

NKANDLA MUNICIPALITY



TENDER DOCUMENT BID NUMBER: NKA/SITES/2020/21/01

PROPOSAL: LEASE OF LAND FOR DEVELOPMENT OF A SHOPPING MALL

ENQUIRIES: SCM
ISSUED BY:
NKANDLA MUNICIPALITY
PRIVATE BAG X 161 NKANDLA 3855
TEL: 035 833 2080/15 FAX: 035 833 0920

SUMMARY FOR TENDER OPENING PURPOSES

NAME OF TENDERER/DEVELOPER: _____

CONTACT NO: _____

FAX NO.: _____

POSTAL ADDRESS: _____

PHYSICAL ADDRESS: _____

CONTACT PERSON: _____

EMAIL ADDRESS: _____

ERF 199

ERF 200

TENDER CLOSES AT 12h00 MONDAY 12 OCTOBER 2020

CALL FOR PROPOSALS AND INVITATION TO BID

Invitation for the submission of proposals: lease of land for development of a shopping mall: **LAND FOR DEVELOPMENT OF A SHOPPING MALL: (NKA/ SITES/2020-21/01)**

In terms of Section 14 of the Local Government: Municipal Finance Management Act 56 of 2003, Nkandla Municipality is desirous to lease out land for the purposes of developing a Shopping Mall in Nkandla Town. Land will be leased out in terms of the Councils land disposal and acquisition policy at a market related prices determined by the Municipal Professional Evaluator.

SITES TO BE DISPOSED

SITE NO	EXT SQUARE METRES	ZONING
199 Nkandla	25 441	Medium Impact Mixed Use
200 Nkandla	21 520	Medium Impact Mixed Use

BID DOCUMENT AND CLARIFICATION MEETING

A briefing session will be held on the **16th of September 2020 at 10H00** in the Nkandla Municipality Technical Boardroom. Bid Documents are obtainable at a non-refundable fee of **R710.00 (Seven Hundred and ten Rand Only)** cash payable to Nkandla Municipality in the cashier's office, Nkandla Municipality, lot 292, Mareê Road, Nkandla 3855, or can be downloaded on the Nkandla Municipal website www.nkandla.org.za Bid documents will be obtainable as from **Tuesday 15 September 2020 at 09h00 to Wednesday 16 September 2020.**

BID SUBMISSION

Bids and supporting documents must be submitted in a sealed envelope marked "**BID NO: NKA/Sites/2020-21/01**"

Bid documents must be deposited *in the municipal tender box situated at the reception area of the Nkandla Municipality, Lot 292, Mareê Road, Nkandla 3855* by the **12 October 2020 at 12H00**, at which time bids will be opened publicly in Nkandla Municipality. Bids received after the said closing date and time not clearly marked as prescribed, will not be considered.

SUPPORTING DOCUMENTS AND BIDS CONDITIONS

Valid Tax Clearance Certificate, Company Founding Documents, Company Profile, B-BBEE Certificate and Letter of Commitment from any Anchor Tenant must be submitted. The successful bidder will have to consolidate and register these properties.

Copy of the proof of municipal accounts or a lease agreement if renting Traceable relevant experience **(with names of organizations and their telephone numbers).**

The successful service provider will be required to register on the municipal database; Database Forms are available on request and on the Municipal website. The Nkandla Local Municipality Supply Chain Management Policy will apply. The Council reserves the right to negotiate further conditions and requirements with the successful bidder. And reserve the right not to appoint. Bids that are late, incomplete, unsigned, faxed or e-mailed will not be accepted or considered. The municipality accepts no responsibility for the late delivery of bids by courier services or any other forms of mailing. The Nkandla Local Municipality does not bind itself to accept the lowest or any bid and reserves the right to accept the whole or part of the bid. Bids shall remain valid for 60 – 90 days from the closing date **12 October 2020** prices should be inclusive of Value Added Tax (VAT).

EVALUATION CRITERIA

- **First stage** – Functionality; 100% (minimum threshold of 70%) being 45% for Experience and 55% for Capacity.
- Second stage** – Bidders who pass first stage will be required to come and present their proposals to Bid Adjudication Committee (BAC).

BID ENQUIRIES

All enquiries must be directed to the Planning Officer, Mr. FS Mahlawe on 067 0874 196 and for SCM related matters contact: Miss DZ Msomi DMsomi@nkandla.org.za on 035 833 2015 during office hours.

NKANDLA MUNICIPALITY PROPOSAL FOR LAND DEVELOPMENT



COMMERCIAL SITES ERF 199 & 200 NKANDLA

LAND DETAILS - NKANDLA

Description : Nkandla Town

Locality : The property falls within the Nkandla town.
A Town Planning Scheme Map is attached at the Budget and Treasury Offices for ease of reference.

Services : All services can be made available.

Development : The development of the land must commence within twelve (12) months from the Signing of the Purchase agreement.

Proposal : A fully motivated land development proposal together with layout plans sketches must be provided.

The successful developer will be responsible for obtaining the necessary approvals from other sector departments

The Council will consider the possible lease of the area at a market related price until the land has been surveyed and leased to the successful party. The lease agreement will be signed once a successful developer has been identified and informed.

PRE-QUALIFYING CRITERIA – commitment letters from anchor tenants of at least one in the following:

- **Retail**
- **Bank**
- **Restaurant**
- **Clothing**
- **etc.**

EVALUATION CRITERIA

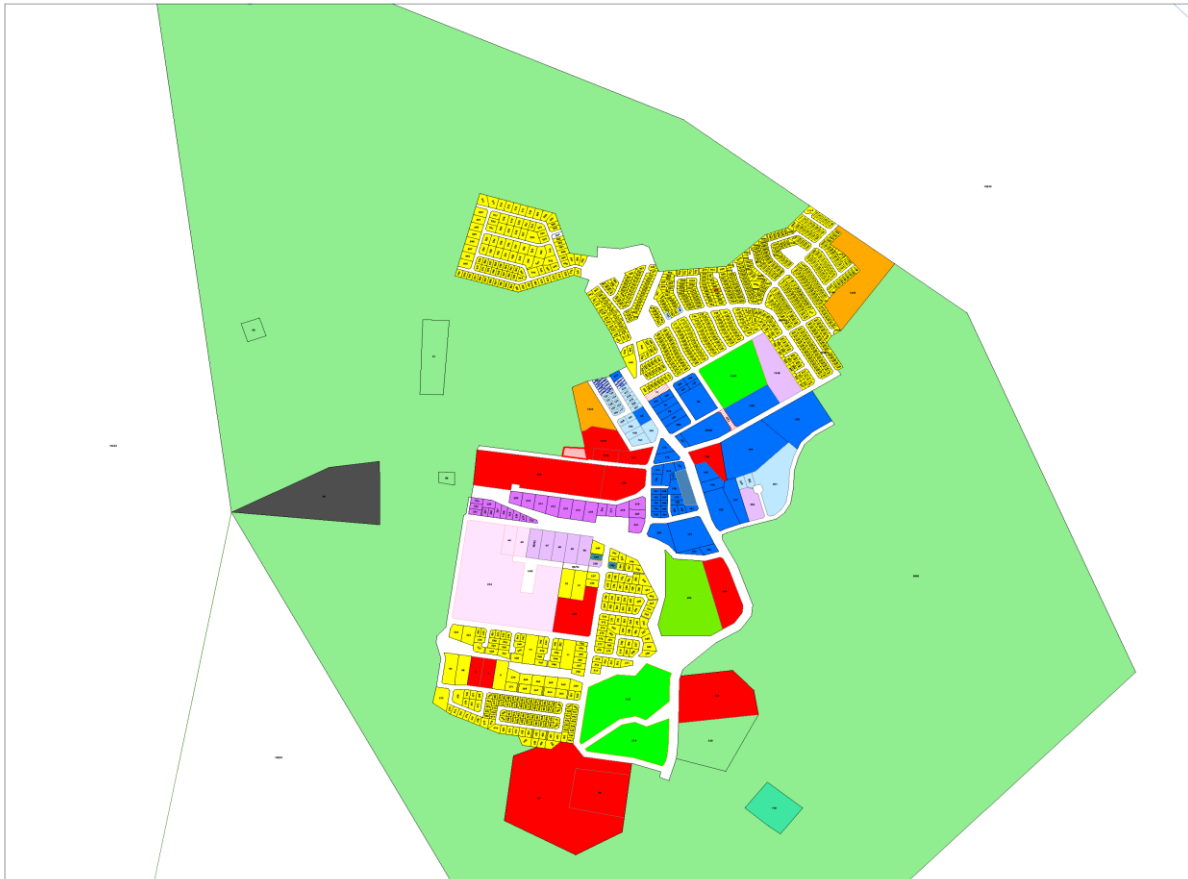
EVALUATION CRITERIA	POINTS
EXPERIENCE	45
Previous experience in the similar project: -(attach 5 or more completion certificates)	45
Previous experience in the similar project: -(attach 4 completion certificates)	35
Previous experience in the similar project: -(attach 3 completion certificates)	25
Previous experience in the similar project: -(attach 2 completion certificates)	15
Previous experience in the similar project: -(attach 1 completion certificates)	05
CAPACITY	55
Financial stability <ul style="list-style-type: none"> • Attach bank financial guarantee of R20 000 000 and more • Attach bank financial guarantee of R15 000 000 and more • Attach bank financial guarantee of R10 000 000 and more 	15 10 05
commitment letters <ul style="list-style-type: none"> • 4 or more commitment letters from anchor tenants • 3 commitment letters from anchor tenants • 2 commitment letters from anchor tenants 	15 10 05
Qualifications & experience <ul style="list-style-type: none"> • work-Manship (Attach 3 CV and qualifications of personnel) • work-Manship (Attach 2 CV and qualifications of personnel) • work-Manship (Attach 1CV and qualifications of personnel) 	15 10 05
-Time frame for project completion <ul style="list-style-type: none"> • within 2 years. • Within 3 years 	10 05

NKANDLA TOWN PLANNING SCHEMES

LAND USES AND DENSITY CONTROLS

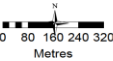
NKANDLA – COMMERCIAL/ MEDIUM IMPACT

Statement of Intent	Coverage	Height	Min. Erf Size	Front Building Line	Side Building Line	Rear Building Line
This zone makes provision for the development and management of land in and around the central business district of Nkandla. The zone permits a wide range of land uses combining commercial, trade, office administration, cultural, residential and low impact industrial activities and developments to enable a special mix of development to occur.	70%	3	400	5m	1m one side	2m



**NKANDLA
SCHEME
ZONING
NKANDLA**

- Legend**
- Place Names
 - Major Roads
 - Minor Roads
- Zoning**
- Public Office
 - Central Filling Station
 - Transportation
 - Active Open Space
 - Agriculture Processing
 - Cemetery
 - Education
 - Health & Welfare
 - Worship
 - Institution
 - Public Office
 - Residential Only Detached
 - Residential Only Medium Density
 - Business Office
 - Low Impact Mixed Use
 - Medium Impact Mixed Use
 - Light Industry
 - Bus and Taxi Rank
 - Existing Road
 - Future Road
 - Libraries and Services
 - Environmental Services



NKANDLA LOCAL MUNICIPALITY (KZN 200)
Mandla Road
LOT 200
NKANDLA
Tel: 035 633 0000
Fax: 035 633 0000

NKANDLA LOCAL MUNICIPALITY DISPOSAL SITES



NKANDLA LOCAL
MUNICIPALITY
DATE: JULY 2019



Legend

-  DISPOSAL SITES
-  NkandlaCadastral

Notwithstanding that this lease shall commence on the date of execution hereof to enable the Tenant to develop the Property, for the purpose of beneficial occupation and the payment of rental, the period of the lease shall commence on the first day of the month during which the principal or anchor sub-tenant takes occupation of portion of the premises to be erected on the Property ("the commencement date") and shall endure for a period of thirty (30) years.

