

DANNHAUSER LOCAL MUNICIPALITY



DEPARTMENT: PLANNING AND ECONOMIC DEVELOPMENT

CALL FOR PROPOSALS FOR THE DEVELOPMENT OF THE DANNHAUSER SHOPPING CENTRE

NAME OF BIDDER :

ADDRESS :
.....
.....
.....

CONTACT NUMBER :

FAX NUMBER :

TOTAL ANNUAL LEASE RAND VALUE OFFER (INCL.VAT) FOR A LONG TERM LEASE:.....
.....
.....

TERMS OF REFERENCE

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CALL FOR PROPOSALS FOR THE DEVELOPMENT OF THE DANNHAUSER SHOPPING CENTRE

1. INTRODUCTION

Development proposals are hereby invited for the design and development of the Dannhauser Shopping Centre. The invitation for development proposals has been necessitated by the need to provide an environment that allows commerce and service activity in Dannhauser, to thrive and flourish.

Dannhauser Town is the main urban center for the municipality. It is the most strategically located commercial and administrative center which is centrally positioned to service the entire municipality. The town is highly accessible, being located only 8 kilometers, from the primary corridor (N11) and along the R621. It is a small but significant service center, identified as a quaternary node in the Provincial Growth and Development Strategy (2017) and as a local influence node in the Draft Provincial Spatial Economic Development Strategy (2017). The Town has been identified as a Municipal Development Node in this SDF.

1.1 The Need for The Development Of Dannhauser Shopping Centre

The need for the municipality to facilitate the development of a shopping centre in Dannhauser is not only an initiative of the planners but a result of the municipality's multi-stakeholder stakeholder engagements which include the community, municipal line function departments and other sector departments.

It is the municipality's considered view that the proposed Dannhauser Mall would be a development engine with a Category B (Game Changer) classification which refers to projects classified under the KZN Provincial Growth and Development Plan (PGDP) as projects that will structurally change the economy and the way we interact with it. This project will bring massive change into how the economy of Dannhauser works from a

retail point of view.

At the same time, it is expected that the proposed shopping centre will strengthen its local economy, bring shopping facilities closer to the people and reduce dependence on neighboring towns for higher order shopping needs. It is further expected that the proposed mall would boost the residents' disposable incomes by reducing dependency and the need to travel long distances to neighboring towns like Newcastle and Dundee for shopping and other services.

1.2 Municipal Long-Term Vision

The proposed Shopping centre Development is part of development strategies aimed at achieving Dannhauser Municipality's 2030 vision as enunciated in the Dannhauser Integrated Development Plan (2022/23) is projected as follows:

“To achieve the successful implementation of radical economic transformation through a financially viable municipality that delivers integrated quality basic services, infrastructure development and socio-economic development and growth for the community and external stakeholders by 2030”.

This vision is buttressed by the local economic strategic objectives which are:

- to create a climate conducive for sustainable economic growth and job creation;
- to create an Investment Profile that will draw and retain investors;

1.3 Development Principles and Objectives Relevant to the Envisaged Development

KZN – Provincial Growth Development Strategy – 2035

Dannhauser Municipality is committed to principles and strategies enunciated through the KZN PGDS as follows:

- a) The Kwazulu-Natal Provincial Growth Development Strategy emphasizes the

- need to develop the local economies of the provinces based on their resources;
- b) KZN is in a bid to uplift the local economies of municipalities, it has adopted to maximize opportunities in retail, finance and commerce; Infrastructure Development and Construction; Tourism and the Green Economy.
 - c) Unlocking Economic Potential aims to improving productivity and closing the economic performance gap between the various areas of KwaZulu-Natal towards economic excellence of all areas. Rapid economic growth that is sustained and inclusive is seen as a pre-requisite for the achievement of poverty alleviation.
 - d) Promoting Local Self-Sufficiency promotes locating development in a way that reduces the need to travel, especially by car and enables people as far as possible to meet their need locally. Furthermore, the principle is underpinned by an assessment of each area's unique competencies towards its own self-reliance and need to consider the environment, human skills, infrastructure.
 - e) building on existing concentrations of activities and infrastructure towards improved access of communities to social services and economic activities. The Dannhauser Precinct Plan promotes concentration along nodes and corridors with multisectoral investment i.e., roads, facilities, housing etc. This is envisaged to lead to greater coordination of both public and private investment and result in higher accessibility of goods and services to communities while ensuring more economic service delivery;
 - f) promoting balanced development to link areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration at all spatial scales.
 - g) Promoting accessibility simply promotes the highest level of accessibility to resources, services, opportunities and other communities.

Spatial Development Framework

The SDF for Dannhauser Municipality sets out to achieve the following objectives:

- a) The Dannhuaser Town Precinct Extention Plan, which intended to expand the current town precinct to accommodate future development and create a framework for such expansion. Promoted the regeneration of Dannhauser town

and redefine its role as a viable economic node through among other interventions, the development of new municipal offices and development of Dannhauser shopping centre.

- b) Clustering public facilities and economic activities in development nodes
- c) Clustering public facilities and economic activities in development nodes
- d) Unlocking economic development
- e) Developing sustainable human settlements
- f) Support the rationalisation, upgrade and/ or development of economic gateways, and manage land uses around them appropriately.

1.4 Objectives of The Precinct Plan

Prospective developers are encouraged to note that the proposed Dannhauser Shopping centre is driven by national, provincial and local policies particularly the Dannhauser Integrated Development Plan.

The objectives consider the socio-economic elements that will promote sustainable economic development, the urban design objectives speak to the form, function and aesthetic coherence of the precinct and the urban management objectives for the community-driven management of the precinct.

However, it is important to highlight that the design of the Precinct Plan had certain goals and objectives which it sought to achieve *some of which* are as follows:

- a) To address the physical structure of the town and promote functionality with the broader Municipal economy
- b) To provide an urban regeneration structure/plan that will respond to the unique needs of Dannhauser.
- c) To promote Local economic development for Dannhauser whilst responding to the ecological and environmental sensitivities.
- d) To attract and leverage for public and private sector investment.
- e) To ensure positive co-ordination of development initiatives and policies through a linkage of central and local government institutions.
- f) To prove a mechanism for land supply (where relevant) to meet the full range of

needs and aspirations of the local community and economic progress.

- g) To channel government and private resources in an integrated manner
- h) To promote CBD rehabilitation and economic growth by putting more focus on innovative and strategic land use to unlock the economic potential within Dannhauser.
- i) To ensure infrastructure demands are met both physical and hard infrastructure.
- j) Primary focus on Capacity strains or upgrades of Infrastructure within the project area.
- k) To identify areas for informal trade, local economic development opportunities and opportunities for growing the economy.
- l) Create a stable, predictable yet eccentric mixed development and living environment.
- m) Implement initiatives and interventions that are aligned with local community needs and expectations.
- n) Improvement of Movement.
- o) Identifying key areas where the precinct can sustain the rural industry.
- p) To provide an implementation plan for identified urban management interventions and projects in line with the Precinct Plan, and
- q) To provide high-level financing models for Urban Management funding on proposed interventions.

2. THE SITE IN CONTEXT

2.1 Regional Context

Dannhauser Local Municipality is in Amajuba District. Amajuba District Municipality comprises of three local municipalities namely, Dannhauser, Newcastle, and eMadlangeni. The district is in the north-western part of KwaZulu Natal. It shares its eastern boundary with Zululand District Municipality while Uthukela and UMzinyathi District Municipalities adjoin the district to the south. Gert Sibande District Municipality in Mpumalanga adjoins the district to the north while it shares the western boundary with Thabo Mufutsanyane District Municipality in the Free State Province. Figure 1 shows Dannhauser Municipality within the context of Amajuba District and KwaZulu Natal and neighboring provinces.

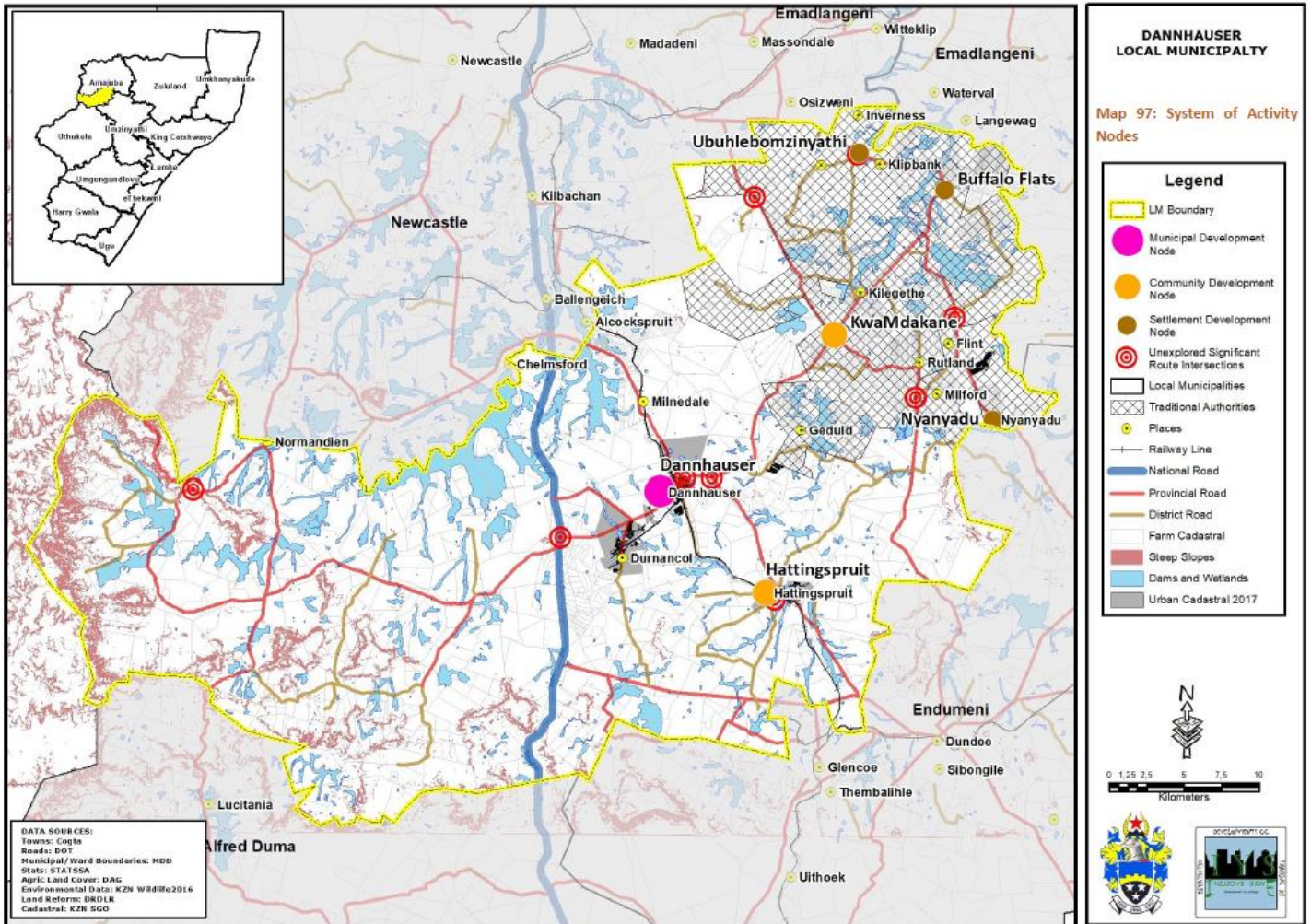
Figure 1: Dannhauser within Amajuba District and KwaZulu Natal Province



2.2 Local Context

The site occupies a prominent site on the northeastern edge of the Dannhauser Central Business District along the R621 Road which links the town with Newcastle CBD situated 46 km to the north, Dundee lies 27km to the southeast and the Buffalo Flats complex making up the largest population concentration northeast of Dannhauser CBD. Put differently, the location of the site in relation to the movement corridors and accessibility to the populated areas of Dannhauser, makes a prime location for a major Shopping Centre development.

Figure 2: Local and Regional Context



2.3 Site Location

The Proposed Mall is located on an unsubdivided portion of the Remainder of the Farm Klipkuil 7995 GT.

The site interior coordinates are:

- Latitude: 28° 0'38.85"S
- Longitude: 30° 4'17.03"E

Figure 3: Mall Site Locality



3. LOCAL AREA PLANNING AND DEVELOPMENT CONTEXT

3.1 KZN Provincial Spatial Economic Development Strategy

The revised KZN Provincial Spatial Economic Development Strategy (PSEDS) classifies Dannhauser as a local influence node situated on a strategic corridor. This node provides services to the local area, has moderate population density, some evidence of economic growth, moderate unemployment and service provision located in close proximity to areas of concentrated rural poverty.

The node provides access to local communities with the result, beneficiaries do not have to travel long distances to major centres.

3.2 Integrated Development Plan

The IDP considers the facilitation of the development of the Shopping Centre in Dannhauser Town as a key development strategy.

3.3 Spatial Development Framework

3.3.1 Amajuba District SDF

Amajuba District SDF identifies Dannhauser as a hub of mining. The node is also situated within area where the majority of land use is agriculture. This is where major commercial agriculture is directed. Dannhauser is a service centre providing commercial and service facilities. The centre has a good potential as a secondary node for investment promotion and centre of supply of services in the district.

3.4 Precinct Plan

The proposed Mall site is in terms of the Dannhauser Precinct Plan, in a Mixed-Use zone with some facilities around it developed and operational while some are under construction or planned. Please refer to Figures 4, 5, 6 and 7 below. The proposed mall will be an anchor in area with the Municipal Civic Centre and its population pull force. There is an existing Taxi Rank in the vicinity, Licensing Department, planned, residential area, planned industrial park, etc.

Figure 4: Mall Site within the Precinct Plan Context

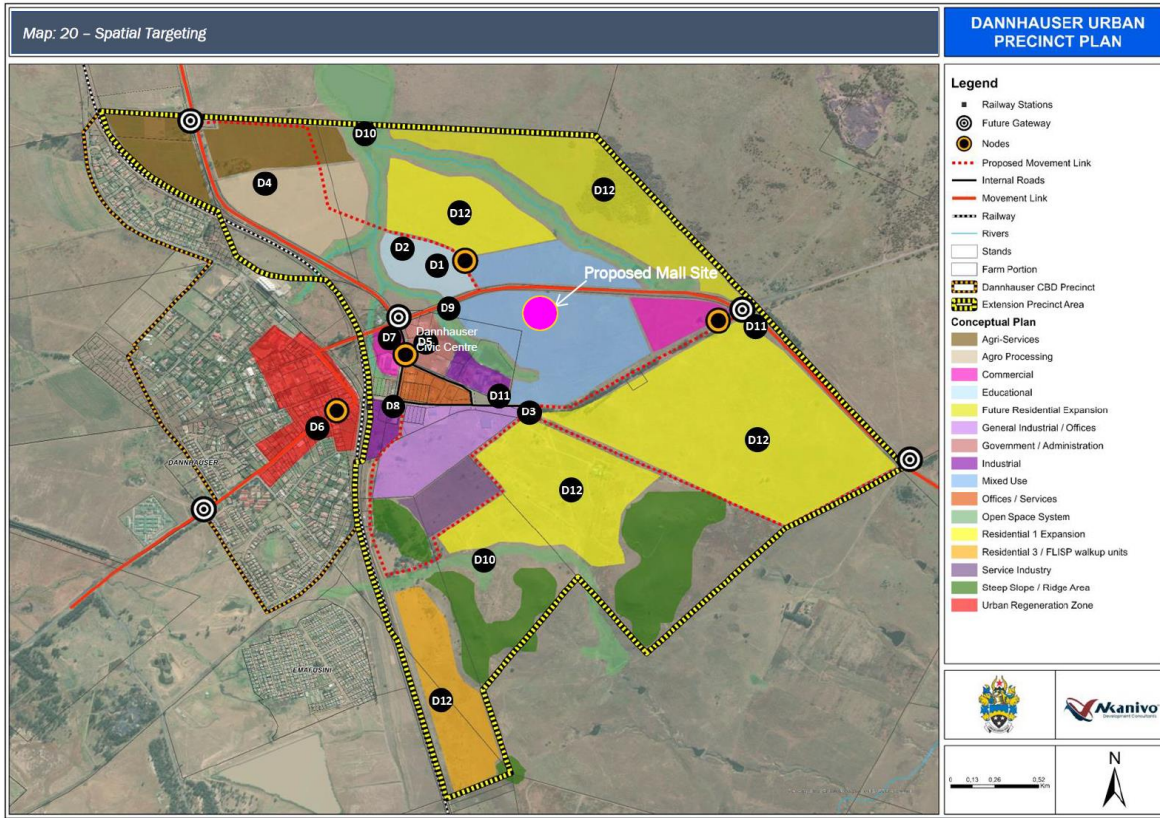
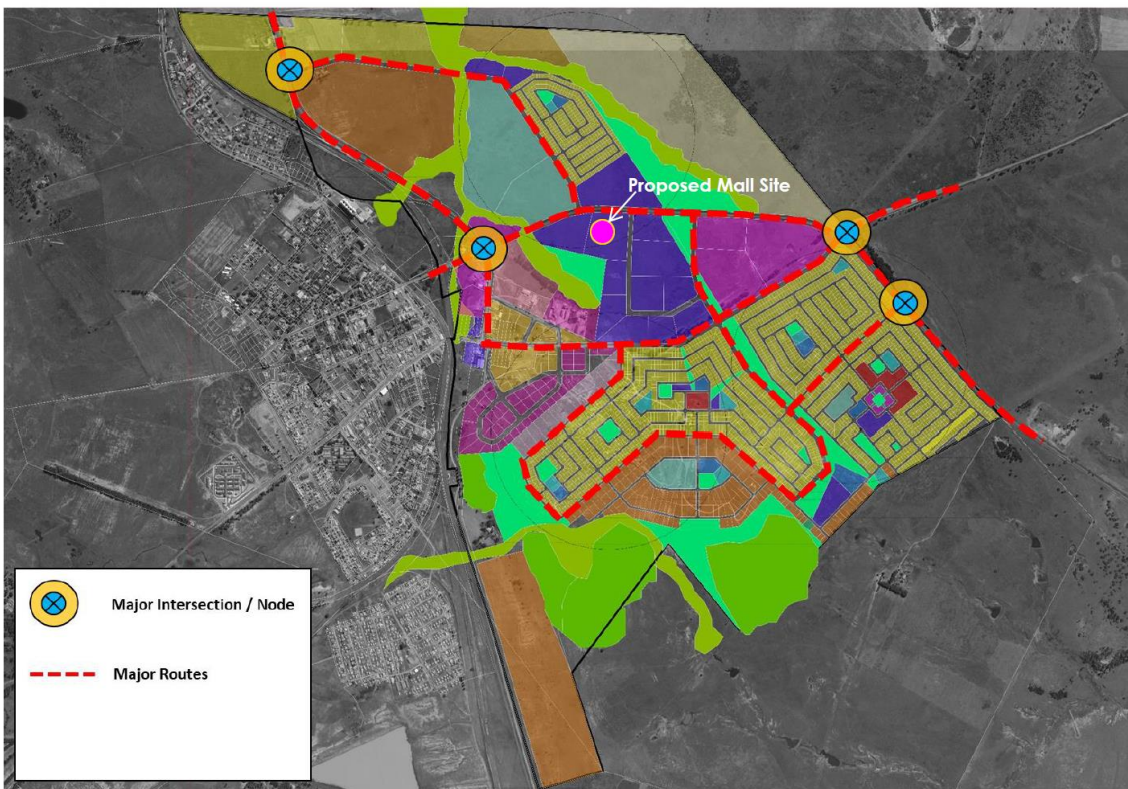
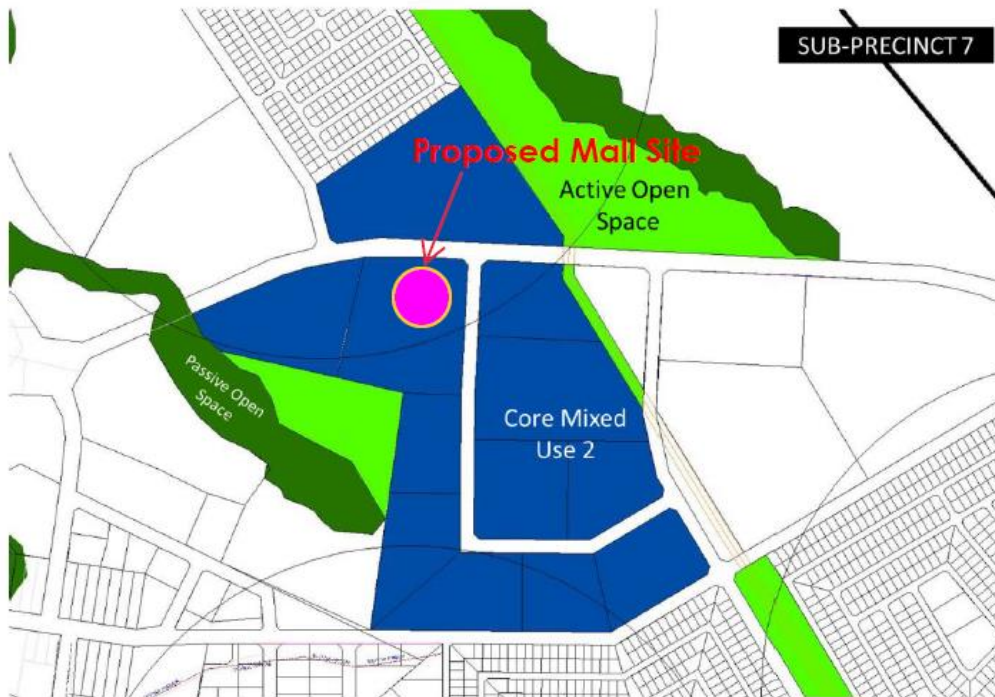


Figure 5: Planned and Designated Zones around the Mall Site



DANNHAUSER LOCAL MUNICIPALITY | URBAN PRECINCT PLAN | 2022

Figure 6: Mall Site within Sub-Precinct 7



Development Agglomeration and a Catalyst for Town Regeneration

Figure 7: Proposed Mall and facilities in the vicinity



4. PROJECT AREA BRIEF PROFILE

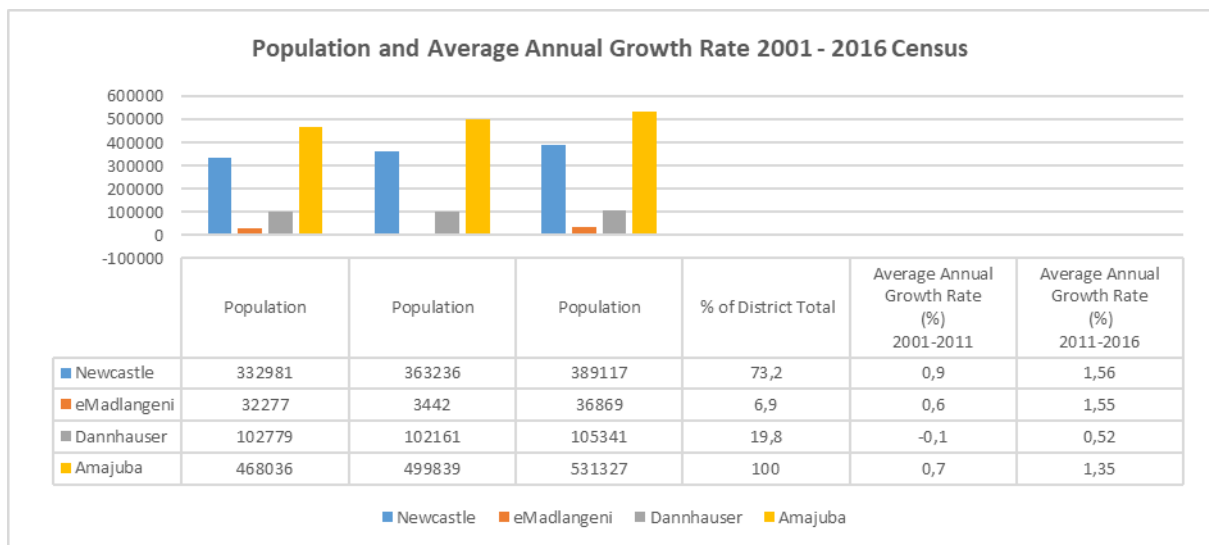
4.1 Population

The population of Dannhauser Local Municipality grew from 102 161 to 105 341 people. from 2011 to 2016 respectively. Dannhauser Municipality has the second largest population after Newcastle which had a population of 363 236 and 389 117 in 2011 and 2016 respectively.

The population of this municipality is largely dependent on neighbouring towns like Newcastle for shopping and higher order services. The development trajectory and direction which Dannhauser Municipality is taking is to provide adequate services to its communities at their doorstep and the proposed mall is one of the development growth engines which the municipality is driving for improved service delivery to its communities.

4.2 Population Size and Growth Trends

While Newcastle Municipality has a dominant population in Amajuba District, Dannhauser Municipality has the second largest population in Amajuba District as can be gleaned from the Table below.



4.3 Economic Profile By Gross Value Added (Gva)

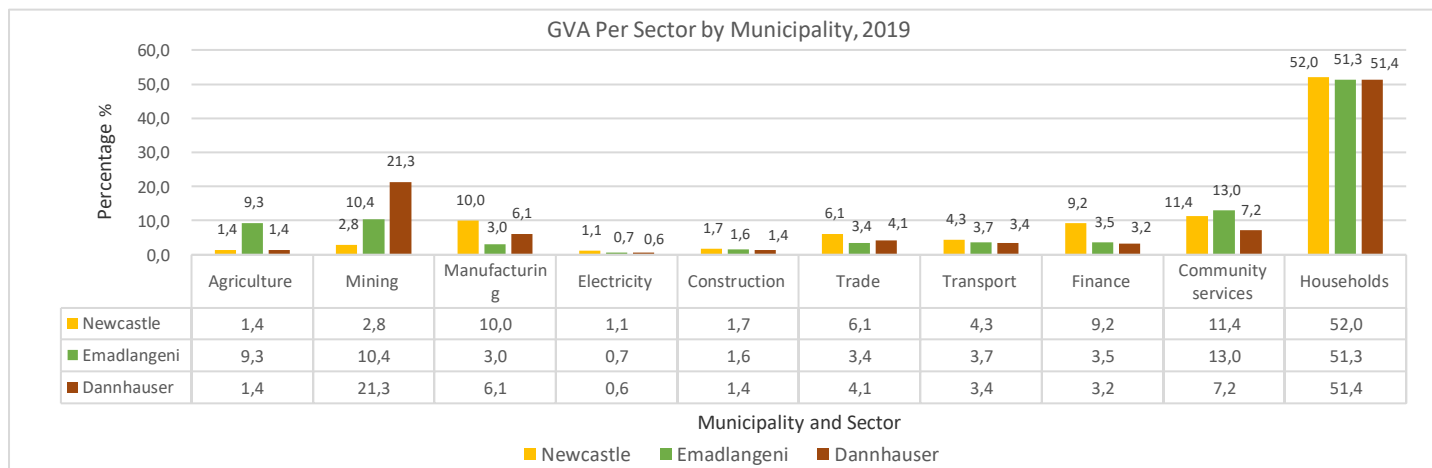
As per Provincial Treasury KZN 2017, economic contribution analysis published Dannhauser's Gross Value-Added performance and contribution per economic sector combined to Kwazulu-Natal province was as follows:

- Primary Sector contribution of 50.4% to Amajuba District combined of 16.6%, being higher than that of Emadlangeni and Newcastle Municipalities at 39.9% and 7.9% respectively;
- Secondary Sector contribution of 15.1% to Amajuba District combined of 24.4%, being the second highest to Newcastle and Emadlangeni at 27.5% and 11.3% respectively;
- Tertiary Sector contribution of 34.5% to Amajuba District combined of 59.0%, being less than that of Newcastle and Emadlangeni Municipalities at 64.6% and 48.7% respectively.

In totality, Dannhauser ranks second within the District, but needs to strengthen its secondary and tertiary economic sectors.

4.4 Gross Value Added (GVA) by Sector in Amajuba District

The table below provides a brief profile of Dannhauser's Gross Value Added (GVA) by Sector within the context of Amajuba District. It would be noted that Dannhauser that Amajuba District has strong mining and manufacturing sectors.



4.5 Accessibility

The site is highly accessible being located within a Secondary Development Corridor along the R621 main road, it interconnects the N11 with Dannhauser town and Dannhauser Town to Hattingspruit satellite and back to the N11 (and onto Newcastle) to the north and to Dundee and Glencoe (and on to the R33 main road) to the south. It also forms part of public transport routes between the town and surrounding rural settlements, such as KwaMdakane. The R621 is an important distributor road which is 8 meters wide surface within a 30m reserve. This road is generally in good condition. There are traffic signs posted for speed limits and other information along the road. The site enjoys connectivity with the eastern part of the municipality through Road 272 which runs south from main road 483 linking Madadeni and Osizweni in the adjacent Newcastle municipal area.

The site is on the eastern edge of the existing Dannhauser CBD and is close to the Durban-Johannesburg Railway Line.

In terms of local road connectivity, the site is accessible via the R621 Dannhauser-Dundee Road, Steildrift-KwaMdakane-Blaaubosch (Newcastle), and via the Dannhauser CBD-Skombaren-N11 to Newcastle Road. The municipality has constructed a local access road south of the mall to link the existing CBD to Steildrift Road which will eventually provide an alternative access with no direct access off the R621 Dannhauser-Dundee Road.

4.6 Land Ownership

In terms of ownership the subject property is owned by Dannhauser Municipality. The farm has however not yet been subdivided for the proposed development. The municipality will work with the successful bidder in finalizing land matters.

4.7 Site Size

The municipality has set aside +/- 7 Hectares of land for the development of the proposed Dannhauser Shopping Centre.

4.8 Proposed Centre Form of Land Tenure

The municipality has decided to release the piece of land based on an annual lease to purchase offer by bidders. Bidders are therefore required to make a Rand Value price for the annual lease to purchase offer. Terms and conditions of agreement and drafting of the lease to purchase will be considered after the appointment of successful bidder.

4.9 Existing land use

The proposed site is currently vacant and is traversed by a high voltage powerline. The required planning approvals would be required in respect of obtaining the necessary planning permission.

5. AVAILABILITY OF SERVICES

Section 49 of the Spatial Planning and Land Use Management Act, 2013 Act No. 16 of 2013 provides the following on the provision of engineering services:

Section 49:

- (1) An applicant is responsible for the provision and installation of internal engineering services.
- (2) A municipality is responsible for the provision of external engineering services.

- (3) Where a municipality is not the provider of an engineering service, the applicant must satisfy the municipality that adequate arrangements have been made with the relevant service provider for the provision of that service.
- (4) An applicant may, in agreement with the municipality or service provider, install any external engineering service instead of payment of the applicable development charges, and the fair and reasonable cost of such external services may be set off against development charges payable.
- (5) If external engineering services are installed by an applicant instead of payment of development charges, the provision of the Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003), pertaining to procurement and the appointment of contractors on behalf of the municipality does not apply.

5.1 Memorandum of Understanding on Engineering Services Contributions and Maintenance

An agreement will be entered into between the municipality/Amajuba District Municipality/other stakeholders (as necessary) and the successful bidder on the contribution in respect of the installation and maintenance of engineering services as part of the approval of the land development application.

5.2 Water and sewer.

The site is currently not serviced with water and sewerage. However, the services are available in the area and the municipality is working with stakeholders towards the upgrading services in the area. Studies will be required on bulk services investigations and site servicing which as per the Spatial Planning and Land Use Management Act, 2013 may require contributions from the developer.

5.3 Roads and stormwater.

The existing road network within the vicinity of the property is well developed. There will be a need for a Traffic Impact Assessment as part the application for the required authorizations by various stakeholders.

5.4 Community Services.

The normal refuse removal services will be provided by Council to the developer.

5.5 Electricity

The site is currently not serviced with electricity save that a high voltage powerline traverses the site.

5.6 Other Sources of Energy

The global energy supply has taken a new turn and requires that alternative sources of energy be considered in development proposals hence the municipality will assess incorporation of alternative sources of energy for electricity supply by bidders.

6. LAND USE CONTROLS

In order to give guidance to prospective developers, the municipality hereunder on Table 1, provides an extract of the Dannhauser Urban Scheme Clauses as applicable to Core Mixed Use 2 Controls

Table 1: Dannhauser Urban Scheme Clauses: Core Mixed Use 2 Controls

Statement of Intent Core Mixed Use 2	This zone is intended to provide for the continued use, enhancement and new development of commercial use, office and related commercial use reinforcing the existing Commercial Centre.
PERMITTED USES/BUILDINGS	USES/BUILDINGS PERMITTED BY SPECIAL CONSENT
Commercial Workshop Restaurant Office Building Shops Shopping Centre Parking Garage	Service Station Transportation Terminal

Mall Parking Lot Medical Facilities Beauty Studio Beauty and Health Parlour Casino Ablution Facilities ATM	
All uses not specified above are prohibited.	
DEVELOPMENT STANDARDS	CORE MIXED USE 2
Minimum Erf Area (m ²)	4000
Frontage (m)	8
Rear Space (m)	5
Side Space (m)	5
Floor Area Ratio (FAR)	0,80
Coverage (%)	80
Maximum Height (Storeys)	2
Additional Controls:	
1. Building Line may be relaxed by the municipality subject to the continuity of the parking not being disrupted.	
2. Parking shall be provided in accordance with requirements set in Clause 7.1 .	

7. PROPOSED DEVELOPMENT ELEMENTS

7.1 Draft Design Concept Plan

Bidders are expected to submit the Proposed Mall draft design concept plan as part of the Development Proposal to be submitted **must** include the following:

- Provision **must** be made for postal services to serve the surrounding community.
- Provision **must** be made to accommodate an informal traders' market

incorporated in a public transport facility along major footfall routes of pedestrians.

- Provision **must** be made for security to reduce criminal activities
- Landscaping.
- Provision may be made for public transport facilities eg. a Taxi Rank and pick and drop-off points (this will be discussed with transporters association as part of the consultation process)
- Draft detailed site development plan

Bidders are expected to submit a draft site development plan shown the various Shopping Centre elements on the site.

7.2 Draft Architectural Design and Elevations

Bidders are expected to submit the Draft Architectural Designs and Elevations

- a) Artistic Impression of the proposed Shopping Centre based on the Draft Plans

Bidders are expected to submit an Artistic Impression of the proposed Shopping Centre based on the Draft Plans

7.3 Draft Landscaping Plan

Bidders are expected to submit a Draft Landscaping and Environmental Management Plan

7.4 Conformity of Development Proposals with Planning Policies, Engineering Services Requirements and Various Sector Departmental Requirements

The envisaged development proposal is expected Conformity of Development Proposals with Planning Policies, Engineering Services Requirements and Various Sector Departmental Requirements and approval, operational and management requirements.

Green Technologies

Bidders are encouraged to adopt and incorporate Green Technologies in their proposals which involve technologies that are less harmful to the environment than fossil fuels and may include:

- Building designs
- Infrastructure services
- clean energy production,
- the use of alternative fuels, eg. Solar power and others that promote environmentally friendly technology.

8. FORMAT FOR SUBMITTING DEVELOPMENT PROPOSALS

The interested parties or developers are requested to submit their development proposals as per the Functionality Evaluation and Financial Evaluation Criteria below.

Bidders must submit a Comprehensive Development Proposal with detailed Draft Concept and Design plans clearly demonstrating all phases of the proposed development together with tender documents as required by Supply Chain Management

A prospective developer might be requested to make a presentation to the Municipal Bid Evaluation/Adjudication Committees and other relevant stakeholders on the proposed development of the Proposed Dannhauser Mall.

9. Conditions that would be Applicable to the Successful Developer

- The successful bidder will be required to comply with the requirements for the approval of developments of this nature through the services of a Team of Experienced Built-Environment Professionals to facilitate the granting of the respective approvals.

- No development shall be allowed to commence without first having been granted the applicable permissions
- The developer will work closely with the various stakeholders for the granting of authorizations and management of construction and management of the facility as would be stipulated in the conditions of approval

10. Reference Materials

Inserted herein and annexed hereto are extracts from some (not exhaustive) of the important documents which the bidders are encouraged to refer to when compiling their proposals:

- Dannhauser Integrated Development Plan
- Dannhauser Spatial Development Framework
- Dannhauser Precinct Plan
- Spatial Planning and Land Use Management Act
- Danhauser Land Spatial Planning and Land Use By-law
- Dannhauser Planning Scheme
- etc

11. EVALUATION FOR FUNCTIONALITY

Functionality (Total 100 points)

Developments of this nature require that a team of Built Environment professionals with proven experience be assembled.

Table 2: Functionality Assessment Criteria

	Description	Points Allocation/Breakdown	Maximum Evaluation	Comments
1	Anticipated Value of the Proposed Mall Development	20	20	
2	Development proposal/ Draft Concept Plan/ Draft Architectural Design and Elevations/Artistic Impression/ Draft Landscaping Plan	20	20	

	Description	Points Allocation/Breakdown	Maximum Evaluation	Comments
3	Capacity and Company Experience to undertake the development	20	20	
4	Team experience (A minimum of bachelor's degree or equivalent/Proven Experience	15	15	
	-Town Planner			
	-Architect			
	-Property Specialist			
	-Engineer (Civil)			
	-Engineer (Electrical)			
	-Geotechnical Engineer			
	-Environmental Practitioner			
	-Structural Engineer			
	-Traffic Engineer			
	Other			
5	Company Experience on Similar Projects	15	15	
6	Program Gantt Chart: program is linked to methodology and activities are clearly define	10	10	
Total		100	100	

The minimum technical qualifying score required to pass the Functionality Evaluation is 70 points.

12. FINANCIAL EVALUATION

12.1 Financial Evaluation (Total 30 points)

The evaluation of the bidder's Financial Capacity to undertake the proposed Dannhauser Mall Development will be undertaken through an evaluation of the following:

12.2 Financial Statement for the Past 3 Years

- a) Bidders are requested to submit Financial Statements for the past 3 years.

12.3 Financial Resources:

The Bidder must demonstrate access to, or availability of, financial resources such as liquid assets, unencumbered real assets, lines of credit, and other financial means, other than any contractual advance payments to meet the cash-flow requirement for the project.

12.4 Cash flow statements

Bidders must provide Cashflow Statements as assurance that the bidder would be able to undertake the project without financial difficulty.

12.5 Letters of Credit/Guarantees

Bidders must provide Letters of Credit/Guarantees for assurance that the bidder would have adequate finance to develop the shopping centre

12.6 Price Offer

Bidders are expected to make a make a Rand Value price for the annual lease to purchase offer on the MBD form as part of the Returnable Documents accompanying these Terms of Reference based on a Long-Term Lease.

The municipality has decided to release the piece of land based on an annual lease to purchase offer by bidders. Bidders are therefore required to make a Rand Value price for the annual lease to purchase offer. Terms and conditions of agreement and drafting of the lease to purchase will be considered after the appointment of saucerful bidder.

12.7 Financial Evaluation Criteria

The Financial Evaluation Criteria are projected on Table 3.

Table 3: Financial evaluation will be based on the following Criteria;

Description	Maximum Evaluation Score
Financial Statement for the Past 3 Years	5
Financial Resources	10
Cash flow statements	5
Letters of Credit/Guarantees	5
Bid price Offer	5
Total Score	30

Total scores will be determined using a weighting of 70% for technical proposals and a weighting of 30 % for financial proposals.

The weighting for technical proposals should be in the range of 70 to 100%, with a higher rating used where quality is of greater importance. The total of both weightings must total 100%]

N.B: Only bidders qualifying in terms of functionality will be considered for stage two (financial proposal) of this bid.

13. FORMAL PRESENTATIONS

N.B: Please note that the presentations may be requested by the Dannhauser Municipality at its discretion.

14. SUBMISSION AND CONTACT PERSONS

Proposals must be submitted in sealed envelope: clearly marked “Proposals for Development Dannhauser Shopping Centre” must be deposited in the tender box situated at the reception area of the Dannhauser Municipal Offices or security room. Proposal documents should be received not later than 12h00 on 22/03/2023, Late, e-mailed or faxed bids will not be accepted.

Bidders should note that terms of reference and MBD forms will be available on municipal website www.dannhauser.gov.za, as from 16/02/2023.

Any enquiries are to be directed to **Ms Ndaba. Director : Planning and Economic Development, email noxolon@dannhauser.gov.za or Mr S. Nkabinde : Manager Land use management** at number 08 Church Street Dannhauser, Email: sibusison@dannhauser.gov.za or Telephonically on **034 621 2666 ext. 0745** during working hours, between 07h30 to 16h00 with a lunch interval from 13h00 to 13h30, Monday to Friday.

S. CELE

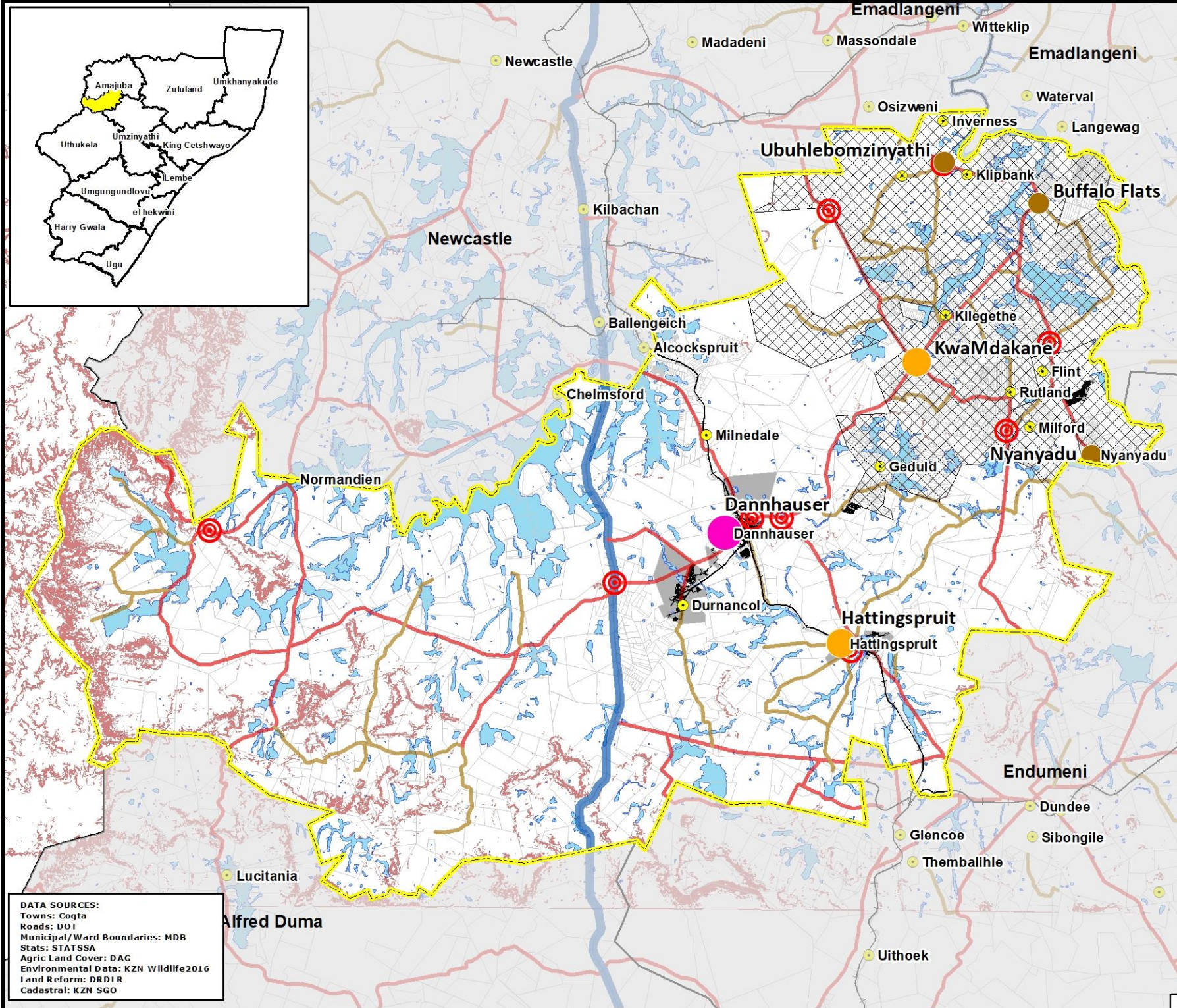
MUNICIPAL MANAGER

ANNEXURE A:

ACTIVITY NODES

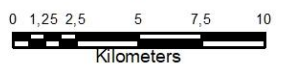
DANNHAUSER LOCAL MUNICIPALITY

Map 97: System of Activity Nodes



Legend

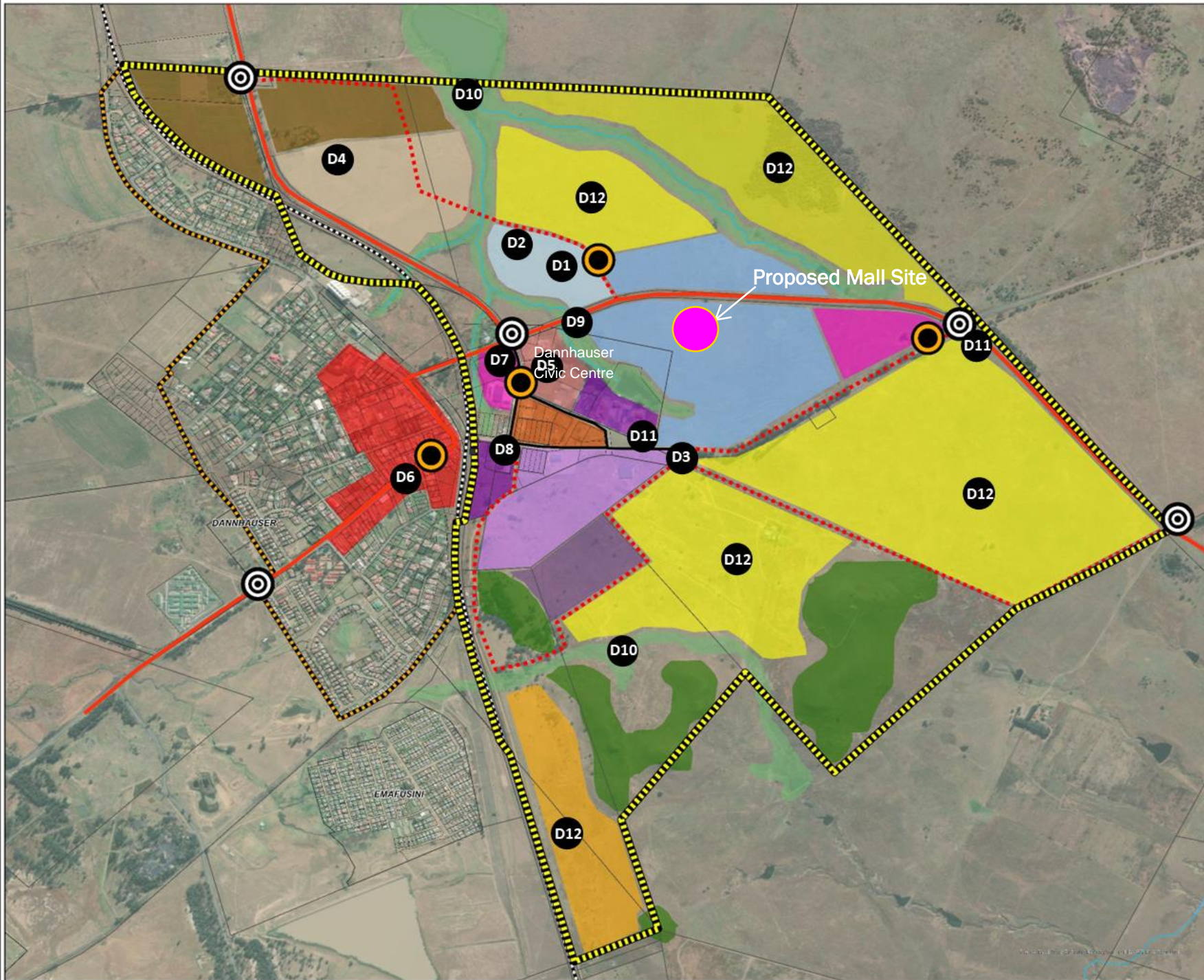
- LM Boundary
- Municipal Development Node
- Community Development Node
- Settlement Development Node
- Unexplored Significant Route Intersections
- Local Municipalities
- Traditional Authorities
- Places
- Railway Line
- National Road
- Provincial Road
- District Road
- Farm Cadastral
- Steep Slopes
- Dams and Wetlands
- Urban Cadastral 2017



DATA SOURCES:
 Towns: Cogta
 Roads: DOT
 Municipal/Ward Boundaries: MDB
 Stats: STATSSA
 Agric Land Cover: DAG
 Environmental Data: KZN Wildlife 2016
 Land Reform: DRDLR
 Cadastral: KZN SGO



**ANNEXURE B:
PRECINCT SPATIAL FRAMEWORK**



Legend

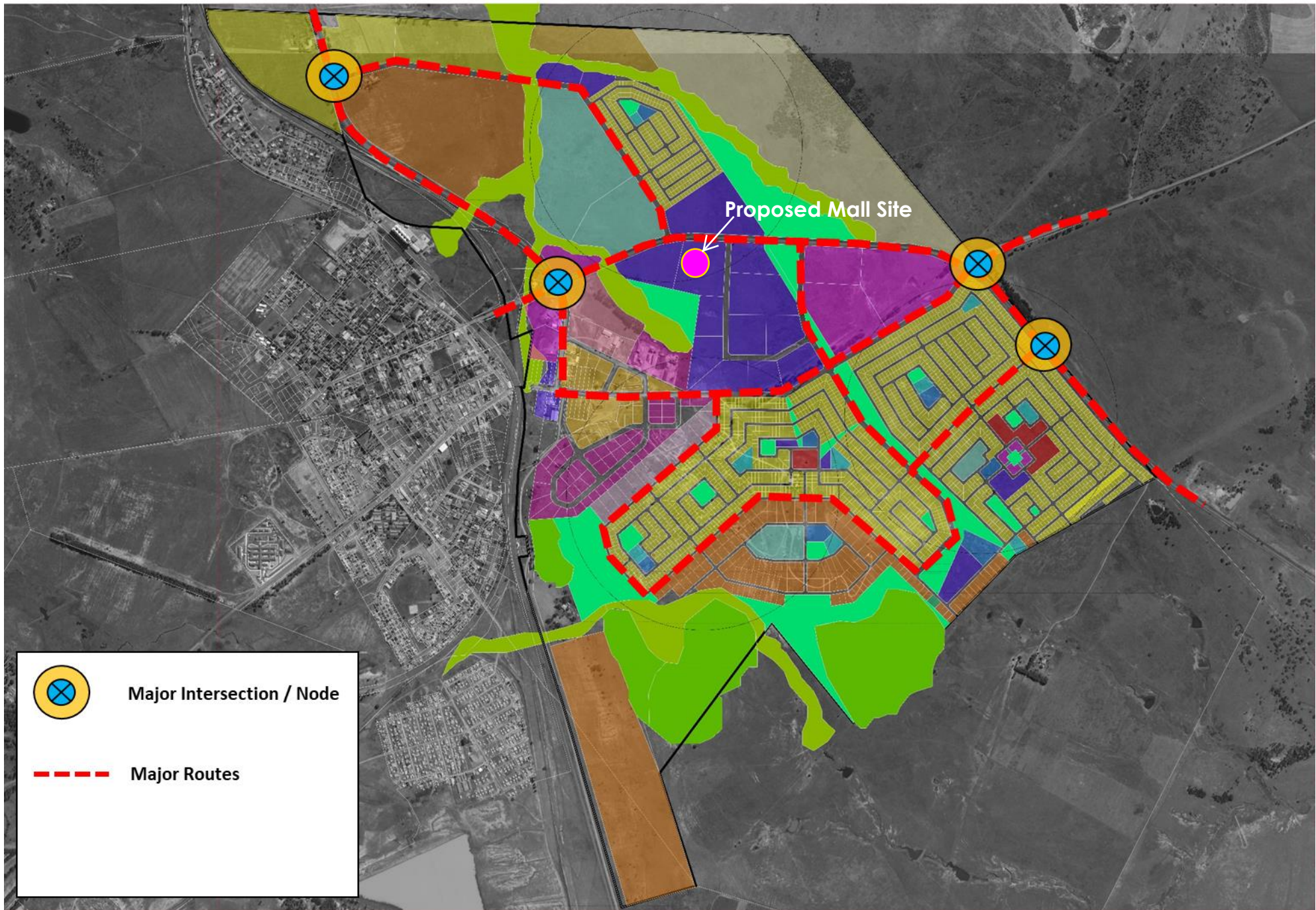
- Railway Stations
- ⊙ Future Gateway
- ⊙ Nodes
- Proposed Movement Link
- Internal Roads
- Movement Link
- Railway
- Rivers
- Stands
- Farm Portion
- ▨ Dannhauser CBD Precinct
- ▨ Extension Precinct Area

Conceptual Plan

- Agri-Services
- Agro Processing
- Commercial
- Educational
- Future Residential Expansion
- General Industrial / Offices
- Government / Administration
- Industrial
- Mixed Use
- Offices / Services
- Open Space System
- Residential 1 Expansion
- Residential 3 / FLISP walkup units
- Service Industry
- Steep Slope / Ridge Area
- Urban Regeneration Zone



**ANNEXURE C:
DETAILED PRECINCT LAYOUT**

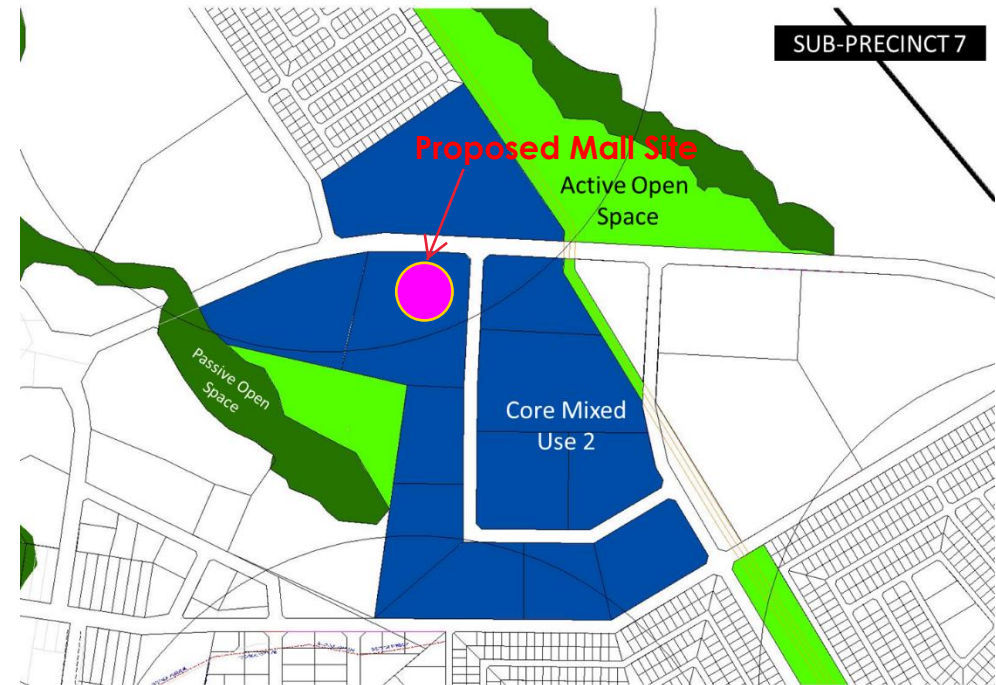


ANNEXURE D:

SUB-PRECINCT 7 INCORPORATING PROPOSED MALL SITE

SUB PRECINCT 7			
ZONINGS	Dannhauser Land Use Scheme, 2021		
LAND USES PERMITTED	Zoning	Land Uses	
	Passive Open Space	Conservation Area, Protected Area, Greenbelt, Ablution Facilities, Parking Lot, Bird Sanctuary, Horticulture	
	Active Open Space	Private Recreation Area, Recreational Building, Ablution Facilities, Parking Lot, Combo Court, Caretaker's Dwelling, Place of Public Assembly	
	Core Mixed Use 2	Commercial Workshop, Restaurant, Shops, Shopping Centre, Parking Garage, Mall, Parking Lot, Medical Facilities, Beauty Studio, Beauty and Health Parlour, Casino, Ablution Facilities, Bank, ATM	
ESTIMATED SERVICES REQUIRED PER LAND USE			
Services per Zoning	Water (l/Day)	Sewer (l/Day)	Electricity (KVA)
Passive Open Space	N/A	N/A	N/A
Active Open Space	N/A	N/A	N/A
Core Mixed Use 2	80000	25000	3800
TOTAL	80000	25000	3800
Rounded	80 K/l per day	25 K/l per day	3800 KVA per day
ESTIMATED NUMBER OF JOB OPPORTUNITIES			
Construction Phase – Temporary		140	

Security	10
Development of Precinct Land Uses	140



ANNEXURE E:

DANNHAUSER URBAN SCHEME CLAUSES: CORE MIXED USE 2 CONTROLS

Table 8: Dannhauser Urban Scheme Clauses: Core Mixed Use 2 Controls



Statement of Intent Core Mixed Use 2	This zone is intended to provide for the continued use, enhancement and new development of commercial use, office and related commercial use reinforcing the existing Commercial Centre. Minimum erf size within this zone is 4000 m ² .
PERMITTED USES/BUILDINGS	USES/BUILDINGS PERMITTED BY SPECIAL CONSENT
Commercial Workshop Restaurant Shop Shopping Centre Parking Garage Mall Parking Lot Medical Facilities Beauty Studio Beauty and Health Parlor Casino Ablution Facilities Bank ATM	Service Station Transportation Terminal
All uses not specified above are prohibited.	
DEVELOPMENT STANDARDS	CORE MIXED USE 2
Minimum Erf Area (m ²)	4000
Frontage (m)	8
Rear Space (m)	5
Side Space (m)	5
Floor Area Ratio (FAR)	0,80
Coverage (%)	80
Maximum Height (Storeys)	2
Additional Controls:	
4. Building Line may be relaxed by the municipality subject to the continuity of the parking not being disrupted.	
5. Parking shall be provided in accordance with requirements set in Clause 7.1 .	