

INFORMATION STATEMENT IN TERMS OF REGULATIONS 34(1)(a) AND 34(3)(b) OF THE MUNICIPAL ASSETS TRANSFER REGULATIONS (2008): THE INTENTION OF ETHEKWINI METROPOLITAN MUNICIPALITY GRANTING OF RIGHTS TO USE, CONTROL OR MANAGE MUNICIPAL CAPITAL ASSETS

1. PURPOSE OF THE INFORMATION STATEMENT

The purpose of the information statement is to outline for the public the necessary information required to make their inputs into the public participation process for granting long term rights to use, control or manage the Municipal Capital Assets listed below by way of leases.

Property No.	Property Description	Lease Value per annum	Market Value	Plan No.	Period of Lease	Type of property
1.	Proposed Lease B of Erf 1156 KwaMashu E in extent 8,4851m ²	R956 800.00	R11 960 000.00	SJ 4825/1	30 years	Vacant land

The information provided is in alignment with the requirements of Regulations 34(3)(b) of the Municipal Asset Transfer Regulations, 2008.

2. OVERVIEW

- (i) **the reasons for the proposal to grant a long term right to use, control or manage the relevant capital assets**
 - Economic Development in developing priority development corridors or unlocking certain properties in terms of economic activity, attracting investment to the Municipality
- (ii) **Proactive Property Release Strategy to sustain and increase revenue to the Municipality.**
- (iii) **any expected benefits to the municipality that may result from the granting of right**
 - Increased economic land value with minimal input costs from the Municipality
 - Increased revenue to the Municipality

- Increase property values in the surrounding areas
 - Annuity Income
- (iv) **any expected proceeds to be received by the municipality from the granting of right**
- Income generation from Leasing of the Capital Assets (Total Target Annual Rental of R956 800.00)
- (v) **any expected gain or loss that will be realised or incurred by the municipality arising from the granting of right**
- The gains as outlined in (iii) above.
 - No apparent losses to be realised.

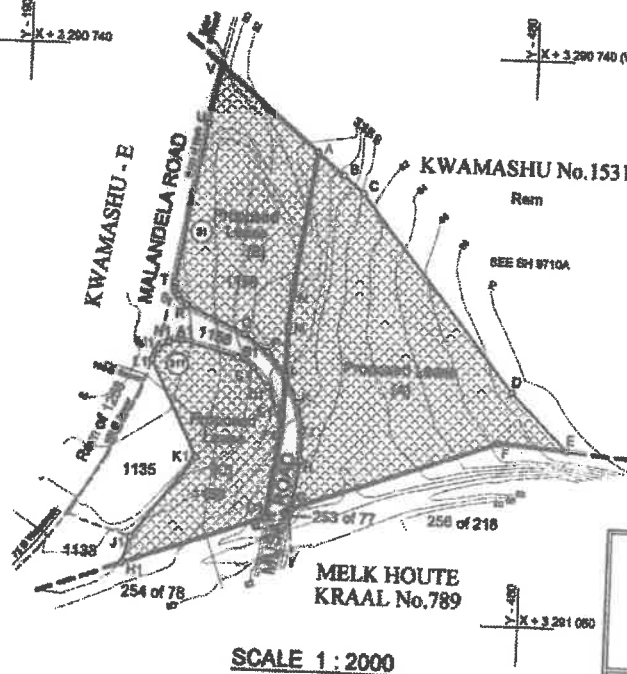
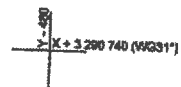
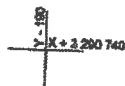
**Plan showing
Land to be Leased**
Mandela Road
Suburb of Kwamashu-E
Ethekwini Municipality

Cadastral Description:

Proposed Lease [A] on Remainder of the farm Kwamashu No. 15319 and Proposed Leases [B] and [C] both on Erf 1156 Kwamashu - E

Notes :

1. Street addresses are omitted.
2. All contours and services, shown 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. This plan partially supersedes SH 8710A.
4. Area and dimensions are approximate and subject to final survey as required.
5. The area of the Proposed Lease is currently zoned as Industry. Zoning information is obtained from the Corporate GIS database.
6. Proposed Lease [A] is on a split Remainder.



PRELIMINARY

Proposed Lease [A]

Sites	Metres
AB	18.5
BC	15.5
CD	140.0
DE	45.8
EF	38.8
FG	124.8
GH	27.8
HJ	16.8
JK	18.8
KL	18.4
LM	28.0
MN	15.3
NA	31.9

Area = 1,8831 Ha

Proposed Lease [B]

Sites	Metres
AN	81.9
NO	15.3
OL	28.0
LP	17.2
PQ	17.1
QR	38.9
RS	7.8
ST	7.5
TU	92.0
UV	33.6
VA	73.8

Area = 8 485 sq m

Proposed Lease [C]

Sites	Metres
A1B1	33.8
B1C1	10.5
C1D1	14.0
D1E1	13.8
E1F1	12.3
F1G1	50.1
G1H1	88.7
H1I1	15.8
J1K1	88.7
K1L1	80.8
L1M1	7.2
M1N1	7.2
N1A1	7.2

Area = 8 339 sq m

Existing Road Area

Land to be Leased (3.0455 Ha)



SCALE 1 : 2000

PROPERTY	REGISTERED OWNER	DIAGRAM	CURRENT DEED
Erf 1156 Kwamashu - E	Unregistered	General Plan SG 1108/1997 (Sheet 10)	
Unregistered Remainder Erf 1255 Kwamashu - E (formerly known as Pin B of the Farm Kwamashu No. 15319)	Ethekwini Municipality	SG 2082/1998	T 25335/2014
Remainder of the Farm Kwamashu No. 15319	Ethekwini Municipality	SG 1608/1998	CCT 10077/2006

Ownership details obtained via "DEEDSWEB"

 ETHEKWINI MUNICIPALITY	Approved
	S.S. Deputy Head: Surveying & Land Information
Prelim. Plan Date : 2021/01/27 Final Plan Date :	SJ 4825/1
Compilation Sheet No. : FU-40-21A Drawn by : S. Behari Checked by : N. MacBeka	Job No. : 2021/25 West No. : 40 / 54 Original Ref. : 4825/1
Survey Correspondence Ref. : 1711/24/08 Land Transactions Ref. : LA 12778 Vote No. : 21821,27889,7101,86000,7101,PD001,0810	
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