



**By 2030 eThekweni will be Africa's
most caring and liveable city**



CATALYTIC INVESTMENT PROJECTS

FEB 2017

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CATALYTIC PROJECTS CRITERIA

Major impact in their sub-metro at least, if not beyond.

Mega-scale inclusive of:

- Number of Jobs
- Amount of investment by public and private
- Revenue to be generated
- Mixed use in nature
- Alignment with Sustainable Development Goals (SDGs)

and/or

Stimulate a chain of new projects

and/or

Be in highly strategic locations to help achieve spatial transformation objectives

They should be on public transport corridors or national trade routes

CATALYTIC PROJECTS BY PROJECT PIPELINE

Category A: In/near Implementation

Category B: In Preparation

Category C: Extensions to existing developments and malls

Note

Implementation needs a different level of effort, intervention, and management structure from Preparation

CATEGORY A: CATALYTIC PROJECTS IN OR NEAR IMPLEMENTATION

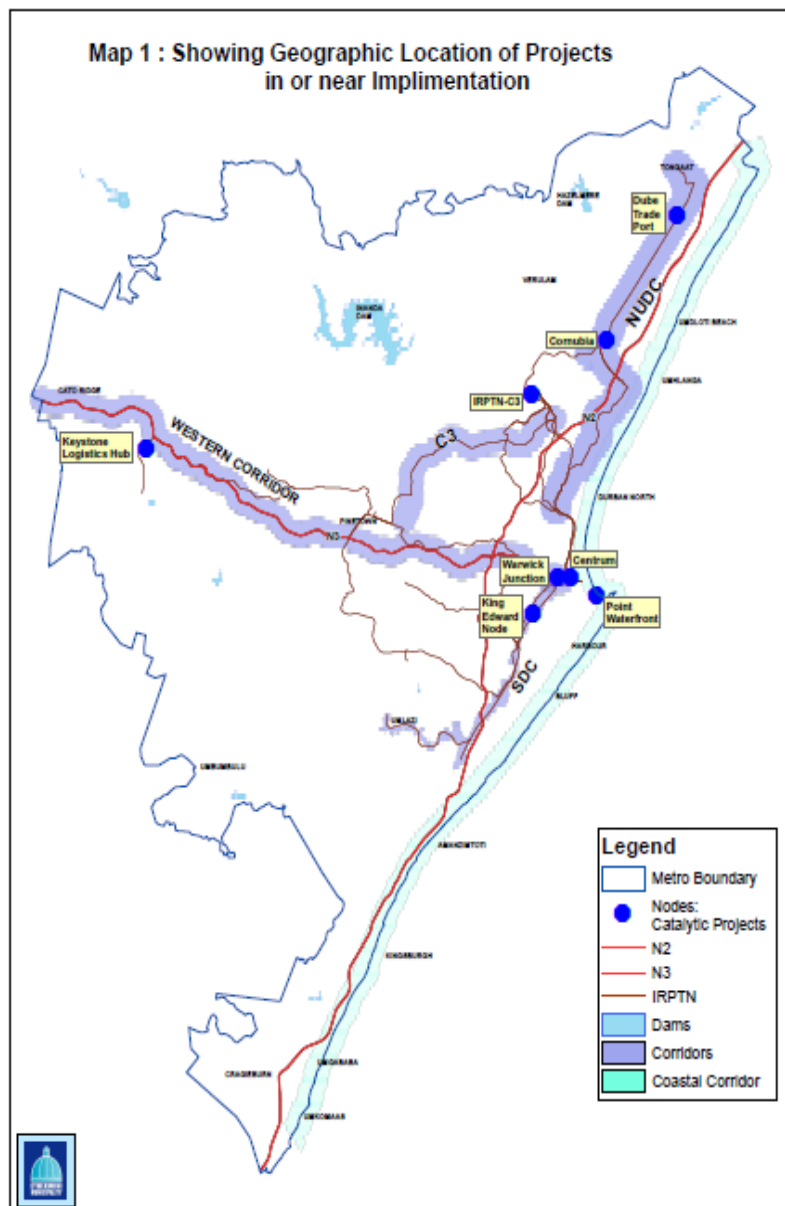
- | | | |
|--|---|-------------------------------|
| 1. Point Waterfront | } | INNER CITY (1,2,3) |
| 2. Warwick Junction | | |
| 3. Centrum Government Precinct | | |
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| 6. Southern Densification Corridor
(King Edward, Montclair, Umlazi) | } | TRANSPORT CORRIDORS (6,7) |
| 7. IRPTN – C3 Corridor | | |
| 8. Keystone Logistics Hub | } | WESTERN AREA (8) |

Category A Projects Investment Value

R98 Bn Private

R28 Bn Public

R126 Bn Total

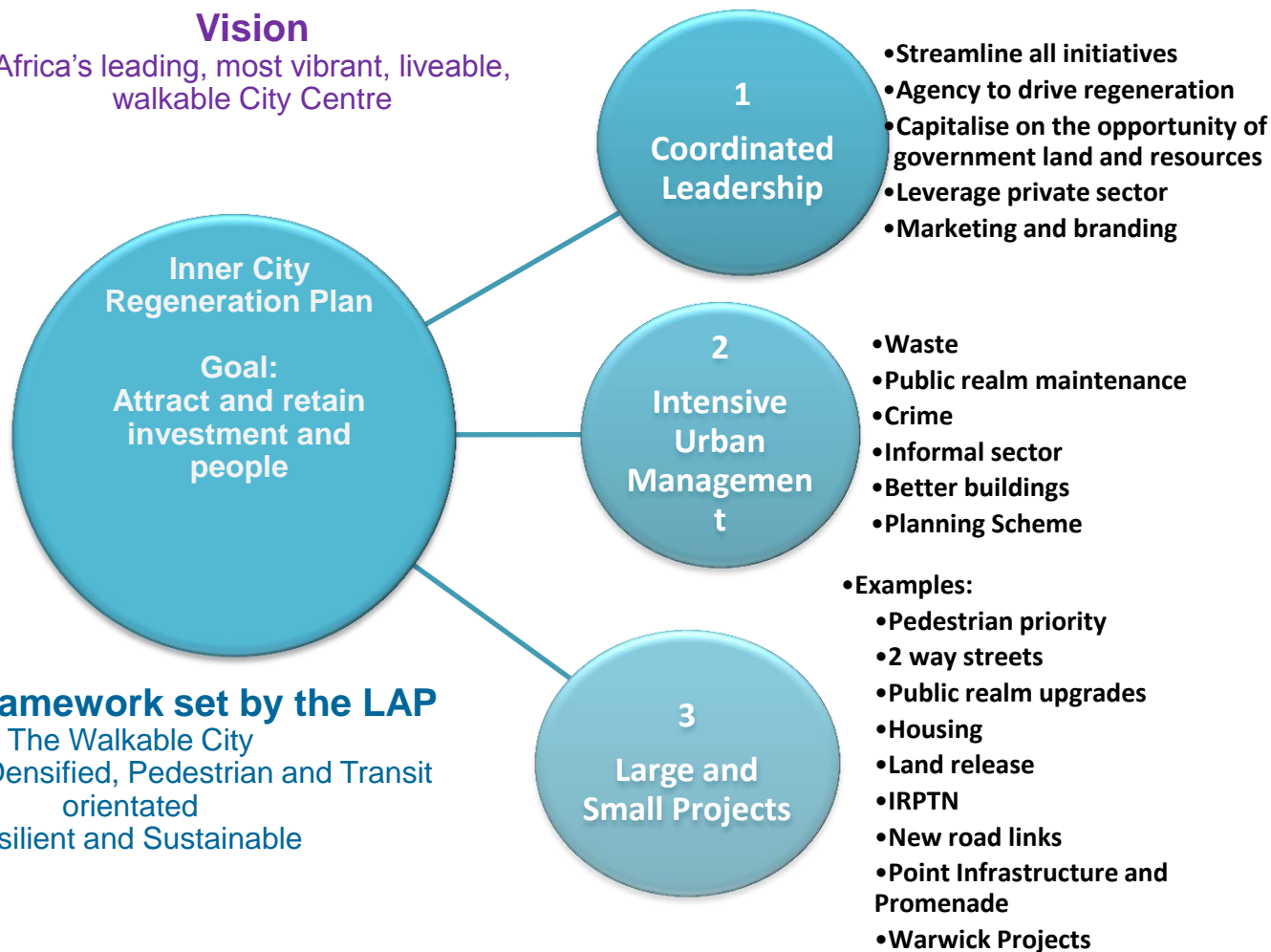


INNER CITY

Emerging Inner City Regeneration Strategy Economic Drivers

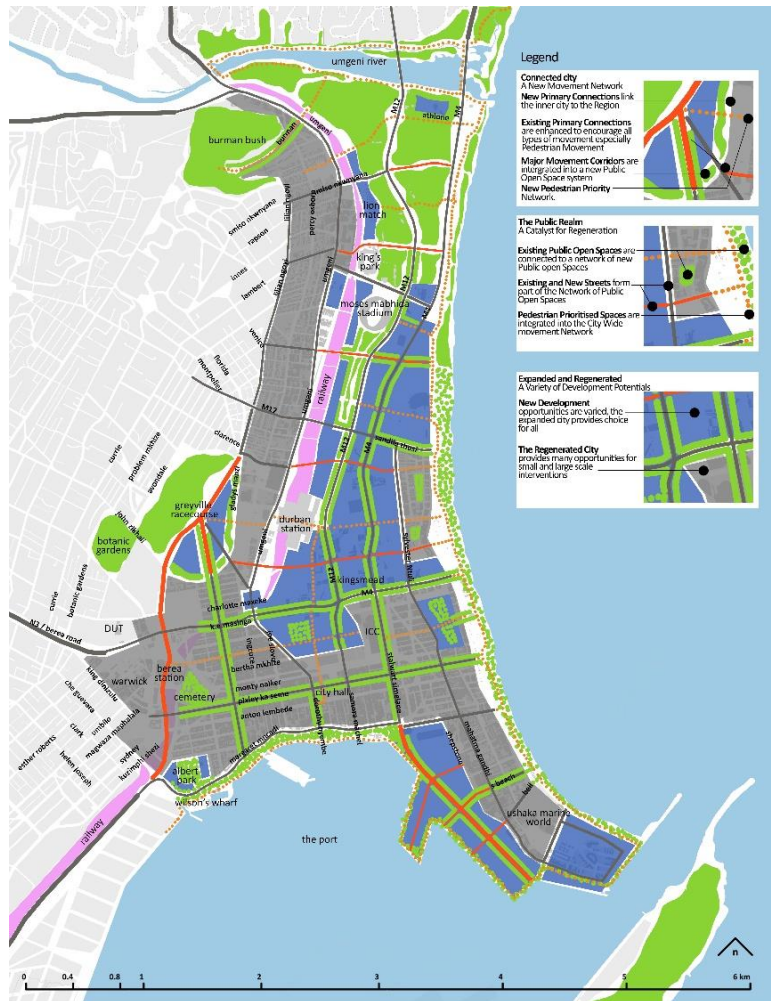


Vision
Africa's leading, most vibrant, liveable, walkable City Centre



Spatial Framework set by the LAP
The Walkable City
Mixed use, Densified, Pedestrian and Transit orientated
Resilient and Sustainable

Ultimate total Development Potential



The plan could result in the release of significant potential

- Residential 60% = 564 ha
- Retail 5% = 45 ha
- Commercial/Industrial 20% = 190 ha
- Other Amenities 15% = 145 ha
- Potential population when fully developed = **approximately 450,000** people (including current 60,000 – 70,000)
- Potential Job Creation = **250,000 Jobs** (including current 100,000)



POINT WATERFRONT

PROJECT DESCRIPTION

**THE NEW VISION FOR THE POINT DEVELOPMENT IS
PREDICTED ON MAXIMISING THE USE OF THE AREA,
BOTH BY PERMANENT RESIDENTS AND TEMPORARY VISITORS**

- Network of vehicular and pedestrian connectivity that will link to and extend the existing beachfront promenade along Vetch's beach and around the harbour.
- Multi-storey structures offering residential, office, retails and leisure developments.
- Multi Modal public transport access aligned to eThekweni's Integrated Rapid Public Transport Network (IRPTN)
- Mahatma Gandhi Precinct Urban Management programme
- Cruise Terminal and promenade extension



POINT WATERFRONT

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R40 billion
- **Annual Rates** : 200 million per annum
- **Construction Jobs**: 11 000
- **Permanent Jobs** : 6750
- **Other** : Tourist attractions, Urban design upgrade, Economic spinoffs, Upgraded bulk infrastructure

PROJECT STATUS

- Infrastructure to support phase one of the development is underway (internal road layout and waste water infrastructure relocation, water reticulation infrastructure and promenade extension.
- Negotiations to align with the cruise terminal plan currently in process with Transnet
- Programme for Mahatma Gandhi Road and back of Beach has been developed (to resolve security, maintenance and dilapidated buildings) in order to coincide with the launch of Point Waterfront.

POINT WATERFRONT

KEY ISSUES / CHALLENGES

- Possible future construction delays due to extreme wave action on Coastline
- Unpredictable raw material costs due to the rand dollar fluctuation
- Urban management issues associated with Mahatma Gandhi and back of beach precinct are likely to affect the project if not addressed by launched date

RESPONSE AND WAY FORWARD

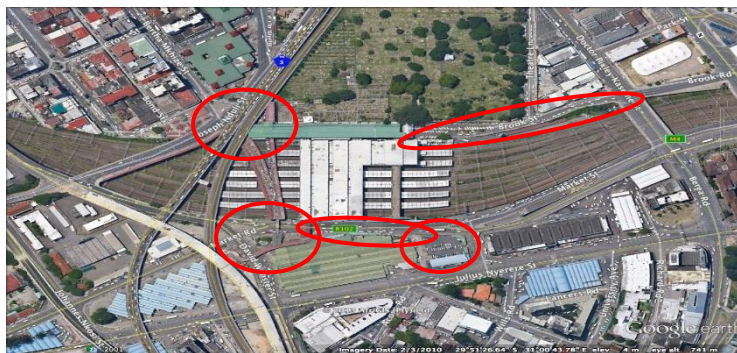
- Point Waterfront Project to be launched in April/May 2017
- The cruise terminal shall commence in February 2017
- The promenade design will be complete by February 2017
- The water infrastructure project is underway and the Extension to promenade to commence by March 2017

WARWICK PRECINCT

PROJECT DESCRIPTION

WARWICK PRECINCT REDEVELOPMENT PROJECT AIMS TO RESTRUCTURE TRANSPORT FACILITIES AND OPERATIONS, AS WELL AS SOCIAL ECONOMIC ACTIVITIES AND SOCIAL FABRIC, WITHIN A WIDER STRATEGIC FRAMEWORK FOR THE AREA.

- Projects underway in the Warwick area include: Berea Station Mall, taxi holding facility, creation of a cold room storage, informal trade infrastructure upgrade
- Crucial in promoting linkages between work and residential destinations
- The Precinct accommodates vast number of commuters and therefore the area has developed into a major economic node boasting student accommodation, retail and housing opportunities.



WARWICK PRECINCT

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R1.3 billion
- **Annual Rates** : R250 000 per annum
- **Construction Jobs**: 3500
- **Permanent Jobs** : 2670

PROJECT STATUS

- Urban designs and building plans complete for the mall and taxi facility and awaiting city's approval.
- Memorandum of Agreement (MOA) is ready to be signed by all three parties
- Draft Council report for budget approval complete awaiting for the signed MOA

WARWICK PRECINCT

KEY ISSUES / CHALLENGES

- Delays in signing of the MOA by PRASA and the developer.
- Infrastructure funding shortages
- Potential community conflicts based on previous projects

RESPONSE AND WAY FORWARD

- Continuous stakeholder forums including the community and City councillors
- Engagement with PRASA through National Treasury is underway.
- Alternative forms of infrastructure funding are being explored through *inter-alia* public private partnership.

CENTRUM GOVERNMENT PRECINCT

PROJECT DESCRIPTION

THIS IS A PROPOSED 54 HECTARE MIXED USED DEVELOPMENT TO CREATE A GOVERNMENT PRECINCT INCLUSIVE OF PRIVATE SECTOR INVESTMENT.

- The Centrum site proposed development includes: Integrated Rapid Public Transport Network (IRPTN) station, extension of ICC, development of a hotel to support ICC, expansion of retail area, redevelopment of Gugu Dlamini Park, City Library, Council Chamber, Residential developments,



CENTRUM GOVERNMENT PRECINCT

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R9.3 billion
- **Annual Rates** : R67 million
- **Construction Jobs**: 3350
- **Permanent Jobs** : 1350

PROJECT STATUS

- Urban design concept complete
- Negotiations with Public Works to consolidate their facilities on site is at an advanced stage.
- Terms of reference for the appointment of the transactional advisor to develop and negotiate a development model are complete.

CENTRUM GOVERNMENT PRECINCT

KEY ISSUES / CHALLENGES

- Different understanding by City departments of site development priorities.
- Delays in finalizing SCM for the library.
- Funding constraints for bulk infrastructure (parking constraints)

RESPONSE AND WAY FORWARD

- Finalize Public Works land sale agreement
- Finalize the development model for the entire site.
- Finalize SCM issue around the development of the library.
- Commence with the IRPTN underground station construction
- Finalize the feasibility of the extension of the ICC and hotel

NORTHERN AREA AEROTROPOLIS

CORNUBIA INTEGRATED DEVELOPMENT

PROJECT DESCRIPTION

THE CORNUBIA INTEGRATED HUMAN SETTLEMENT DEVELOPMENT IS A MIXED-USE MIXED-INCOME DEVELOPMENT, INCORPORATING INDUSTRIAL, COMMERCIAL, RESIDENTIAL AND OPEN SPACE USES

- Joint venture between national, provincial department of human settlements, eThekweni municipality and Tongaat Hulett Development as a presidential project.
- 1300ha multi-billion rand project on what was a greenfields site in a prime location



CORNUBIA INTEGRATED DEVELOPMENT

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R25 billion
- **Annual Rates** : R300 million
- **Construction Jobs**: 15 000
- **Permanent Jobs** : 48 000
- **Other** : Spatial transformation, integration, spatial equity and connectivity .

PROJECT STATUS

Phase 1

- **Residential**: Phase 1A (486 units) complete and occupied; Phase 1B (2,186 units) – underway
- **Social Services**: Temporary Primary School erected and operational. Retail and sports facility under procurement.
- **Industrial**: CIBE – 70ha industrial estate infrastructure complete & 100% sold. Some units built and operational.

PROJECT STATUS...cont.

Phase 2

- Phase 2- EIA approved
- **Cornubia Business Hub** - currently under construction, all sites sold (including a Retail Mall & Call Centre)
- **Rates Rebate for Shopping Centre**; Application for rates rebate for the Cornubia Shopping Centre has been approved by Council and agreement signed by all parties.
- **N2 Business Park** - sold and planning underway for business park development
- **Flanders Drive Interchange** - upgrade and bridge over N2 linking in UNTC underway.
- **Residential**: - consultants appointed to undertake the planning and implementation of the various sub-phases
- **Transaction Advisors** appointed and finalised study to look into funding models for bulk infrastructure.

CORNUBIA INTEGRATED DEVELOPMENT

KEY ISSUES / CHALLENGES

- **Bulk Services Provision:** In order for the broader development to roll out in a planned phased manner as market demand dictates, requires an agreement around how and when the relevant bulk services are rolled out and how the cost contributions thereof are calculated.
- **Electricity:** Lack of bulk electricity currently available to meet demand of private sector development in south east precinct.
- **Affordable Housing by Private Sector:** Current cost contribution ratios make it unaffordable for the private sector partner to market land for the affordable housing sector.

RESPONSE AND WAY FORWARD

Transaction Advisors: Engagement on the World Bank study findings needs to take place at Executive Management level and then with THD.

Electricity: Electricity department to prioritise and fast-track the provision of Cornubia no. 1 substation.

Affordable Housing and Bulk Infrastructure: A different cost sharing to be negotiated (as allowed for in the Incentives Policy) which would enable the private sector to bring affordable housing onto the market in Cornubia.

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DUBE TRADE PORT

PROJECT DESCRIPTION

THIS 2840 HECTARE TRADEPORT DEVELOPMENT IS AN EXPORT AND IMPORT FACILITY, AND IS HOME TO KING SHAKA INTERNATIONAL AIRPORT AND SURROUNDING DEVELOPMENT ZONES

- Dube Trade Port takes advantage of its prime location as the only facility in Africa combining an international airport, dedicated cargo terminal, warehousing, offices, retail, hotels and agriculture.
- Dube Trade Port comprises a world class passenger and airfreight hub surrounded by the following development zones: Dube Cargo Terminal, Dube Trade Zones, Dube City and Support Zones and Dube Agrizone.



DUBE TRADE PORT

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R13 billion private sector
- **Annual Rates** : R180 million
- **Permanent Jobs** : over 150 000 operational jobs ultimately (2060)
- **Other** : Dube Trade Port provides a unique opportunity for largely greenfields development of the broader Aerotropolis area within the North of eThekweni (and beyond)

PROJECT STATUS

- Land development complete for the first phase of DTP (incorporating: Dube City, Trade Zone 1 and Agrizone 1) with already substantial take up in terms of end-user property developments on the sites. (Current Private Sector investment in Dube Trade Port already stands at over R1.4 billion)
- Trade Zone 1 & 2 and Agrizone 1 have received IDZ Status, which has migrated to an SEZ.
- New link road from uShukela Highway has been constructed.
- Planning is currently underway for subsequent phases (Trade Zone 2 & 3; Support Zone 2 and Agrizone 2) in the form of EIA's which have been submitted for approval to the relevant authority (EDTEA) for each of these phases

DUBE TRADE PORT

KEY ISSUES / CHALLENGES

- **Bulk Services Provision:** The co-ordinated and timely supply of bulk service provision to enable rollout of development to respond to market demand. Feasibilities still underway by Water and Sanitation department for a PPP for new Wastewater Treatment Works
- **Multi-modal transport linkages:** The provision of different modes of transport that allow for the integration of the DTP area with the rest of the city and beyond, for travellers and workers.
- **Traffic:** Broader traffic studies required by ETA to be completed prior to precinct specific TIA's will be approved.

RESPONSE AND WAY FORWARD

- **Bulk Service Provision:** Water and Sanitation Unit to expedite the studies required to inform a decision and prioritise the provision of additional WWTW's.
- **Traffic:** ETA to prioritise the finalisation of and approval of the broader traffic study to facilitate the approval of the individual TIA's for the development phases that are requiring EIA approval.

TRANSPORT CORRIDORS

SOUTH PUBLIC TRANSPORT DENSIFICATION CORRIDOR

PROJECT DESCRIPTION

THE SOUTHERN DENSIFICATION CORRIDOR IS A TRANSIT ORIENTED DEVELOPMENT THAT AIMS TO DENSIFY MIXED USED DEVELOPMENT AROUND THE SOUTHERN DENSIFICATION CORRIDOR AND ITS THREE NODES, AROUND MONTCLAIR, UMBILO AND UMLAZI W SECTION

- Connecting under developed parts of the City to economic opportunities
- To dismantle spatial segregation
- To maximize mixed use opportunities along transportation corridors



SOUTH PUBLIC TRANSPORT DENSIFICATION CORRIDOR

SOCIO ECONOMIC BENEFITS

- Investment Value : 2,5 billion
- Annual Rates : not yet determined
- Permanent Jobs : 1000
- Other :
 - ✓ Affordable Housing
 - ✓ Student accommodation
 - ✓ Improved neighbourhood that is safe
 - ✓ Improved quality of the physical environment

PROJECT STATUS

- The developer appetite has been tested through Socio economic survey and market analysis
- Rezoning for all 3 nodes has been complete and infrastructure analysis for King Edward site has been done.
- Infrastructure funding allocation has been done through line departments of the City.

SOUTH PUBLIC TRANSPORT DENSIFICATION CORRIDOR

KEY ISSUES / CHALLENGES

- Most developers want free hold rights on the land, which goes against the City's position on long term lease
- Social housing grant constraints which limits desirable densities.
- Developers prefer to develop a monolithic use as opposed complete mixed use which then defeats the objectives of the site.

RESPONSE AND WAY FORWARD

- Continuous engagement between World Bank, National Treasury, AECOM and City to resolve challenges
- The Request for Proposal to get the developers response., test appetite for PPP approach.
- The anticipated launch date for Umbilo node is May 2017.

IRPTN – C3 CORRIDOR

PROJECT DESCRIPTION

THE C3 CORRIDOR IS A ROAD INFRASTRUCTURE PROJECT AIMED AT SUPPORTING IRPTN AND THEREBY DENSIFYING USES ALONG THE TRANSPORTATION CORRIDOR.

- The project involves the construction and widening of road lanes, access bridges, IRPTN stations.
- Intensification of land uses along the corridor in the form of commercial uses, residential and related social facilities.
- The consolidation of land parcels along the corridor is being undertaken as part of a land use strategy.



IRPTN – C3 CORRIDOR

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R3.8 million (Planning Project) + R3.77 billion (Road Construction)
- **Annual Rates** : Road Build – Nil, Planning Component project in progress
- **Construction Jobs**: 17335
- **Permanent Jobs** : 1659
- **Other**: Integrator, connector of the City

PROJECT STATUS

Land Use Strategy

Inception report completed

Status quo report complemented

Budget spend of R1.7million to date

Workshop around proposal 23rd May 2016

Full project spend of R3.8m by 12/2016

Project on track- delivery Feb 2017

Road Construction

Road construction is on track and is scheduled for delivery April 2017

IRPTN – C3 CORRIDOR

KEY ISSUES / CHALLENGES

- Road construction work stoppages
- Maintenance budget for road infrastructure needs to be secured in the future
- Potential threat of vandalism of facilities
- Invasion of strategic parcel of lands for corridor development
- The clearance of transit camps and informal settlements on parcel of land.
- Infrastructural Requirements only evident after 24 February 2017 when services providers consider the final plan – budgets and delivery required.

RESPONSE AND WAY FORWARD

- Land use Strategy to be taken to Council for adoption May 2017 and effected in the Land Use Management Regional Offices

WESTERN AREAS

KEYSTONE PARK

PROJECT DESCRIPTION

KEYSTONE IS A LOGISTICS AND LIGHT INDUSTRIAL PARK LOCATED IN THE OUTER WEST REGION ETHEKWINI IN HAMMARSDALE INCHANGA

- The logistic park is a 1000 ha of logistics and light industrial land to catalyse development along the MR385 corridor
- The current contracted client is Mr Price and Ackermans and other big logistics companies.



KEYSTONE PARK

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R6 bn
- **Annual Rates** : R0.2 billion
- **Construction Jobs**: 3500
- **Permanent Jobs** : 6500
- **Other**: 152 hectares service lands

PROJECT STATUS

- **Electricity**: New permanent Eskom supply cables are installed. Mr Price Distribution Centre will be activated on the 10th of October 2016.
- **Water and Western Aqueduct Link**: Water infrastructure is being delivered through the western aqueduct link.
- **MR385**: Discussion between DOT, the developer and eThekweni municipality is underway to upgrade MR385

KEYSTONE PARK

KEY ISSUES / CHALLENGES

- MR 385 is still a provincial road thus making City's investment on it a challenge.
- Funding required for major infrastructure upgrade remains a challenge.
- Water use licence challenges
- Consensus on the methodology to be used to upgrade MR385 has not been reached.

RESPONSE AND WAY FORWARD

- Finalizing the cost sharing model for infrastructure by all parties.

CATALYTIC PROJECTS: CATEGORY B IN PREPARATION

- Rivertown Development
- The Brickworks
- South Illovo Auto Supplier Park
- Virginia Airport Site Re-development
- Clairwood Logistics Park
- Durban Iconic Tower
- Durban Film City
- Finningley Eco Estate
- Inyaninga Integrated Development
- Ntshongweni Development
- Cato Ridge Multi Modal Development
- Kings Estate

Category B: Projects in Preparation

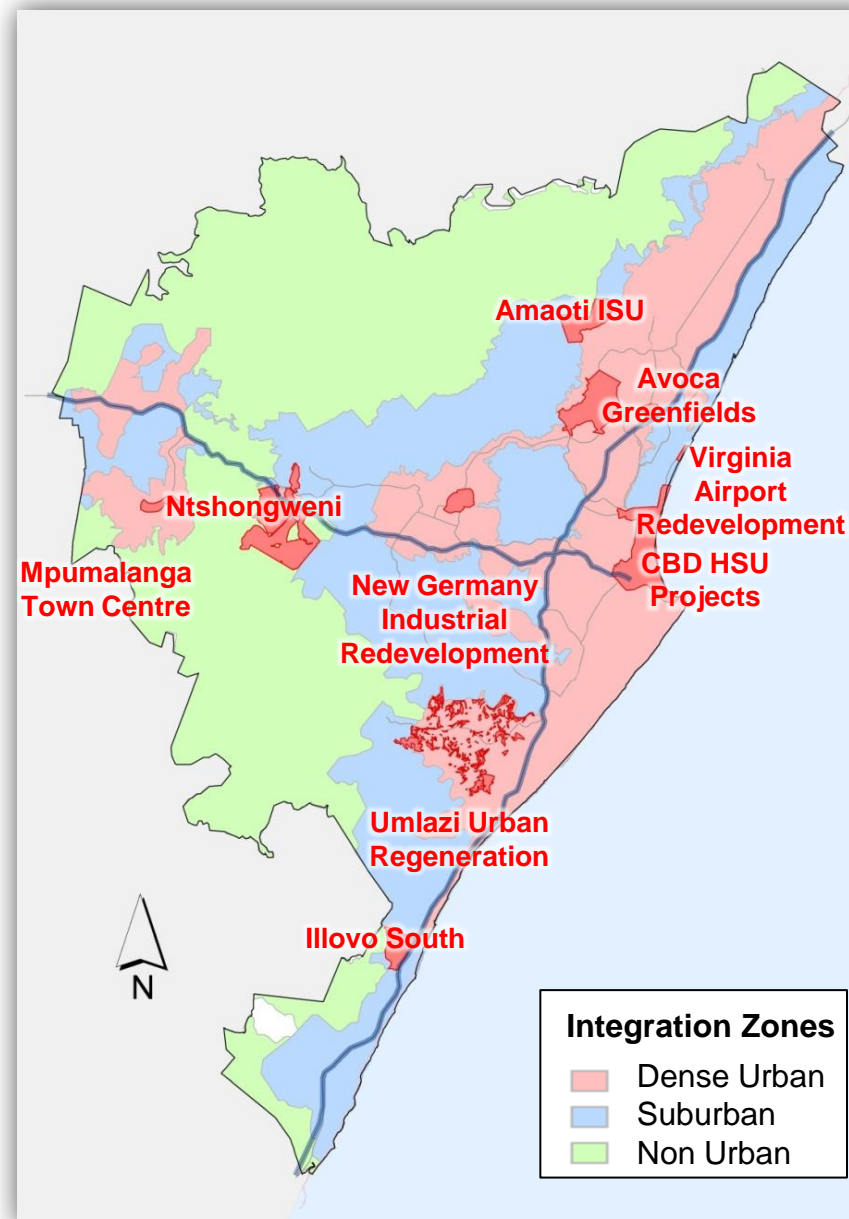
R13 Bn Private Investments

R18 Bn Public

R31 Bn Total Investments

36,200 Homes, mostly through subsidised

1.6 Million sqm Lettable Floor Space



RIVERTOWN PRECINCT DEVELOPMENT

PROJECT DESCRIPTION

RIVERTOWN PRECINCT DEVELOPMENT PROJECT IS AIMED AT PROMOTING DIVERSITY OF ARTS, CULTURE AND ENTERTAINMENT WITH AN EMPHASIS TO IMPROVE PUBLIC REALM AND ENCOURAGING PUBLIC AND PRIVATE SECTOR INVESTMENT IN THIS PRECINCT

- It comprises improvements in landscaping, public walkways, street lights, street furniture and CCTV cameras to create a safe and an aesthetically pleasing physical environment to bring back investor confidence in the inner-city.
- The conversion of Shepstone Road to 2 way to allow for a more pedestrian friendly environment which is in line with the vision of the Local Area Plan (LAP)



RIVERTOWN PRECINCT DEVELOPMENT

SOCIO ECONOMIC BENEFITS

- **Investment Value** : R1.3 billion
- **Annual Rates** : R35 million
- **Construction Jobs**: 1500
- **Permanent Jobs** : 3000
- **Other:**
 - ✓ A connected city
 - ✓ Accessible city
 - ✓ Walkable city
 - ✓ Aesthetically pleasing environment
 - ✓ Bring back investor confidence in the Inner-city
 - ✓ Eradicate criminality
 - ✓ Improve quality of the physical environment

PROJECT STATUS

- An Urban Design vision has been completed for Rivertown precinct and is included in the Central Precinct within the Inner-city LAP and regeneration strategy.
- The Beerhall is being revamped and the public realm upgrades of streets surrounding are underway.
- Propertuity is the major developer in the precinct buying and converting old and dilapidated buildings for mixed use development in line with the Inner-city LAP.

RIVERTOWN PRECINCT DEVELOPMENT

KEY ISSUES / CHALLENGES

- Obtaining buy in converting Shepstone Road and Mahatma Ghandi into 2-way.
- Architecture implementing a cardboard recycling plant within the precinct
- Sourcing appropriate funding model for social or gap housing

RESPONSE AND WAY FORWARD

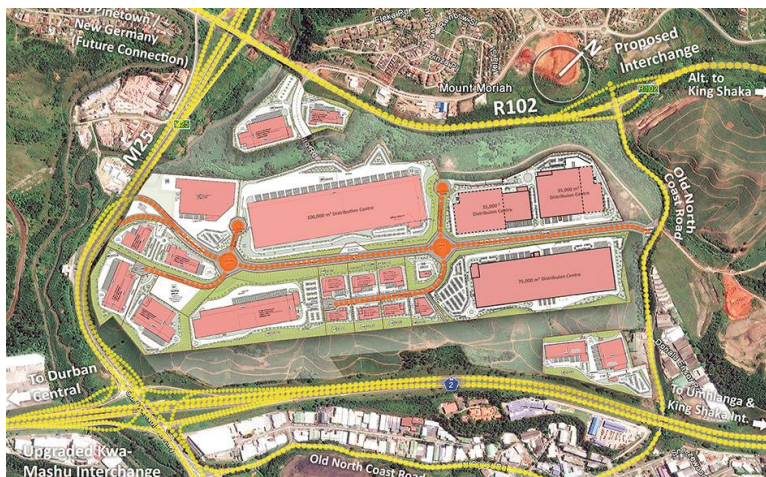
- Meeting with DPDC, UM-SUNRISE and City departments to formulate a framework that would address all the needs of the different stakeholders within the Point and Rivertown Precincts.
- Convert Shepstone Road into 2way as a pilot project

THE BRICKWORKS

PROJECT DESCRIPTION

INVESTEC PROPERTY INTENDS TO DEVELOP THE BRICKWORKS INDUSTRIAL AND BUSINESS ESTATE FOR LOGISTICS AND LIGHT INDUSTRIAL USES

- The proposed development is to take place on a site which is currently zoned as Extractive Industry and is used by Corobrik to mine clay and manufacture related brick and paving products.
- The area of the site is 157 hectares (ha) of which 90 ha is proposed to become levelled platforms and subdivided for the development of light industrial, general business, warehousing and related uses.



THE BRICKWORKS

ECONOMIC BENEFITS

- **Investment Value:** R4 billion
- **Construction Jobs:** 10 800
- **Permanent Jobs:** 18 000
- **Other Benefits:** This is one of the last greenfield infill opportunities in the North and will therefore contribute towards densification and maximisation of existing infrastructure capacity.

PROJECT STATUS

- Environmental Authorisation received
- Water Use licence Application approved.
- Planning application for Phase 1 has been submitted and advertised with no objections, awaiting ETA approval.
- Rates Rebate application submitted for Phase 1A in terms of Brownfields Rebate,
- Application submitted to amend Rates Policy to allow for a 'Large Investments' rebate to offset risks on remaining extent.

THE BRICKWORKS

KEY ISSUES / CHALLENGES

- **Reducing Risk for the Developer: Rates:** The rezoning and sub-division of the entire project area will trigger punitive 'vacant' rates and increase rating values making the development unfeasible.
- **Traffic:** Additional broader traffic modelling studies have been requested by ETA.
- **Avoca North Housing:** Human Settlements (HS) have indicated an intention to secure land from the developer for low income housing. HS currently underway with feasibility studies to inform a way forward.

RESPONSE AND WAY FORWARD

- **Rates Rebate:** Rates Policy and Incentives Policy to be amended to accommodate large developments.
- **Traffic:** ETA to expedite the approval of the additional studies that have been undertaken and submitted.
- **Avoca North Housing:** HS to expedite the studies required to inform their decision whether to acquire land for low income housing or not and inform the developer/land owner accordingly.

SOUTH ILLOVO AUTO SUPPLY PARK

PROJECT DESCRIPTION

IT IS A 1000HA STRATEGICALLY LOCATED IN ILLOVO ON AGRICULTURAL LAND EARMARKED FOR KZN AUTOMOTIVE SUPPLIER INDUSTRIAL PARK TO STRENGTHEN MANUFACTURING SECTOR

- The Supplier park is a strategic imperative to reduce logistical costs and create an enabling environment.
- It is going to centralize production, assembly, sequencing and warehousing facilities that are within close proximity to the Original Equipment Manufacturers (OEM's), such as Toyota and any new entrants.
- Through the KZN ASP, companies will benefit from economies of scale (land development, construction, shared services concept and logistics hub and infrastructure).
- Dube Trade Port has been appointed as a developer by the provincial government.



SOUTH ILLOVO AUTO SUPPLY PARK

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R6.5 billion
- **Annual Rates:** R1.2
- **Construction Jobs:** 2600
- **Permanent Jobs:** 6000
- **Other Benefits:** Mixed use development, upgraded bulk infrastructure for the Southern areas

PROJECT STATUS

- Illovo LAP associated environmental studies finalised in June 2016
- Market study was finalised in June 2016
- 100Ha site identified for phase1 was transferred to DTP as development agency in July 2016
- DTP is currently preparing a Rezoning and Sub-division application
- ASP working Group is established to unlock major infrastructure
- The preliminary desktop assessment undertaken which include a review of the topographical map and geological map.

SOUTH ILLOVO AUTO SUPPLY PARK

KEY ISSUES / CHALLENGES

- The limited time to deliver a world class international services standards ASP site with platforms by 2017 and an expectation of a world class Manufacturing by 2018
- Funding mechanism required for major infrastructure: access onto N2, Bulk Water, Waste Water & Solid Waste
- Reserve determination study requires mitigating measures as a pre-condition
- Monitoring implementation of LAP land use, environmental mitigation majors and progress thereof to facilitate rezoning EIA approval.
- Act 70 of 70 and facilitate Town Planning application

RESPONSE AND WAY FORWARD

- A year calendar with monthly ASP Steering Committee meetings are scheduled
- Stakeholder forum are scheduled with DOT, DTP and SANRAL.
- Town planning application is being finalised.
- Budget for bulk infrastructure upgrade is being mobilised: Access via N2, Bulk Water, Waste Water & Solid Waste

VIRGINIA AIRPORT SITE REDEVELOPMENT

PROJECT DESCRIPTION

The Virginia Airport site lends itself to a wide range of redevelopment opportunities, including residential, retail, offices and leisure.

The Virginia Airport site lies in the northern suburb of Durban along M4 North (now known as Ruth First) towards Gateway shopping complex on the East of the Umhlanga Town Centre. It has the following features:

- 9800m² development potential
- ± R6.1bn investment
- Commercial/Leisure development
- 50,000 job creation potential



VIRGINIA AIRPORT SITE REDEVELOPMENT

SOCIO ECONOMIC BENEFITS

- **Investment Value** – R6.1 billion
- **Rates Income** – R165 million per annum
- **Job Creation** – 50 000 (inclusive of permanent and temporary)

PROJECT STATUS

- The unsolicited bid is being considered by the Municipality

VIRGINIA AIRPORT SITE REDEVELOPMENT

KEY ISSUES / CHALLENGES

- Vehement opposition to the project by certain sections of the community.
- Environmental and Water infrastructure approval
- Shortage of funding for bulk infrastructure

RESPONSE AND WAY FORWARD

- Date for the sitting of special BAC where the decision on the unsolicited bid needs to be pronounced soon in order to conclude on the matter and take the project to the next level

CLAIRWOOD LOGISTICS PARK

PROJECT DESCRIPTION

THIS IS A LOGISTICS-THEMED DEVELOPMENT OF THE OLD CLAIRWOOD RACECOURSE BEING UNDERTAKEN BY A JSE LISTED CAPITAL PROPERTY GROUP

The project is aimed at supporting the logistics, commercial and surrounding light industrial developments in the broader South Durban Basin (SDB).

- The development will help to usher in more of the desired zoning as indicated in the Back of Port Local Area Plan through the provision of localised and regional logistics solutions.



CLAIRWOOD LOGISTICS PARK

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R4.5 billion
- **Rates:** R70 million
- **Construction jobs :** 2 000
- **Permanent jobs :** 5000

KEY ISSUES / CHALLENGES

- Finalizing the environmental offsets.
- Opposition from community activists and Forum members
- Water use licence is outstanding
- Rezoning appeal pending

PROJECT STATUS

- Re-zoning Application approved, but appeal pending.
- Most site preparation done, some environmental rehab underway.

RESPONSE AND WAY FORWARD

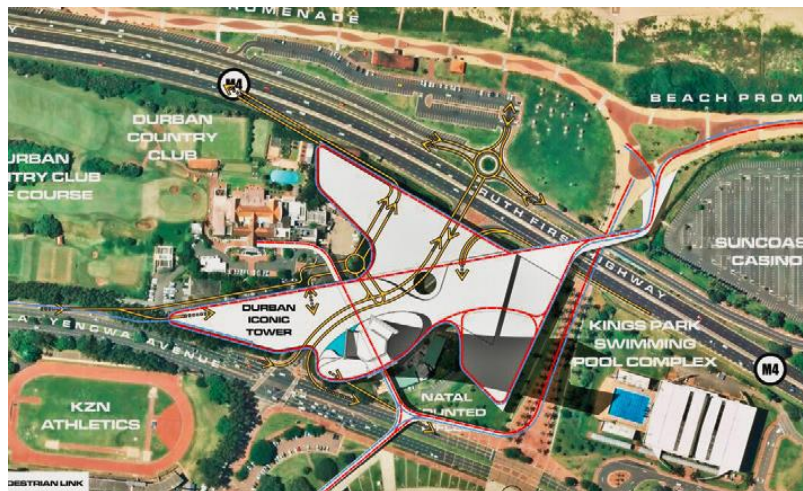
- To conclude an addendum to the existing offset MOA
- Need to engage community organizations to enable support for the project.

DURBAN ICONIC TOWER

PROJECT DESCRIPTION

THE DURBAN ICONIC TOWER WILL BE THE TALLEST BUILDING IN THE SOUTHERN HEMISPHERE, LOCATED ON A WORLD CHAMPIONSHIP GOLF COURSE, POSITIONED STRATEGICALLY BETWEEN AN OLYMPIC STADIUM AND THE WARM INDIAN OCEAN, AT A PRIMARY POINT OF ENTRY INTO THE CITY OF DURBAN

- The catalytic icon tower will provide mixed uses in the form of retail, residential, office space and entertainment.



DURBAN ICONIC TOWER

SOCIO ECONOMIC BENEFITS

- **Investment value** : R7.3 billion
- **Rates** – R35 – R100 million per annum
- **Jobs** – 5000
- Tourist attraction

KEY ISSUES/CHALLENGES

- Decision around bid process for land release.
- Potential infrastructure upgrade requirements.
- Relocation of NMR and commitments and approvals from relevant line departments

PROJECT STATUS

- Not yet formally put to the market.
- Durban Tower Development Company (DTDC) has expressions of interest from prospective developers.
- Atterbury Properties, one of SA successful property development companies has expressed interest.

DURBAN FILM CITY

PROJECT DESCRIPTION

A LARGE MIXED-USE PROPERTY DEVELOPMENT TRANSFORMING THE OLD NATAL COMMAND SITE, INTO A MOTION PICTURE, MEDIA, RESORT & ENTERTAINMENT PRECINCT,

- The currently vacant 21 hectare “L-shaped” site near North Beach is part of the Kings Park Precinct within the broader Inner City redevelopment.
- The project is made up of five major components, namely; the Hotel and Residential Beachfront Zone (“Ocean Drive”); the Film Industry Precinct (“Freedom Square”), Film Festival Park; Markets of the World and The Film Studio Precinct (“eThekweni Film Studios”).



DURBAN FILM CITY

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R7.5 billion
- **Annual Rates:** R140 million
- **Construction Jobs:** 17 000
- **Permanent Jobs:** 4300
- **Other Benefits:** It is the intention that this development will act as a catalysts for the film industry in Durban, while at the same time breathing new life into the beachfront and surrounding areas, including support to the ICC, soccer and rugby stadiums within the Precinct

PROJECT STATUS

- High level conceptual site development framework and vision for the site received from the developer.
- Land being transferred from National Department of Public Works (DPW) to eThekweni Municipality - **stalled**
- Consultants are busy preparing the rezoning and consolidation application for submission to the Municipality.

DURBAN FILM CITY

KEY ISSUES / CHALLENGES

- **Land Transfers:** Although a sale agreement has been entered into between the developer and the Municipality, the land is still in the process of being transferred back to the Municipality from Department of Public Works.
- Need to **ensure integration** and alignment with other catalytic projects planned within the Kings Park Sports Precinct as part of the Inner City Regeneration Plan.

RESPONSE AND WAY FORWARD

- Ongoing correspondence with DPW and National Treasury officials to try and expedite the transfer process of the land back to the Municipality..
- Workshops with other developers and the planning teams to ensure alignment and shared vision for the broader precinct.

FINNINGLEY GROWTH SPHERE

PROJECT DESCRIPTION

A 'CITY WITHIN A CITY' – FINNINGLEY IS A 3000HA MIXED USE DEVELOPMENT LOCATED TO THE SOUTH OF THE CITY AND IS DESIGNED TO KNIT INTO THE URBAN TAPESTRY OF ETHEKWINI MUNICIPALITY

- Mixed use development looks at creating live, work and play environments while under-pinned by self-sustaining infrastructure.
- 20 year project to be implemented in phases



FINNINGLEY GROWTH SPHERE

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R45 billion
- **Annual Rates:** R1.2 billion
- **Permanent Jobs:** 277 000
- **Other:** Sustainable Communities

PROJECT STATUS

- Overall Development Framework Plan is being work shopped.
- First SPLUMA application is dependent on clearance from National Government

KEY ISSUES / CHALLENGES

- Compatibility with proposed infrastructure might be a challenge
- Act 70/70 authorisation
- WULA
- MOU

RESPONSE AND WAY FORWARD

- Meeting with MEC occurred 30 September 2016. Purpose to facilitate the approval of the 3 items above.
- Request by City to Developer- no impact on City Infrastructure.

INYANINGA INTEGRATED DEVELOPMENT

PROJECT DESCRIPTION

**INYANINGA IS A MAJOR MULTI-MODAL LOGISTICS HUB,
LOCATED AT THE NEXUS OF ROAD, RAIL, SEA AND AIR LINKS AND
INTEGRATED WITH BOTH RESIDENTIAL AND COMMERCIAL ACTIVITIES.**

- It is positioned within the core Aerotropolis area and is set to comprise a mix of land uses, inclusive of industrial, logistics, business, commercial and residential.
- There is a planned total commercial/logistics bulk of approximately 1.617 million square meters, plus some 8,755 residential opportunities.



INYANINGA INTEGRATED DEVELOPMENT

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R35 billion
- **Annual Rates:** R500 million
- **Construction Jobs:** 63,967
- **Permanent Jobs:** 13,289
- **Other benefits:** It will play a role of knitting together the areas of Verulam, Tongaat and rural areas west of the Airport with residential, social and employment opportunities

PROJECT STATUS

- **Environmental:** The EIA (Environmental Impact Assessment) is in an advanced stage in collaboration with the Municipality and Dube TradePort.
- **Planning:** High level planning is well advanced, with all specialist reports being completed.

INYANINGA INTEGRATED DEVELOPMENT

KEY ISSUES / CHALLENGES

- **Broader Development Intentions:** Broader studies for the Aerotropolis core are underway to inform the various developments, including iNyaninga. These include broader environmental as well as traffic studies.
- **Bulk Infrastructure:** Major infrastructure upgrades will be required to unlock the area for development.

RESPONSE AND WAY FORWARD

- **Broader Studies:** ETA and Environmental Department to expedite the approval of these broader studies to unlock the specific developments in the area such as Inyaninga.
- **Bulk Infrastructure:** The budgeting for and roll-out of the necessary bulk infrastructure to be carefully co-ordinated within the context of the broader Aerotropolis master planning and anticipated market take up in the area.

NTSHONGWENI DEVELOPMENT

PROJECT DESCRIPTION

NTSHONGWENI IS AN INTEGRATED HUMAN SETTLEMENTS MIXED USE DEVELOPMENT EARMARKED TO UNLOCK THE ECONOMIC OPPORTUNITIES IN THE WESTERN REGION

- The proposed development is at the extent of 2 186 hectares.
- New economic hub and act as a regional node which will include uses such as residential (low to high density); business parks; office and retail
- Strategically located along the N3 Corridor
- Responds to issues of spatial integration



NTSHONGWENI DEVELOPMENT

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R28 billion
- **Annual Rates:** R400 million
- **Construction Jobs:** 270 000
- **Permanent Jobs:** 30 000
- **Other Benefits :** R20 million annual tax revenue to fiscus

PROJECT STATUS

- EIA approved for retail and mixed use precinct
- Authorisation for the release from Act 70 of 70 for the whole development received
- Draft PDA/SPLUMA application for rezoning and subdivision have been submitted: currently in circulation

NTSHONGWENI DEVELOPMENT

KEY ISSUES / CHALLENGES

- Provision of Bulk infrastructure (water, waste water, electricity)
- Re- classification of Kassier Road by DOT
- Ensure alignment with spatial intentions of the area
- Discussions on extension of IRPTN
- Proposed Landfill site in close proximity to high income development

RESPONSE AND WAY FORWARD

- Initiate engagements with internal departments and external service providers on the development proposal

CATO RIDGE INTER MODAL DEVELOPMENT

PROJECT DESCRIPTION

Development of an intermodal facility which will be supported by a logistics hub with mix of uses to support the operation

- The project will ultimately unlock the current congestion at the port of Durban
- The Intermodal facility will be a catalyst project which will be developed by Transnet in partnership with private developer.
- The logistics park is targeting companies that would be dealing with logistics related products such as packaging material, components for locomotives and freight business
- Establish truck stop facility
- Residential and other ancillary uses will be established



CATO RIDGE INTER MODAL DEVELOPMENT

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R10 billion
- **Annual Rates:** to be determined
- **Construction Jobs:** 8000
- **Permanent Jobs:** 6000
- **Other Benefits :** Community Social Facilities

PROJECT STATUS

- **Land Acquisition:** Entered into a purchase and sale agreement for approximately 300 hectares of land parcels (with suspensive conditions), intended for the intermodal facility and ancillary uses as of August 2016
- **Environmental Impact Assessment** – Developer has appointed a Service Provider to conduct and manage the EIA process (July 2016)
- **Act 70 of 70:** Developer has compiled and submitted the release of land from agriculture application in terms of Act 70 of 70 (July 2016).
- **Road Access:** Appointed a Service Provider to conduct assessment on road access into the site. The developer had an engagement with SANRAL in September to discuss the proposed interchange which will allow alternative access into the site. (August 2016).
- **Town Planning:** Project team currently preparing site development plan

CATO RIDGE INTER MODAL DEVELOPMENT

KEY ISSUES / CHALLENGES

The project requires:

- **N3 Interchange:** Agree on the preferred location for the interchange
- **Water Supply:** Upgrading water reservoir at Inchanga, has not been confirmed
- **Electricity supply:** Current capacity and demand has not been confirmed
- **Environmental Impact Assessment:** Proposed sites are affected by DMOSS. The site is environmentally sensitive which will negatively impact on the development
- **Waste Water Infrastructure:** Current capacity and demand has not been confirmed

RESPONSE AND WAY FORWARD

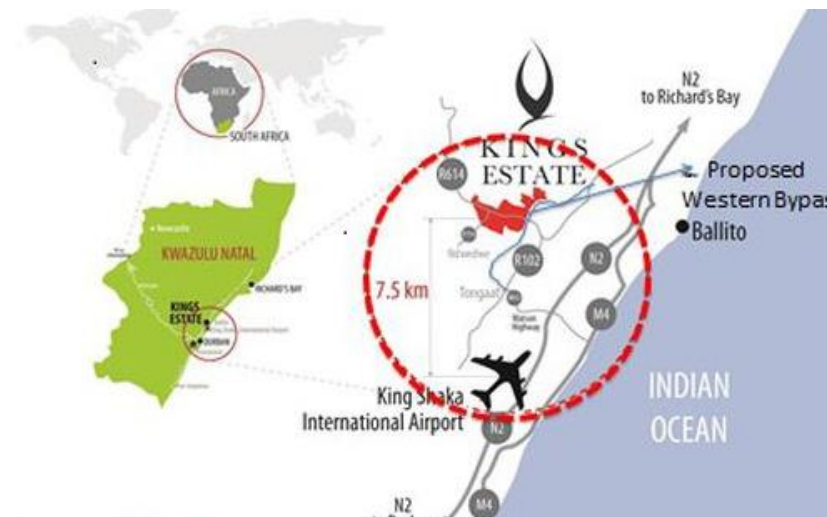
- Engagement with Environmental Department is critical
- Engagements with SANRAL are underway
- Engagements to be finalised with internal and external service providers
- The developer is finalising the detailed development concept for consideration

KINGS ESTATE

PROJECT DESCRIPTION

KINGS ESTATE IS A MIXED USE INDUSTRIAL/COMMERCIAL AND RESIDENTIAL DEVELOPMENT TO THE NORTH OF THE CITY

- The total development is some 623ha with 322ha being located within eThekweni Municipality and the remaining 298ha within KwaDukuza Municipality (KDM). Again, the development is modelled on quality live, work and play environments. The location of being 7.5km to Dube Trade Port, makes this development prime.
- The project straddles 3 municipal area's – eThekweni Municipality, KwaDukuza and Ndwedwe
- All internal bulks will be provided by the Developer.
- Eskom provides electricity in this area and all authorisations have been provided.



KINGS ESTATE

SOCIO ECONOMIC BENEFITS

- **Investment Value:** R42.4 billion
- **Annual Rates:** R517 million/pa
- **Construction Jobs:** 99 000 over 20 years
- **Permanent Jobs:** 40397 over 20 years

PROJECT STATUS

- A bulk services agreement has been drafted with all parties and sent to KDM for comment.
- Meeting with Mayors – 2 March 2017
- Application advertised and will be taken to Committee for approval in March/April 2017



CATEGORY C: EXTENSIONS TO CURRENT PROJECTS and/or MALLS

New Investments	Progress to date
Beverly Hills Hotel Extension	Waiting for decision of DAEA- IF positive building plans will be facilitated to fast track delivery
Tsogo Sun (R3 billion)	Initial facilitation led to increase development footprint. Currently stalled due to Forum disruptions.
Oceans Umhlanga	The statutory application has been adopted by council. No appeals lodged. Facilitating building plan approval. Oceans 2: Statutory process closed. 118 objections received. To committee March/April 2017 for approval.
Pavilion Extension	New type of TIA methodology under consideration for Phase 5. Developer to purchase trip rights off ETA undertaken TIA.
Westwood Mall Extension	Project facilitation complete. Construction on site.

BEVERLY HILLS EXTENSION

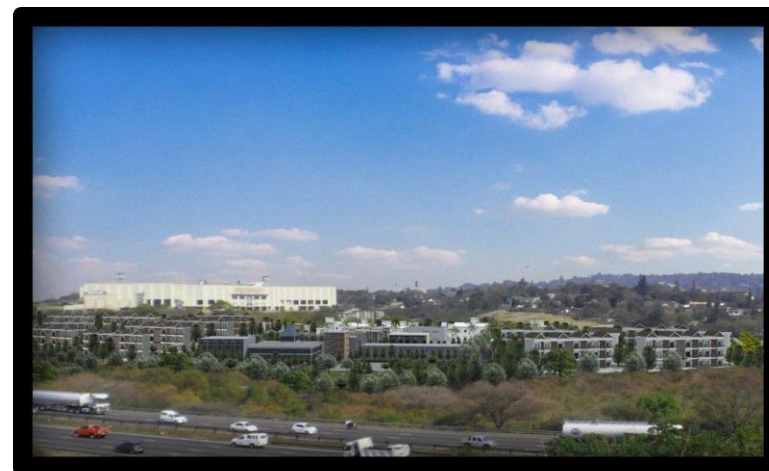
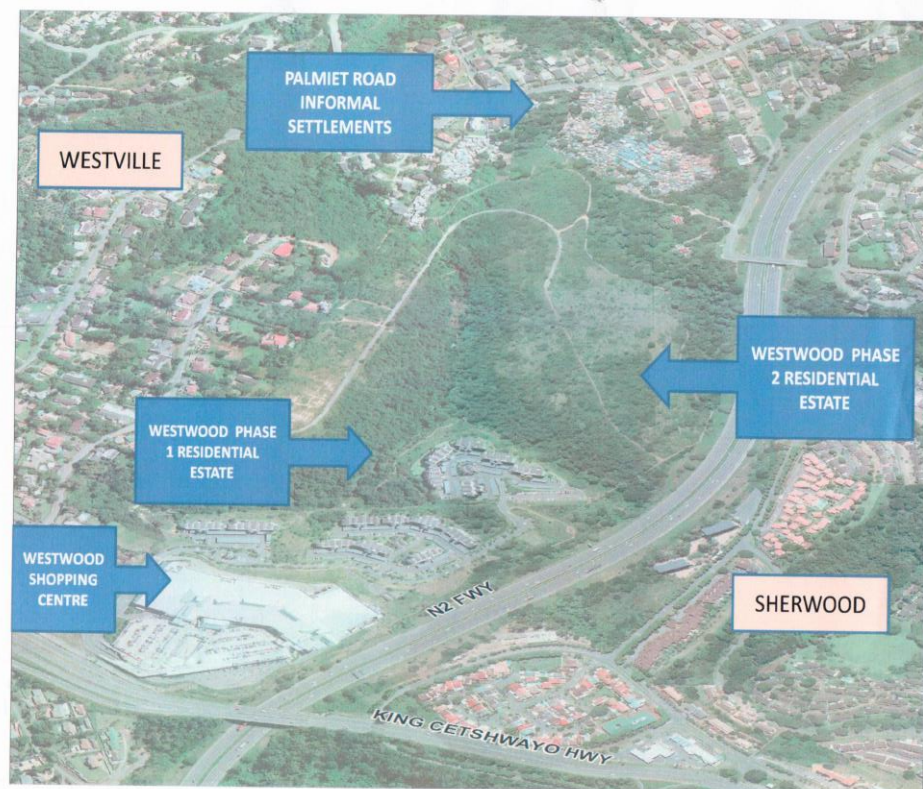


Existing Hotel



Visual Impression
of Extension
to Beverly Hills Hotel

WESTWOOD MALL EXTENSION



Locality Plan – Westwood Mall

OCEANS UMHLANGA



PAVILLION EXTENSION



Thank you