

Ntshongweni

URBAN DEVELOPMENT

EXECUTIVE SUMMARY

AUGUST 2018

Positioning Ntshongweni Urban Development

Ntshongweni Urban Development is an integrated human settlement development conceptualised by Tongaat Hulett Developments, declared as a catalytic project by the eThekweni Municipality and guided by the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs. The development is located within the national SIP2 (Strategic Integrated Project 2) logistics and industrial corridor, 30 kilometres inland from the port of Durban.

The existing settlement in the area is diverse with Ntshongweni situated between low-density residential suburbs, formal and peri-urban settlements. This presents an ideal opportunity to create a unique, integrated urban environment in a prime location to service an array of different communities within Durban's Outer West area. The focus on creating a bustling new urban hub for the community, is central to the developmental vision and framework plan.

Covering over 2 000 hectares of land, Ntshongweni Urban Development will include a retail and urban core precinct, complemented by significant residential with associated social facilities, commercial, logistics and recreational components which will be developed in phases, over time.

The Development Concept

The vision for Ntshongweni Urban Development is premised on the idea of connection. This means that planning has considered the infrastructure, surrounding context and related experiences - putting the individual first, understanding their needs and ultimately giving them a space with which they can truly connect and resonate.

The natural beauty of the area is key to the development vision. This area is characterised by extensive green spaces and outdoor pastimes. The development will preserve the character that makes this area special, by connecting residents to outdoor resources and at the same time providing for well-planned amenities and services.

Retail and Urban core

This easily accessible urban core will be the first phase of Ntshongweni Urban Development and will be anchored by a regional shopping centre, mixed-use residential and commercial/business assets. Of a total 78 hectares, the regional shopping centre will initially comprise of 85 000 square metres on 14 hectares. The balance of developable land is allocated to mixed use, catering to residential apartments, offices, business and the like, together with open space parks and squares.

Logistics and Business Park

This development phase is predominantly a light industrial, logistics and business park precinct on the opposite side of Kassier Road to the Retail and Urban Core.

Residential

There are a number of residential components planned for Ntshongweni Urban Development with a potential 20 000 homes upon completion. These include a lifestyle residential component as well as integrated residential expansion featuring 5000 to 10 000 homes planned in partnership with the eThekweni Municipality and the Provincial Government including the Housing Agencies.

Strategic Importance

The Ntshongweni Urban Development will act as a key economic hub for the currently under-served Outer West region within the eThekweni Municipality. In light of this, it will bring much needed services and economic opportunities to the communities within this area, particularly the semi-rural and marginalised residential hinterland.

The development is strategically situated on the SIP2 corridor, an initiative developed to improve logistics and transport links between key South African industrial hubs. Located between the port of Durban and inland centre of Johannesburg, Ntshongweni Urban Development will facilitate more streamlined distribution and logistics activities. This will stimulate jobs in the immediate area while at the same time having a positive impact on the economy.

Socio-Economic Impact

As a large-scale endeavour, the impact of Ntshongweni Urban Development will be significant, both during the construction phase and beyond. On the whole and over time, in terms of employment it is projected to generate 35 000 permanent jobs and 400 000 construction jobs. Upon completion,

R700 million in annual rates will be paid to the municipality and R5.1 billion annual tax revenue will be paid to fiscus.

Immediate economic benefits aside, by creating a new urban core, surrounding communities will be able to easily access services currently only available to them through expensive and time consuming travel. It is because of this that the development of the urban offering, and seamless integration with surrounding areas, has been considered throughout the development process.

Community Engagement

Community engagement with local key stakeholders, Ward Councillors and the Chief have commenced with an aim to receive first-hand information about the development and engage in terms of any concerns and requirements.