Overview Presentation
BACKGROUND
A city is a living, growing organism.
It is open, connected, complex.
A place for common space,
common values, common good.

In Ntshongweni, we’re serving the needs of the local community,
Connecting people to business, nature, adventure and each other,
Creating an exciting urban offering grounded by the beauty of these rolling hills,
An extraordinary place where people can do extraordinary things.
Ntshongweni Urban Development is an integrated human settlement development conceptualised by Tongaat Hulett Developments.

**Quick Facts:**

- Total land: ±2 000 hectares
- Will include retail, residential, commercial, logistics/business park and recreational components
- Declared an eThekwini Municipality Catalytic Project
- Supported by the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs.
- Projected to take 15-20 years to complete
Location

- Situated in the Outer West area of the eThekwini Municipality
- 30km inland from the port of Durban
- On the convergence of the major N3 and M13 freeways
- Seamlessly connected to the rest of the city and country
- Ideal location for a unique, integrated urban environment
- Currently characterised by low-density residential suburbs, formal and peri-urban settlements
- Prime location to service a range of communities
Natural Context

- Characterised by rolling green hills and lush landscape
- Known as a gateway to the outdoors and adventure
- Many trails and equestrian activities in the area
- Nearby to Giba Gorge and Shongweni Dam
- Development vision preserves natural heritage of the area
- Will connect all communities in the area to outdoor opportunities
Strategic Importance

- Will become a key economic hub for the currently under-serviced Outer West region
- Integrated and unique urban environment will provide much-needed amenities and services
- Falls within the national SIP2 (Strategic Integrated Project) logistics and industrial corridor, connecting Durban, Free State and Johannesburg
- 400 000 short-term construction jobs created over time over the building phases
- 35 000 permanent jobs are projected upon completion
- R700 million annual rates will be paid to the municipality once completed
- R5.1 billion annual tax revenue will be paid to fiscus as a result of economic activity
DEVELOPMENT VISION
Ntshongweni
URBAN DEVELOPMENT

- Open Space
- Residential
- Business Park, Logistics
- Mixed-Use (Primarily Offices/Residential)
- Urban-Use (Primarily Retail/Offices/Residential)
- Regional Shopping Centre
- Rail
Town Centre Hub

- Key to activating the area as a whole
- Will provide commercial and employment opportunities to surrounding communities
- Includes the development of an 85 000 square metre regional shopping centre (scheduled opening 2021)
- Mixed use offering will surround and complement the regional shopping centre
Ntshongweni Regional Shopping Centre Concept
Residential Developments

- A potential 20,000 homes on completion.
- This includes the Assagay Valley residential precinct and related uses such as retirement, a lifestyle component and more.
- Integrated residential expansion has been planned in partnership with the eThekwini Municipality and the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs.
Logistics/Business Park Developments

- Logistics and business park developments will take place along the transport corridor.
- This includes a mixture of office and civic uses.
- Warehousing and light industrial also accommodated in this space.
- Positioning allows businesses to leverage this strategic location.
THE DEVELOPERS
The Developers

• Tongaat Hulett are the developers, and well-experienced in projects of this nature
• Their developments include uMhlanga Ridge Town Centre, Cornubia, Bridge City, Riverhorse Valley, Zimbali Coastal Resort, Mount Edgecombe and Sibaya Coastal Precinct
• The development is supported by the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs
• It has been declared a Catalytic Project by the eThekwini Municipality ensuring it aligns with the broader development goals for the city and province