

## **Specifications**

### **Sale of Municipal Land portion of Remainder of Erf 538 eShowe (Approximately 1,5HA)**

Calls for Proposals for the Development of portion of a Taxi Rank eShowe (portion of Remainder of Erf 538 eShowe).

## **Background**

During the Executive Committee meeting that took place on 6 September 2017 it was resolved:

That in terms of Clause 2.1.2 of the uMlalazi Municipal Land Disposal and Acquisition policy the Council proceed to call for development proposals for a portion of the Remainder of Erf 538 Eshowe

## **Study Area**

The site/area for Development is located along theatre lane at the Central Business District of eShowe Town. It is surrounded by various Land uses including the Taxi Rank, Shops and Dlinza Forest.



*Figure 1 Study area*

The site extent is approximately 1,5HA consisting of various land uses including the following:

1. Two old Buildings previously used as a clinic
2. Motor Mechanics
3. Bakkies and Taxi rank
4. Traders

## **Requirements**

The site identified forms portion of the remainder of Erf 538 eShowe and the Developer is required to come with a proposal that will alienate the proposed portion from Remainder of Erf 538 by the way

of subdivision and rezoning to accommodate the intended use. The costs for such will be to the account of the Developer. This includes any upgrade to the existing infrastructure such as roads and traffic control facilities.

Furthermore, a plan to deal with the existing land uses on site is required as part of the proposal.

### **Development Plans**

The Detailed Development Plans are required which includes Landscaping plan, Site Development Plan, Roads linkage Plan, exits/entry points to the site, Building Plans.

The Electricity, Sewerage and Water reticulation systems needs to clearly shown and how it will be connected to the existing infrastructure.

### **Current Zoning**

The current zoning of the property is “Existing and Future Rail”

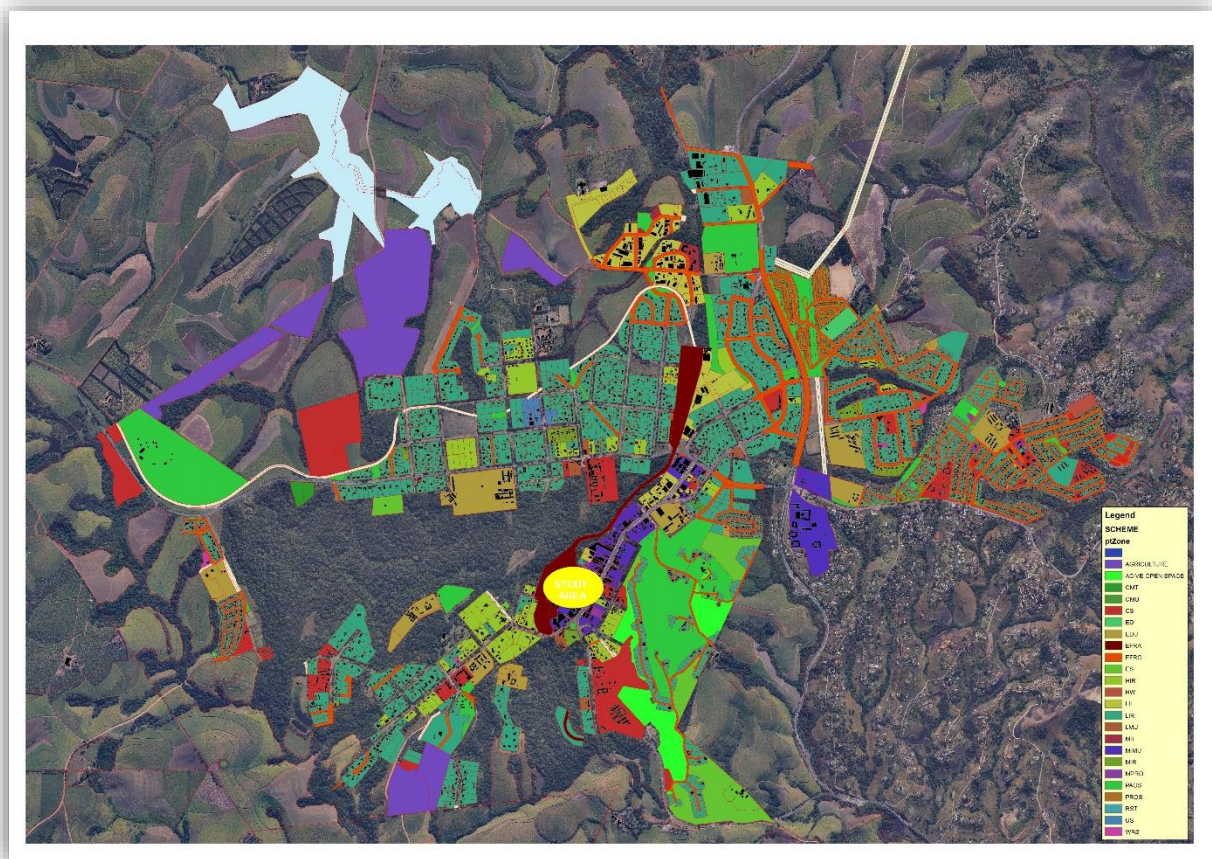


Figure 2 Scheme

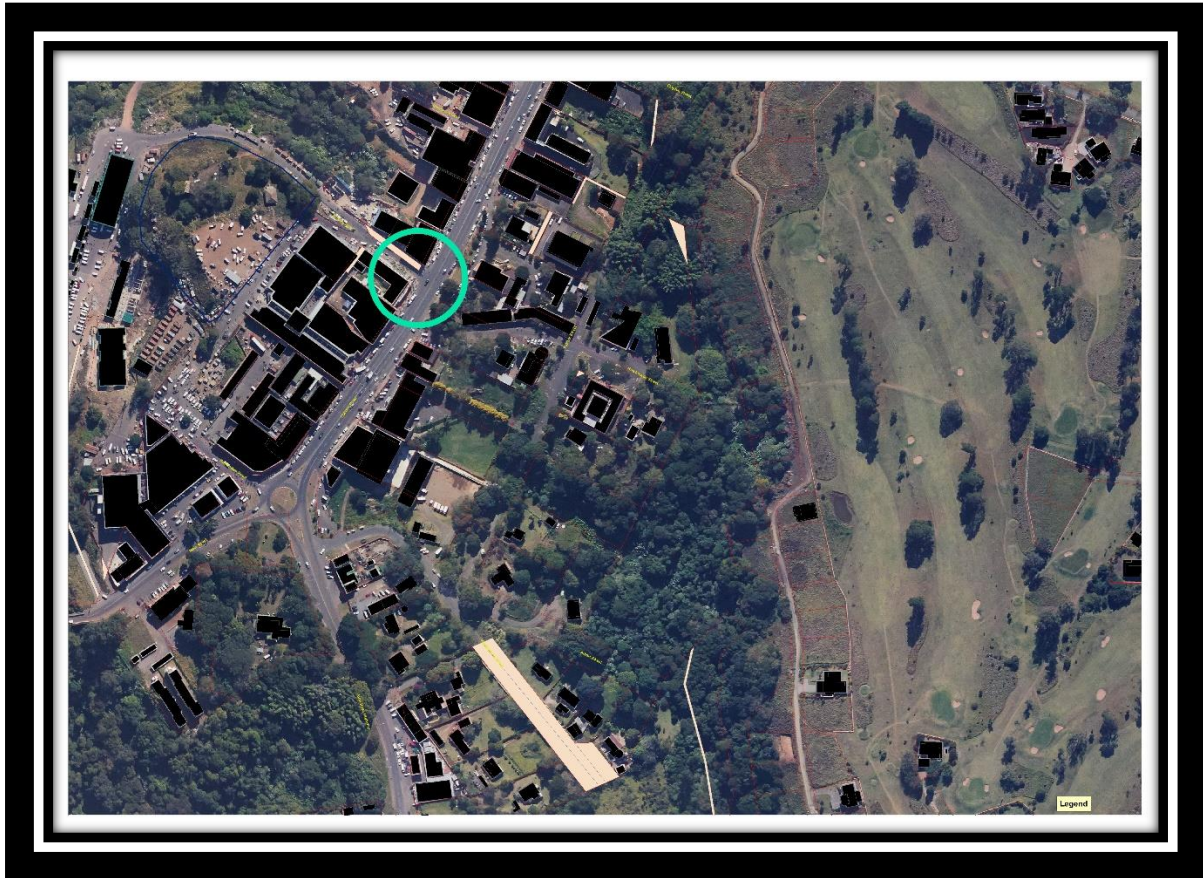
### **Ownership**

The remainder of Erf 538 is currently owned by uMlalazi local Municipality and there are no formal agreements with the existing land uses on site.



## Studies Required

1. Traffic Impact Assessment Report



2. Geotechnical Assessment Report

## Preferences

Preference will be given to the company with 30% or more ownership being for previously disadvantaged preferable the Local people.