

Ntshongweni

URBAN DEVELOPMENT

FACT SHEET

AUGUST 2018

Overview

- Ntshongweni Urban Development is located 30 kilometres from the port of Durban.
- Located on the key N3 and M13 routes, the area falls within the national SIP2 (Strategic Integrated Project 2) logistics and industrial corridor.
- The total site area is over 2 000 hectares.

Current Status

- The first land transaction is for the development of an 85 000 square metre regional shopping centre that is scheduled to open in 2021.
- The development will begin with the mixed-use retail and urban core precinct with the regional shopping centre as the central anchor.
- Design reviews have been initiated for the regional shopping centre, with construction due to commence in early 2019.
- This first precinct has received EIA approval and the SPLUMA/ zoning approval has been granted.
- The first development phase, the Regional Shopping Centre, will fully launch in October 2018.
- The overall development is projected to take around 15 to 20 years to complete.

Projected Development Components

- Retail and Urban Core: will be anchored by a regional shopping centre which will be officially launched in October 2018 and act to catalyse the mixed-use commercial, residential and business sites in the surrounding precinct.
- Logistics and Business Park: warehousing and light industrial business park development along the transport corridor with a mixture of office and civic uses.
- Residential: various residential components with a potential 20 000 homes on completion, including the Assagay Valley residential precinct and related uses such as retirement, a lifestyle residential component and an integrated residential expansion of between 5 000 –

10 000 homes as planned in partnership with the eThekweni Municipality and the Provincial Government including the Housing Agencies.

- The natural beauty of the area will be honoured with provision for an extensive open space network, for active and passive recreational use, along with accessibility to adventure nodes such as Shongweni Dam and Giba Gorge.

Social and Economic Impact

- 400 000 short-term construction jobs will be created over time and over the building phases.
- 35 000 permanent jobs are projected to result from the development upon completion.
- R700 million annual rates will be paid to the municipality once the development is complete.
- R5.1 billion annual tax revenue will be paid to national fiscus as a result of economic activity.

Community Engagement

- Community engagement in the form of official forums and discussions has commenced as a means to receive first-hand information about the local community's requirements and concerns.

Strategic Importance

- Key economic hub for the currently under-serviced Outer West region, which will result in much needed services and economic opportunity.
- Diverse surrounding communities will have access to an integrated and unique urban environment situated in a prime location, which will enhance lifestyles and provide for much needed urban amenities and services.

About The Development Partners

- Tongaat Hulett is the developer of this project and has a track record in such projects as uMhlanga Ridge Town Centre, Cornubia, Bridge City, Riverhorse Valley Zimbali Coastal Resort, Mount Edgecombe and Sibaya Coastal Precinct.
- The development is guided by the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs and has been declared a catalytic project by the eThekweni Municipality ensuring it aligns with the broader development goals for the city and province.