) No part of any building on a site in a General Business (Central) Zone shall project above a line drawn at an angle of 59° to the horizontal from a point at street level on the opposite boundary of any street which the site upon which the building is situated has frontage; provided that the Municipality may by Special Consent authorise a lift motor room or lift tower, an electricity transformer and meter room, a mechanical ventilation or air-conditioning plant room, a water tank and any architectural or structural feature of the building to project above the 59° angle line.



COUNCIL DECISION CIRCULAR : MEETING HELD ON 2022-08-26.

TO ALL DEPUTY CITY MANAGERS AND HEADS:

Attached please find decisions adopted by the Council at its meeting held on 2022-08-26.

Deputy City Managers and Heads are kindly requested to facilitate implementation of the decisions impacting their Clusters and Units within the applicable timeframes.

Kindly note that the word "**ADOPTED**" marked in bold at the end of the recommendation confirms that the item has been approved by Council and is ready for implementation. Other relevant status will be reflected at the end of the recommendation to indicate the position taken by Council on a particular item.

Should further information be required on any item on the Council agenda, kindly contact:

Theresa Ndlovu

theresa.ndlovu@durban.gov.za

031 311 2101

083 652 3882

1.9

Option Analysis on the Property and Authority to Conduct Public Participation for the Long-Term Lease of Erf 10306 Durban, in Terms of Regulations 34(2) and 35 of the Municipal Assets Transfer Regulations (2008):

(Page L35: Human Settlements and Infrastructure Committee - Agenda 2022-08-03)

The Executive Committee at its meeting held on 26 July 2022 referred the above matter back to the Human Settlements and Infrastructure Committee for reconsideration. During discussion, the Support Committee reaffirmed the recommendations contained therein and that the matter be resubmitted for consideration by the Executive Committee.

During discussion at the Executive Committee level, the Committee was informed that the property in question is owned by the eThekweni Municipality and its physical address is 75 Dr Langalibalele Dube Street. That the building was previously condemned by the Department of Labour and declared not suitable for human habitation. As such, the building is currently 90% vacant.

The Real Estate Unit is therefore recommending the commencement of the public participation process with a view to securing a long-term lease in this regard.

With Members being in support of the recommendations,

COMMITTEE RECOMMENDS:

- 1.9.1 That based on the outcome of evidence emanating from the process of analyzing and exploring various feasibility options that lends itself to the property described as Erf 10306 Durban, situated at 75 Dr Langalibalele Dube Street, Council approves the option of a proposed long-term lease of the subject property in its present condition.
- 1.9.2 That subject to the adoption of .1 above, since fair market value of the asset to be leased exceeds the value of R10 million and the proposed lease period is over 30 years, Council grants authority for the Accounting Officer to conduct a public participation process in connection with the proposed granting of a long-term right to use, control and manage Erf 10306 Durban in terms of Regulation 34(2) and 35 of the Municipal Asset Transfer Regulation, 2008.
- 1.9.3 That the public participation process be conducted in accordance with the provisions of the above regulations including:
 - 1.9.3.1 Inviting the local community and other interested parties to submit comments and representations;
 - 1.9.3.2 Soliciting the views and recommendations of the National and the Provincial Treasury on the matter;
 - 1.9.3.3 Complying with Section 21 of the Local Government: Municipal Systems Act 2000, by publishing the notification through media, in a local newspaper(s) published in the area of jurisdiction of the Municipality, in a newspaper circulating in its area of jurisdiction and determined by the Municipality as a newspaper of record, or by means of radio broadcast covering the area of jurisdiction of the Municipality.
- 1.9.4 That the Accounting officer submits a report within 60 days of the conclusion of the public participation process, advising whether the capital asset is needed

to provide a basic Municipal service as well as the fair market value of the asset and economic and community value to be received in exchange for the capital asset.

1.9.5

That authority be granted for the Head: Real Estate to sign all documentation to give effect to the above resolution.

ADOPTED.