ETHEKWINI MUNICIPALITY

STRATEGIC PROJECTS UNIT & 2010 PROGRAMME

ISAZISO NGENHLOSO YOKUQASHISA UMHLABA KWI-WARWICK MALL (PTY) LIMITED

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1. Lesi isaziso sokuthi uMkhandlu waseThekwini ("uMkhandlu") unenhloso yokuqashisa umhlaba, ochazwe kabanzi ngezansi, uqashisela i-Warwick Mall (Pty) Limited (Inombolo yokubhaliswa u-2006/023113/07) isikhathi esiyiminyaka engamashumi amahlanu (50), lingekho ilungelo lokuvuselela, ngemali yokuqasha eyokhokhwa kanye eyisamba sezigidi ezingamashumi amabili nambili nezinkulungwane ezingamakhulu amahlanu zamaRandi (R22,5m), ukuze kwenziwe intuthuko ehlongozwayo kulendawo eku-Warwick.

2. Lomhlaba oyingqikithi yalenhloso yokuqashisa uchazwe kabanzi ngesiNgisi kanje, *Proposed Lease (A) over Remainder of Erf 1 Durban; Registration Division FT, in the Durban Entity, Province of KwaZulu-Natal, in extent approximately 1,4920ha, as depicted in Plan S.H. 9616*, kanye namalungelo asemoyeni avikelekile ngaphezu kwezindawo zokuhamba ngezinyawo eziya ku Julius Nyerere Avenue kanye no Market Road.

3. Imininingwane ephathelene nezizathu kanye nomehluko ongadalwa yilenhloso yokuqashisa eMkhandlwini kukhona eSitatimendeni Solwazi esihambisana nalesi saziso (Annexure "A").

4. Amalunga omphakathi wendawo kanye nabanye abantu abanentshisekelo bayamenywa ukuletha, eMkhandlwini, imibono neziphakamiso mayelana nenhloso yokuqashisa, Ikheli: 70 Masabala Yengwa Avenue, eThekwini, 4001, Ucingo: (031) 311-4720, Isikhahlamezi: (031) 368-3150, E-mail: strategicprojects@durban.gov.za.

5. Noma imuphi umuntu ongakwazi ukubhala angeza, ngezikhathi zokusebenza, emahhovisi e-Strategic Projects Unit ekhelini elingasenhla, lapho u-Ms. Sandra Abrahams ezosiza lowomuntu ngokuthi ambhalele imibono noma iziphakamiso zakhe.

6. Imininingwane eminingi emayelana nentuthuko ehlongozwa endaweni eku-Warwick iyatholakala kwi-*website* yoMkhandlu (www.durban.gov.za).

Ms. Julie-May Ellingson
Head: Strategic Projects Unit

Dr. Michael O. Sutcliffe
City Manager

ANNEXURE "A"

ISITATIMENDE SOLWAZI

Izizathu Zenhloso Yokuqashisa

- I-South African Rail Commuter Corporation ("SARCC") yaqashisela i-Warwick Mall (Pty) Limited ("uMthuthukisi") amalungelo asemoyeni aseningizimu yesiteshi esiku-Berea Road ukuze kube nentuthuko yokwakha izindawo zokudayisa nezamatekisi.

- UMthuthukisi weza eMkhandlwini nesiphakamiso sokuthi aqashe indawo eyaziwa ngokuthi i-*Early Morning Market,* kanye namalungelo asemoyeni angaphezu kwemigwaqo eyakhelene nalendawo, ngenhloso yokwenza intuthuko eyodwa exubene, ezokwanelisa izidingo zoMthuthukisi noMkhandlu.

- Kunentuthuko enkulu yezindawo zokudayisa esendaweni engango 30,000m^2 ehlelwe ukwakhiwa esigabeni sokuqala 1, ezoba semhlabeni we-SARCC kanye noMkhandlu elinganiselwa esambeni samaRandi esiyizigidi ezingamakhulu amathathu namashumi amahlanu (R350m).

Ubungcono Obulindelekile eMkhandlwini Ngenxa Yokuqashisa

- Intuthuko yesamba esingu-R350m ye-Warwick Mall.

- UMthuthukisi uzokwakha futhi aphathe i-renke yamatekisi angamakhulu amane. Ukuphathwa kwale-renke kuyoba yizindleko zoMthuthukisi futhi kube ngaphansi kwemibandela ekuyovunyelwana ngayo noMkhandlu.

- UMthuthukisi uzokwakha i-'Masigiye Square', indawo enkulu yomphakathi ehamba ku-Julius Nyerere Avenue iye endaweni evulekile yomphakathi esemngceleni ka-Wills Road. Izindleko eziphathelene nalokhu kuyobanjiswana ngazo ngokuthi uMthuthukisi akhiphe izindleko eziphathelene nokwakhiwa kwezindawo zokuhweba eziyikhulu namashumi amahlanu (150) kulendawo.

- UMthuthukisi uzokwakha indawo yokuhamba esuka ku-Brook Street, ihambe phezu kwendawo ebekelwe ujantshi ye-SARCC, inikeze indlela yokufika e-renki yamatekisi, eyobe isiphuma ku-Khuzimpi Shezi Road ngalokho yenze ngcono ukuhamba kwezinto zokuthutha umphakathi ku-Warwick.

- UMthuthukisi uzoxhuma ngebhuloho u-David Webster Street bese anikeze abahamba ngezinyawo indlela eqondile esuka e-Victoria Street Bus Rank Site, idlule kwintuthuko eku-Warwick Mall iye e-renki yamatekisi engaphezulu kanye nasesiteshini esiku-Berea Road, ngokwenzenjalo ididiyele izindlelo zokuhamba komphakathi.

- I-Masigiye Square izophathwa uMthuthukisi ngaphansi kwemibandela ekuvunyelwene noMkhandlu.

- Uma uMkhandlu ukwazile ukuvumela uMthuthukisi ukuthi aqale ngo-April 2009, uMthuthukisi uthembisa ukuqeda isigaba sokuqala salentuthuko ngaphambi kokuqala kwemidlalo yeNdebe yoMhlaba yeFIFA ngo 2010.

- Eminyakeni emihlanu sibhalisiwe isivumelwano salukuqashisa okuhlongozwayo, okungenani ubunikazi boMthuthukisi obungama-*percen*t angamashumi amahlanu nanye (51%) buyobe busezandleni zalabo ababecindezekile phambilini.

Izimali Ezilindeleke Ukwamukelwa uMkhandlu Ngenxa Yokuqashisa

- Kuyokhokhwa imali yokuqasha eyodwa engu-R22,5m okuyisamba esikahle sokukhokhela ilungelo lokuqasha uma kuqhathaniswa namanani ezindawo ezifanayo, okuhlelwe ukuthi ikhokhwe izigaba ezintathu kanje:
    - R500,000.00 uma kusayinwa isivumelwano sokuqashiselana;
    - R11,0m ngomhlaka 1 May 2010; no
    - R11,0m ngomhlaka 1 December 2010

- UMthuthukisi uzokwakha i-renke yamatekisi esigabeni sesibili sesakhiwo esiphezu kwe-*Early Morning Market Site*, ukuze kusizakale uMkhandlu. Leyontuthuko izoba ngangesamba sika-R62,8m empahleni yomphakathi (i-renki yamatekisi), futhi uMkhandlu uzokhipha isamba esingu-R24,0m.

Inzuzo Noma Ukulahlekelwa KoMkhandlu Ngenxa Yokuqashisa

- Ukukhokhwa kwemali yokuqasha eyodwa engu-R22,5m.

- Ukwakhiwa kwe-renke yamatekisi angamakhulu amane (400), okuzolingana nokutshalwa kwemali engango-R62,8m empahleni yomphakathi i-renki yamatekisi), futhi uMkhandlu uzokhipha isamba esingu-R24,0m.

- Izindleko ezing-R23,2m zokwakha indawo yokuhamba esuka ku-Brook Street, ihambe phezu kwendawo ebekelwe ujantshi ye-SARCC, inikeze indlela yokufika e-renki yamatekisi zizokwabiwa ngokulinganayo phakathi koMkhandlu noMthuthukisi.

- Kuzoba nenzuzo ngomnotho eya eMkhandlwini nakwi-Warwick Precinct ngenxa yentuthuko yezindawo zokuhweba zesamba sika-R350m.