



LAND DEVELOPMENT PORTFOLIO

NOVEMBER 2018

 *Tongaat Hulett*



INTRODUCTION AND EXECUTIVE OVERVIEW

Mike Deighton
Executive, Tongaat Hulett

Active in six countries in Southern Africa, Tongaat Hulett has its head office in KwaZulu-Natal and is a leading partner in the province's rural and urban economy. We support agricultural development across the province, and use all our land fully as we transform some of it to urban use.

Our land development business is built on decades of dedication from our talented employees and collaboration with our customers, advisors and suppliers, neighbouring communities and partners in all spheres of government. This has enabled us to build an unmatched platform for value creation from our land development process, enabled by the underlying portfolio of land situated in one of the prime growth corridors of Southern Africa.

Private sector investment underway on land previously developed and sold currently amounts to R7,5bn, supporting 52 000 full time equivalent construction jobs*, with 5 700 permanent jobs* to be sustained as projects are completed. Our land development activities support a comprehensive, embedded social programme; represent unequalled opportunities for well-located, affordable neighbourhoods; create certainty and reduce risk for new investment across multiple market sectors, and enable transformation of ownership and participation in the real estate value chain.

R7,5bn
PRIVATE SECTOR
INVESTMENT CURRENTLY
UNDERWAY

52 000

CONSTRUCTION JOBS*
OVER TIME

5 700

PERMANENT JOBS* AS
PROJECTS ARE COMPLETED

In the last six months under review, the following transfers were registered:

- A new residential development in the Parkside Precinct of uMhlanga Ridge Town Centre, adding further critical mass to a key emerging urban hub.
- Enigma, a 90-unit residential estate in Ridgeside that will offer top quality residential opportunities for executives working in the greater uMhlanga area, financed by a foreign financial institution.

- Cape-based national developer, Evergreen Developments, owned by Amdec Group and PSG, will commence its first development in Durban, a 640-unit retirement village in Ridgeside. This will help alleviate scarcity of product in the retirement market where Durban possesses natural competitive advantages.
- A 5 000m² premium-grade corporate office development in Ridgeside will address demand for well-located office space in a node with virtually no vacancies.
- A catalytic 78 000m² black-owned property development in the Cornubia Town Centre will extend the uMhlanga Ridge Town Centre inland, adding critical mass to the Cornubia Mall that opened a year ago, together with other commercial developments progressing in the Cornubia Business Hub. With the new Cornubia Bridge over the N2 about to open, linking the uMhlanga Ridge with the emerging Cornubia Town Centre, the investment will kick-start the next phase of this regional growth node.

Further developments where we have concluded sales and are in the process of transferring the land represent almost three times the development unlocked by these recent transfers, including two schools, over 2 500 well-located affordable homes and over 1 000 new simplexes and apartments in Sibaya Coastal Precinct. Conclusion of administrative processes is expected to lead to most of these transfers taking place in the next twelve months.

Recent development approvals build on the platform created over decades of intensive planning effort in collaboration with local municipalities and are opening up new investment opportunities. Zoning approval of the first phase of the catalytic Ntshongweni Urban Development will see a significant new economic node emerging to the west of Durban, while the environmental approval for uShukela Highway moves forward the next phase of the Durban Aerotropolis that has King Shaka International Airport and Dube TradePort at its heart.

Other planning processes underway will open up the social and economic potential of resort developments around Ballito. These planning processes are now promising to expand significantly the geographic and market impact of development beyond the currently dominant greater uMhlanga area.

Development and commercial focus is currently on 621ha of land across all four geographic market areas, representing 2 800 000m² of new building floor area.



HIGHLIGHTS FOR THE PERIOD

PLANNING APPROVALS	UMHLANGA HILLS	Enables: 1 400 affordable houses and a 2 000 learner educational facility
	NTSHONGWENI URBAN CORE	Enables: Commencement of 85 000m ² <i>Mall of the West</i> . Unlocks urban core for high intensity mixed use development
	IZINGA KINDLEWOOD	Enables: Packaged products to be taken to market for educational and residential opportunities
	USHUKELA	EIA approval enables: Final planning application to be submitted. Unlocks logistics, warehousing and industrial opportunities as part of Durban Aerotropolis Master Plan
MAJOR TRANSFERS OF PROPERTIES	PARKSIDE, URTC	Middle income residential development within URTC
	ENIGMA, RIDGESIDE	90-unit exclusive, high-end residential estate
	RIDGE 8, RIDGESIDE	5 000m ² premium grade corporate office, already fully let
	EVERGREEN VILLAGE, RIDGESIDE	640 retirement units. First retirement village to be launched in KZN for Evergreen (Amdec and PSG owned)
	CORNUBIA TOWN CENTRE	78 000m ² commercial catalytic investment in Cornubia by black-owned institutional investor

REGIONAL HIGHLIGHTS

Opening of R1,1bn Mt Edgecombe N2 interchange, providing significant capacity for future growth and development in the region

Completion of Durban Aerotropolis Master Plan, a 50-year framework for new development

GO!Durban C3 corridor completed and C9 under construction

Commencement of BA direct flight into Durban from London

New municipal mayoral advisory body formed, Team Durban, with representation by a Tongaat Hulett Executive announced

R420m investment by ACSA into airside and other upgrades following strong passenger growth and increasing airline connectivity

Sites for development of two schools, over 2 500 well-located affordable homes, and over 1 000 new residential homes in the process of transfer of ownership

621 ha CURRENT DEVELOPMENT AND COMMERCIAL FOCUS

2 800 000 m² TOTAL BUILDING FLOOR AREA ACROSS FOUR GEOGRAPHIC REGIONS AND MULTIPLE MARKET SECTORS

R48 bn TOTAL INVESTMENT

30 000 PERMANENT JOBS* CREATED

R720 m RATES REVENUE GENERATED

DEFINITIONS:

ha: Developable hectares

GLA: Gross Lettable Area / total building floor area

EIA: Environmental Impact Assessment

* Construction jobs are calculated as FTE (full time equivalents) based on spend on both infrastructure and top structure development. Permanent jobs are calculated using empirical data on employment densities for a range of defined economic sectors.

KWAZULU-NATAL

ZULU KINGDOM, EXCEPTIONAL





THE JEWEL OF SOUTH AFRICA'S EAST COAST

Situated on the East Coast of South Africa, KwaZulu-Natal is aptly dubbed the garden province due to its lush tropical environment and magnificent coastline and is a multi-cultural showpiece, global destination. More affectionately known as The Zulu Kingdom, it remains a firm leader in the South African tourism space - nowhere else in the world will you find a unique fusion of raw natural beauty, modern sophistication, cultural diversity and pulsating energy – all in the most breath-taking natural setting.

Splendour aside, KwaZulu-Natal is a strategically-located province that acts as a gateway to the entire Southern African region. The second largest provincial economy in the country, as a coastal province it is home to two of Africa's largest and busiest seaports. It is also home to Dube TradePort, including the King Shaka International Airport, a catalyst for global trade and the only facility in Africa that brings together an international airport, a dedicated cargo terminal, warehousing, offices, a retail sector, hotels and an agricultural zone.

11.1 million people

Main economy sectors: manufacturing, trade, transport, tourism, agriculture and finance

Producers of sugar, coal and timber

Logistics hub and a gateway to rest of the continent with **2** of the country's most prominent ports:

- Durban (largest and busiest shipping terminal in sub-Saharan Africa) – 3.6million TEU capacity
- Richards Bay (largest exporting, deep water port in South Africa and largest coal exporter in the world)

2 UNESCO World Heritage Sites

- iSimangaliso Wetland Park
- uKhahlamba Drakensberg Park

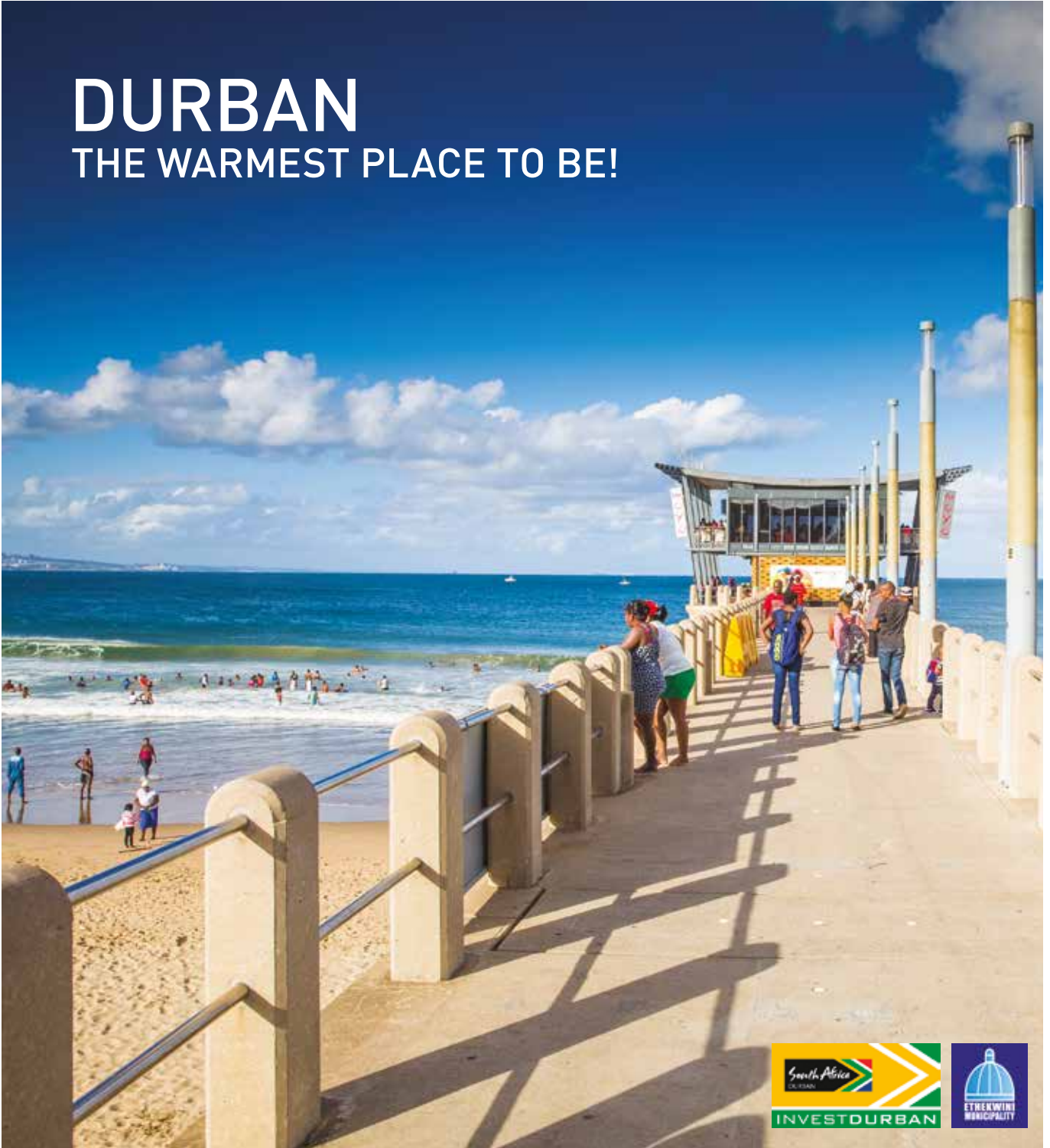
An abundance of Big 5 game reserves
Incredible coastline and home to The Sardine Run
The Greatest Shoal on Earth





DURBAN

THE WARMEST PLACE TO BE!





Durban benefits from a robust public and private sector that, under the brand name *Invest Durban*, is proactively driving economic growth and sustainable investment in the metropolis. Durban has Africa's busiest harbour, an international airport, excellent road network and the newly launched GO!Durban Integrated Rapid Transport Network that will ultimately move 700 000 commuters daily.

Durban is South Africa's largest domestic tourism destination and its market share of international visitors is growing annually as the city and its surrounds capitalise on new infrastructure and KwaZulu-Natal's many natural attractions and excellent climate.

Durban is South Africa's largest domestic tourism destination and its market share of international visitors is growing annually.

- Population of 3,7 million people growing to 4,2 million by 2030
- Economic growth rates higher than the South African average
- Biggest and busiest metro in the province
- A Smart City with extensive fibre optic and telecommunications networks
- First placed South African City in the Top Quality of Living International Mercer Survey
- Core BRICS city
- World class infrastructure
- Positioned as a platform to access SADC markets
- Municipal budget of R45bn



WELL CONNECTED AND DRIVING GROWTH

THE DURBAN AEROTROPOLIS GEARED AND READY FOR TAKE-OFF

The Durban Aerotropolis is a purpose-built city that will enhance the region's competitiveness through improved multi-modal transport access and planned, coordinated, aviation-linked commercial development. The Durban Aerotropolis Master Plan provides a 50-year framework for growth that makes the airport and its surrounding areas more economically efficient, attractive and sustainable.

- It covers an area of some 32 000ha of land, with 42 million m² for development
- Tongaat Hulett's development portfolio represents a key component of the plan
- It will catalyse social, spatial and economic transformation and localise the benefits creating a total of 750 000 permanent jobs
- It will ultimately deliver R1 trillion of new investment
- As the plan now moves into the phase of implementation of its early initiatives, new opportunities for coordinated developmental partnerships are arising
- Short term priorities are focused on investment into bulk infrastructure that will unlock new investment and development



SPECIAL ECONOMIC ZONE

DUBE TRADEPORT SPECIAL ECONOMIC ZONE

Owned by the KwaZulu-Natal Provincial Government, Dube TradePort is one of the province's infrastructural priorities, forming part of South Africa's National Infrastructure Plan. Home to King Shaka International Airport, Dube TradePort is strategically positioned at the intersection of local and global intermodal transport routes. The Dube TradePort comprises five business zones:



Dube TradeZone: industrial precinct of 300ha pursuing electronics, pharmaceuticals and aerospace manufacturing, assembling and distribution



Dube Cargo Terminal: dedicated cargo handling facility with digital tracking and secure cargo flow through on-site statutory bodies with a 0% cargo loss since inception in 2010



Dube AgriZone: agricultural precinct for propagating, growing, packing and distributing high-value perishables and horticultural products



Dube City: a 12ha premium business and hospitality precinct



Dube iConnect: telecommunications platform and cloud service provider accessible to the broader region



KING SHAKA INTERNATIONAL AIRPORT

From inception less than a decade ago, King Shaka International Airport has shown consistent growth year on year, with international traffic at an initial 5%, now at close to 24%.

King Shaka International Airport is a strategic member of the KZN Route Development Committee, KZN Growth Coalition and Tourism KZN and is positioned as a key economic driver.

With the focus on attracting long-haul international flights, (which provide greater opportunities for the local manufacturing and business sectors) as well as attracting international travellers to the province, this has allowed the province of KwaZulu-Natal to expand the potential to grow both tourism business and trade.

R420m

INVESTMENT BY ACSA UNDERWAY
ON AIRPORT UPGRADES

5 200 000
CURRENT ANNUAL
PASSENGERS

7 500 000
CAPACITY

3,7km
RUNWAY

ACCOMMODATING
A380
AIRBUS

787
BOEING



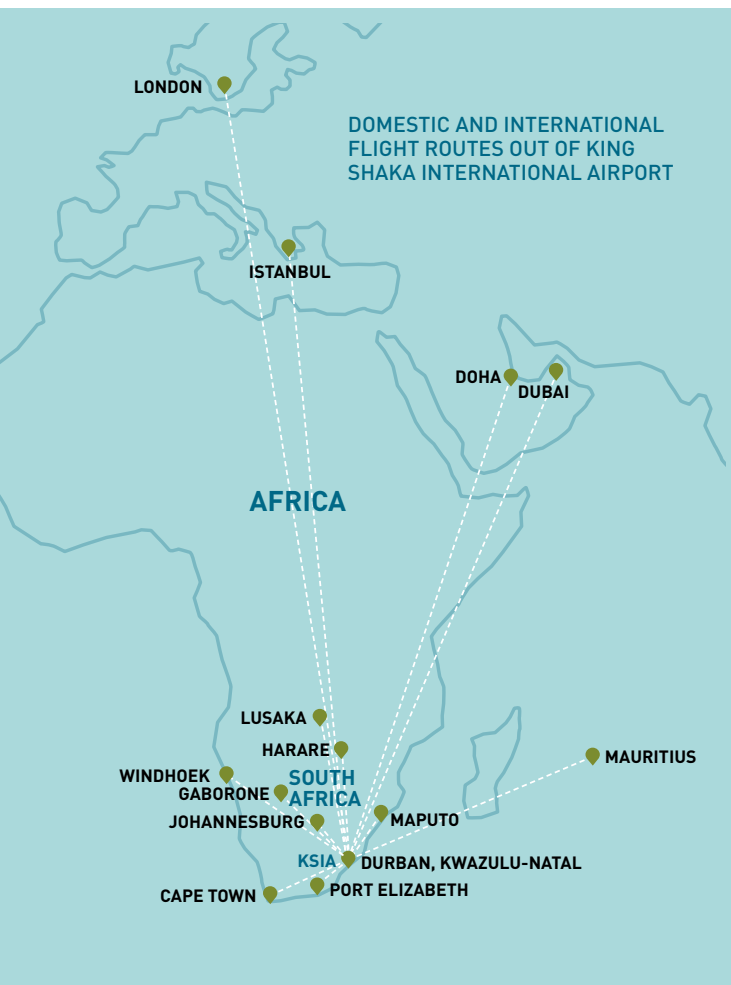
GO!DURBAN KEEPS MOVING FORWARD

GO!Durban is eThekwin's public transport system that has been designed with a holistic view towards connecting the city and improving the lives of Durban's citizens within a fully integrated public transport system.

It is expected to ultimately move 700 000 commuters around the city daily on a range of transport modes namely rapid bus, train and non-motorised (such as pedestrian and cycling) routes.

The first 24km route (C3) runs from Pinetown CBD to Bridge City and has been completed. The C9 route, which runs through Cornubia to uMhlanga Ridge over the recently completed N2 bridge has moved into the next phase of construction.

Currently in detailed planning is the C8 route, the link from King Shaka International Airport, via uMhlanga, through to the Durban CBD.





Tongaat Hulett

Tongaat Hulett is a JSE-listed company incorporating Sugar, Starch and Development operations. The interconnected nature of its activities sees the conversion of land from agriculture to development, in urban areas that show the most potential for stakeholder value-uplift, intensive land-use and impact on the socio-economic environment.

Alongside land conversion into urban infrastructure and development, ongoing investment is made into deep rural areas around agricultural development. In the past six years, some 34 000ha of new cane land has been planted.

 **SUGAR**
 **STARCH**
 **DEVELOPMENT**

OPERATIONS IN SUGAR, STARCH AND LAND DEVELOPMENT

JSE:TON

A JOHANNESBURG STOCK EXCHANGE LISTED COMPANY

6

SADC COUNTRIES

40 000

STAFF COMPLEMENT



A LEADER IN AGRICULTURE, AGRI-PROCESSING, LAND MANAGEMENT AND URBAN DEVELOPMENT





STEWARDS OF LAND

Tongaat Hulett Developments, the development arm of Tongaat Hulett, are custodians of a unique land portfolio in prime locations near Durban and on the North Coast of KwaZulu-Natal. The land conversion platform considers best-use land practice in creating value for all stakeholders, within a deliberate and inclusive manner.

When it comes to the growth, development and transformation of the region, cooperation, engagement, extensive research, and best practice planning and world-class execution are fundamental. This means working hand-in-hand with local municipalities, communities, businesses, developers, investors and environmental organisations. Innovative strategies and solutions are collaboratively devised and crafted whilst considering the social and economic realities of the region.

This is firmly supported by a talented team of employees with decades of experience and a solid track record in delivering visionary projects.



R1,96_{bn}

INVESTMENT INTO PLANNING
AND INFRASTRUCTURE
By Tongaat Hulett Developments
over the past 3,5 years

R70_{bn}

INVESTMENT IN THE REGION
Facilitated by Tongaat Hulett
Developments and partners

2 000_{ha}

NEW URBAN DEVELOPMENT

1 500 000_{m²}

COMMERCIAL FACILITIES
DEVELOPED

500_{ha}

INDUSTRIAL PLATFORM

15 000 families

ATTRACTED TO THE REGION

OVER THE PAST 30 YEARS

OUR PART IN CREATING VALUE

Tongaat Hulett Developments is dedicated to making an impact on the shared value created from effective land development in KwaZulu-Natal



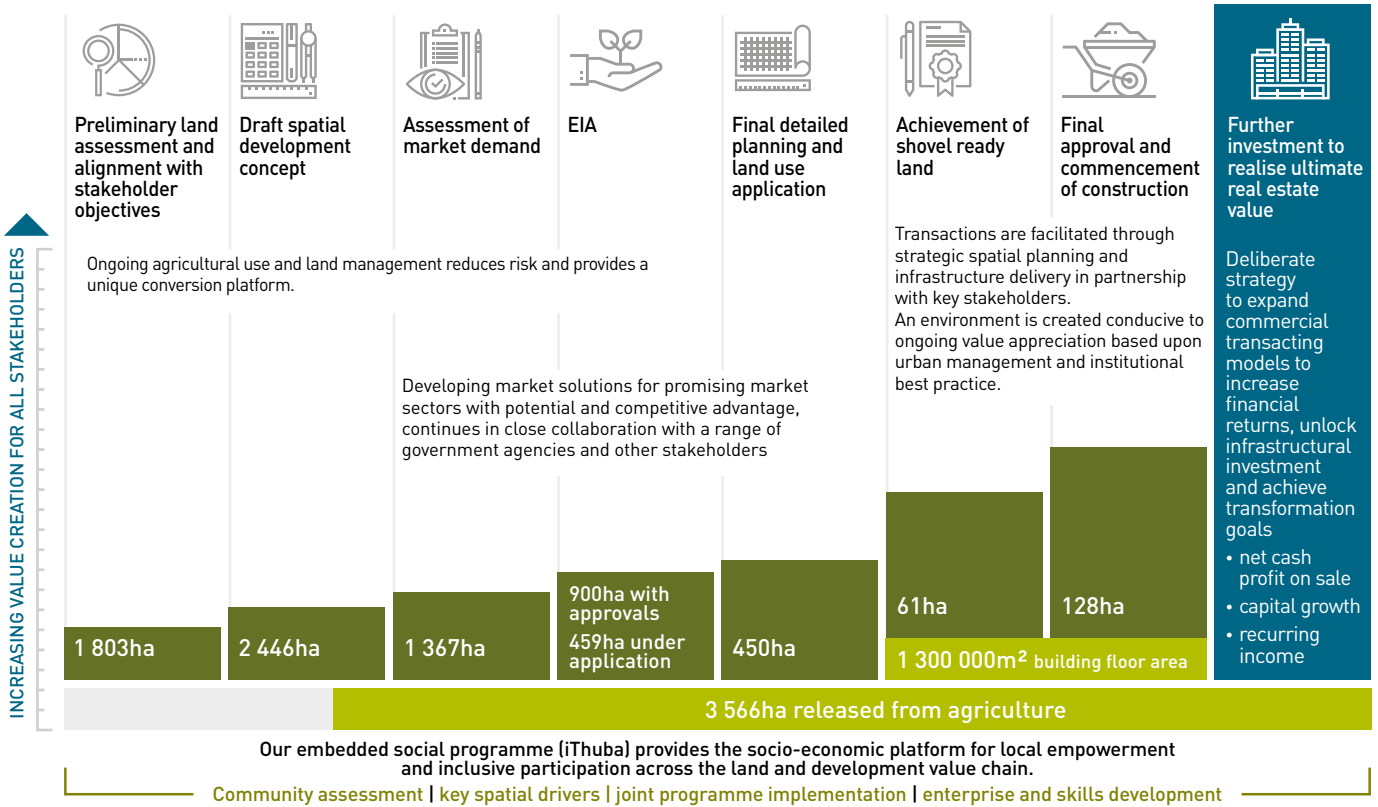
DEVELOPMENTAL PROCESS

STAKEHOLDER VALUE CREATION THROUGH AN ALL-INCLUSIVE APPROACH TO DEVELOPMENT

STRATEGIC FOCUS

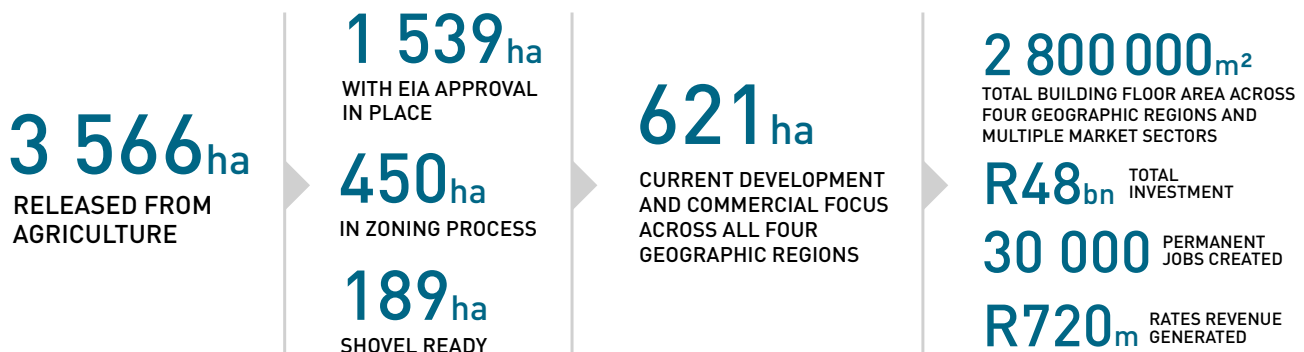
Our strategic focus is led by a comprehensive analysis of each component of the land portfolio, identifying the value potential that each asset holds for a variety of stakeholders and accelerating value creation and realisation.

- Transformation and empowerment levers
- Collaboration with other stakeholders
- Bringing together inherent value drivers and market opportunities
- Enhancing the region's positioning and competitiveness
- Excellence in development planning and execution



Ongoing planning collaborations continue to yield progress towards unlocking the permissions required to enable further stakeholder value to be created into the future. Land released from agriculture stands at 3 566 developable hectares; environmental approvals, which provide clarity regarding timing and suitability for ultimate usage, have been received for specified, market-aligned developments on 1 539 developable hectares. Of this, 450ha are in zoning processes and 189ha are shovel ready. The shovel ready land represents opportunity for the development of 1 300 000m² of total new building floor area

primarily in the greater uMhlanga area north of Durban that includes the catalytic developments of Cornubia, Bridge City, uMhlanga Ridge Town Centre, Ridgeside, Sibaya Coastal Precinct, Izinga and Kindlewood; with most recently the important addition of the first phases of the new urban core of the Ntshongweni Urban Development west of Durban. Based on planning, infrastructural progress and market enquiries, current development and commercial focus is currently focused on 621ha across all four geographic regions.





Bongani Gumede
Executive Head, Community
Public Private Partnerships

EMBEDDING SOCIAL PROGRAMMES AND TRANSFORMATION THROUGHOUT THE DEVELOPMENTAL PROCESS

Value creation for all stakeholders through an all-inclusive approach to growth and development



Increased value is created for all stakeholders as the developmental process progresses

04

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Formalise a social compact with key stakeholders to clarify shared values and institutional arrangements for collaborative developmental implementation

Intensified formal, two-way engagements with all stakeholders, joint identification of challenges and solutions

Further identification of social and economic opportunities arising from meeting environmental requirements

Progressive implementation of further projects to enhance environmental amenity and social benefits

01

PRELIMINARY LAND ASSET ASSESSMENT AND ALIGNMENT WITH STAKEHOLDER OBJECTIVES

Social and community dynamics researched and mapped

Mapping of community leadership and governance structures

Establishment and commencement of early communication platforms

First draft assessment of current land use practices and possible enhancements towards ultimate urban land use, including social and environmental potential

02

DRAFT SPATIAL DEVELOPMENT CONCEPT

Evaluation of key spatial drivers and their stakeholder impact, in particular:

- Access and linkage through road and pedestrian systems
- Enhanced amenity and environmental contribution through open space network

Assess overall opportunities to create a spatial concept to:

- Align with and deliver on public sector strategies and objectives
- Achieve desired goals of integration, inclusiveness and intensity of use

Engage surrounding communities in establishing overall spatial objectives and guiding parameters

03

ASSESSMENT OF MARKET DEMAND AND OPPORTUNITIES

Assess and commence implementation of progressive increases in intensity of land use towards ultimate concepts such as:

- Urban farming
- Open space management and rehabilitation
- Recreational uses
- Catalytic early individual developments (e.g. social amenities)

Consider and select target markets that are consistent with existing and potential demand dynamics as well as public sector and community aspirations



PROPERTY OWNERSHIP, DEVELOPMENT, MANAGEMENT AND OPERATIONAL ACTIVITIES

- Providing permanent employment and business opportunities
- Facilitating black property ownership and development
- Proactive social and developmental project implementation by organised community structures
- Active precinct management to optimise use of utilities, public spaces and underlying property and social value

07

FINAL APPROVAL AND COMMENCEMENT OF CONSTRUCTION

Intensive implementation of embedded social programmes – the iThuba (opportunity) initiative

- Community and development environmental, health, wellness and safety programmes
- Jobs linkages; supply and demand optimisation with localisation and skills development
- Implementation of agreed, optimised procurement framework
- Identification and implementation of specific opportunities for enterprise development

Delivery of spatial transformation outcomes, new investment, local and regional economic development

Entrenching ongoing implementation of programmes within and between formally organised communities

Comprehensive human development outcomes including education (early childhood development through to tertiary); training for specified skill requirements; and placement in new jobs generated through development



06

ACHIEVEMENT OF 'SHOVEL READY' LAND

Develop procurement framework to ensure enhanced, integrated procurement outcomes

Assess enterprise and skills demand and supply dynamics, gaps and mechanisms to align supply and demand. Commence preparatory work in anticipation of the development phase

Execute transactions that foster empowerment and transformation of the real estate value chain

05

FINAL DETAILED PLANNING AND SPLUMA APPLICATION

Formulate implementation framework for specific developmental partnerships as greater certainty on land use and timings emerges



TRANSFORMATION

Socio-economic transformation across the entire development value chain is a fundamental objective underpinning all our activities. Significant progress is being made at all levels.

At a property ownership and development level -

- Registration of a 78 000m² commercial opportunity in the Cornubia Town Centre to a wholly black-owned institutional investor
- Launch of the *Mall of the West* regional retail offering in Ntshongweni that includes a large, local black ownership component
- Agreements are being concluded with wholly black-owned property developers on new residential developments in Bridge City and Cornubia
- The Tinley coastal resort will include a substantial black ownership share

At a construction (infrastructure and top structure) and post construction (operations and management) level, transformation is being facilitated through our socio-economic, sustainability and innovation programme known as iThuba.

The iThuba programme is increasingly gaining traction as we embed it in the core business and value chain in partnership with government and local communities, providing a stable investment environment

that facilitates inclusive value creation and societal developmental aspiration.

At the heart of this programme is the empowerment of local communities through the facilitation of organised, formal community structures that enable proactive and ongoing engagement and participation in the developmental process and property development value chain. Through our long term, integrated planning and unlocking of development, we are able to create a sustainable pipeline of new opportunities for organised local communities in the form of jobs, businesses and service provision. Embedded in this approach is the empowerment of local, individual skills and local enterprise and supplier development. Early, proactive planning enables opportunities arising out of the completion of buildings and new developments to be identified and the matching of this demand by the appropriate local supply. The iThuba centres directly facilitate this *market to people* approach as well as the *people to market* need.

Construction activity currently underway is seeing R370m being facilitated to Contract Participation Goal (CPG) priority transformation enterprises and labour. New construction activities due to take place over the next period will see a further R277m being awarded to CPG enterprises and labour.

<p>Greater uMhlanga and Airport Region</p> <p>1 800 PEOPLE TRAINED</p> <p>90% PLACED IN EMPLOYMENT</p> <p>60 SMME'S INCUBATED AND SUB-CONTRACTED</p>	<p>iThuba centres established and fully operational in surrounding townships and informal settlements. Operating as a walk-in community link to business, the centres are run by fulltime administrators recruited within the community and overseen by a Steering Committee of diverse representatives groups within the community including councillors.</p> <ul style="list-style-type: none"> • Demand-driven skills and enterprise development centre established, databased and assessed over 2 500 people, trained over 1 800 with 90% of those assessed and trained now employed. All 60 small enterprises incubated now enjoying sub-contracting work. • Integrating neighbourhoods across precincts is being facilitated through direct engagements between uMhlanga Ridge Management Associations and Cornubia and Blackburn community forums. • Inclusive Cornubia Development Forum being established to facilitate collaboration between government, business and communities. Social partners, developers, contractors and local business participation in the forum is being facilitated by iThuba. • Greater uMhlanga Social Accord; Civil society/labour, government and business engagements towards concluding a Social Accord for inclusive socio-economic development in the region is advancing. • Sibaya conservation trust work being undertaken by a woman-owned, black local SMME team.
<p>Ntshongweni Area</p>	<p>A Transformation and Empowerment Framework and Implementation Plan, endorsed by government and communities, is now being implemented. Short term focus is on establishment of a local iThuba centre, skills and enterprise needs and development.</p>
<p>Tinley Manor</p>	<p>iThuba Planning completed and endorsed by the full municipality council and being executed in line with the coastal resort development programme as the first phase.</p>





INFRASTRUCTURE

**CONNECTING COMMUNITIES,
UNLOCKING INVESTMENT,
ENABLING TRANSFORMATION,
CREATING JOBS**

Infrastructural investment through collaboration with multiple stakeholders is rapidly changing the shape of the region, responding to current development activity underway as well as providing for future growth and development opportunities.

The Greater uMhlanga region has seen substantial progress over the past year following significant investment into new infrastructure.

To the west of Durban, confirmation of the infrastructural plan and programme for the first phases of Ntshongweni Retail and Urban Core will result in construction activity commencing in early 2019 and progress around the Durban Aerotropolis, where bulk infrastructural plans form the foundation, is creating an environment capable of responding to real estate demand.

We have made investments in planning and new infrastructure totalling R1,96bn in the last 3,5 years.

Current service infrastructure construction activity underway amounts to some R925m.

New construction activity set to commence within the next few months in Sibaya Node 5, uMhlanga Hills, Ridgeside P2 and P4, Cornubia Town Centre, Izinga and Ntshongweni amounts to some R694m in support of both previous and future transactions.

This construction activity will facilitate –

R10bn in new private sector investment, R123m in annual rates on completion of top structures, and 4 000 permanent jobs.

HIGHLIGHTS

Opening of R1,1bn Mt Edgecombe N2 interchange, providing significant capacity for future growth and development in the region

Completion of Durban Aerotropolis Master Plan, a 50-year framework for new development

GO!Durban C3 corridor between Bridge City and Pinetown completed, C9 now under construction between Bridge City and uMhlanga Ridge

Sibaya Node 1 services infrastructure completed enabling first residents to take occupation and supporting R1,5bn worth of investment under construction

Remaining services infrastructure in Ridgeside Precinct 1 underway in support of the R2bn of new investment currently under construction

Main access road through Cornubia Town Centre to N2 Business Park nearing completion including link to N2 and GO!Durban bridge to uMhlanga Ridge



Xoli Shabalala
Executive Head, Market Solutions

CURATING BEST-FIT CUSTOMER AND MARKET CENTRED REAL ESTATE SOLUTIONS

eThekweni's population is expected to grow to 4.4 million by 2030. This growth continues to sustain demand in the residential sector across all income groups. Furthermore, the unprecedented urban growth and migration of those seeking a better life through the urban promise, underpins Tongaat Hulett's fundamental principle of new city development; of compact, intense mixed use environments which enable and promote economic, social and spatial inclusivity. This principle is globally acknowledged as an optimal urban form which increases productivity, equality, sustainability, transformation and competitiveness while the historical spatial design and functioning of South African cities remains inefficient and exclusive.

Durban is the leading tourism destination in KZN. The direct flight between the UK and Durban is expected to further boost provincial arrivals for both tourists and business travellers.

Durban plays a critical role in South Africa's trade linkages with regional and global markets. With the Durban Port the largest and busiest port in sub Saharan Africa, the R7bn public sector investment towards the Port upgrade and its repositioning as an international terminal of choice is expected to further catalyse demand for manufacturing, logistics and warehousing.

In addition to the ongoing demand for mixed use high intensity, residential and office uses, opportunities around regional socio-economic interventions through new catalytic, niche market sectors are being vigorously explored and progress is being made on:

- Coastal beach resorts,
- Business process outsourcing,
- New schools
- Tertiary education related uses
- International film studio

TOURISM - CITY HOTELS AND COASTAL RESORTS

Durban remains the leading tourism destination in KZN accounting for 50% of the KZN domestic visitors and 65% of international tourists.

- The direct flight between the United Kingdom and Durban is expected to boost provincial arrivals for both tourists and business travellers.
- Partnerships with Tourism KZN and Trade and Investment KZN continue to create platforms to showcase tourism investment opportunities to international markets.
- The Tinley Resort opportunity will bring the first international branded integrated resort development into the country with a major transformational objective.
- Interest from an internationally branded hotel on a second resort opportunity at Tinley is being assessed.

UNIQUE CLUSTERS OF OPPORTUNITY

- The recent transaction for a private tertiary educational institution in Sibaya Coastal Precinct has triggered demand for student accommodation.
- Other new unique market opportunities are being pursued which will have regional catalytic impacts

URBAN AMENITIES

Includes schools, medical facilities, convenience retail and petrol filling stations.

- There is great opportunity for new neighbourhood facilities around Sibaya Coastal Precinct and oThongathi AeroDistrict.
- Residential growth in Izinga has created demand for an additional school facility.
- Engagements with eThekweni Municipality on joint planning and delivery of social facilities are ongoing with real interest to jointly explore unconventional methods of delivery of educational facilities with possible public-private collaboration.

RETIREMENT

The United Nations has estimated that by 2050, South Africa's senior citizen population will grow by 10 million.

- The RetireKZN.co.za campaign continues to create a great platform to attain market requirements and insights.
- Short term opportunities exist in Sibaya and Tinley; while Ntshongweni is being designed to meet demand in the medium to long term.



MEDIUM AND HIGH INTENSITY MIXED USE

Areas such as Bridge City, Cornubia Town Centre, Ridgeside and Sibaya Coastal Precinct are designed with appropriate densities that maximise utilisation of existing infrastructural capacity and returns from new infrastructural investment, such as the GO!Durban public transportation system currently under construction and provide for more affordable housing, greater dynamism and inclusivity in social and economic activities.

LOGISTICS AND MANUFACTURING

Durban's strategic position as a gateway to South Africa's trade activity offers positive growth prospects in the region.

- With the sector growth largely driven by port activities, the R7bn public sector investment towards the Durban Port upgrade and its repositioning as an international terminal of choice is expected to catalyse demand for logistics and warehousing markets.
- Early engagements with rail and port authorities to establish a partnership that will facilitate joint planning to activate rail networks in the region have commenced.
- Phase 2 of the Ntshongweni development is set to provide the best and most strategically located piece of real estate on the western corridor to accommodate demand in that region.
- Demand for Grade A warehousing in the 5 000m² to 20 000m² size range is currently on the rise.

OFFICE

- Demand for prime office in Durban remains strong with vacancies in uMhlanga at 1.3% compared to 13.2% nationwide.
- The addition of a direct flight into London has strengthened Durban's prominence as a growth hub and investment destination. With 63% of the BPS international market in the UK, this route offers new opportunities for BPS and trade and investment links between Durban and the UK.
- BPS operators are some of the largest occupiers of space in the Greater uMhlanga region. Through the ongoing joint market development initiatives with BPESA, TIKZN and eThekweni Municipality, it is envisaged that BPS will continue contributing to the increased development activity in the region.
- Sites demarcated for a BPS Park in Bridge City are well-advanced. The Park is not only offering world-class information technology infrastructure and facilities to the BPS sector but will also create much needed employment opportunities for the youth in the Inanda, Ntuzuma and KwaMashu area.
- Progress on the GO!Durban Rapid Bus Transit System expected to drive demand for office accommodation as corporate occupiers migrate to locations of greater convenience.
- Cornubia Town Centre, uMhlanga Ridge Town Centre, Ridgeside and the Sibaya Coastal Precinct are positioned to meet this demand.

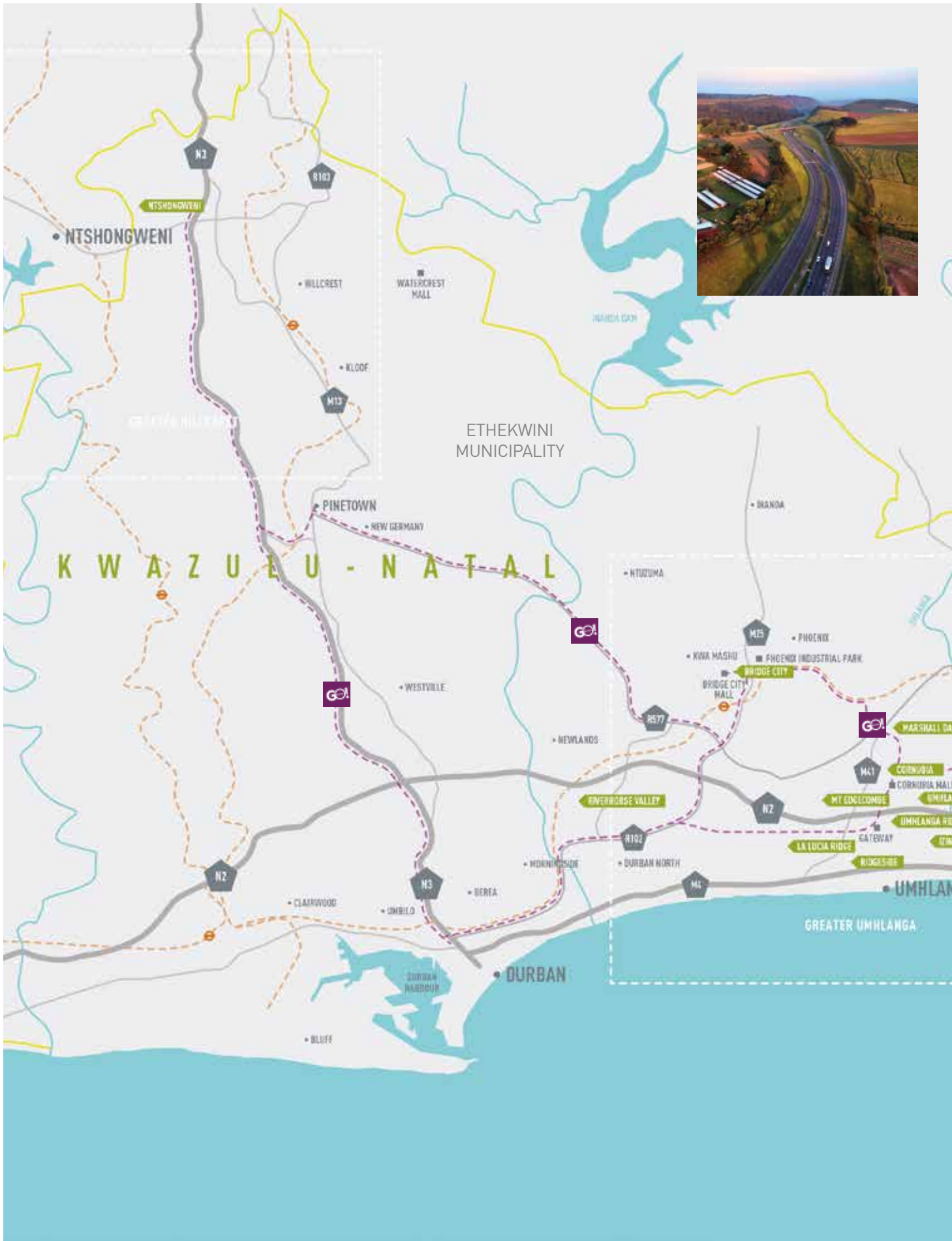
RESIDENTIAL

- Affordable housing interest remains strong in Bridge City, uMhlanga Hills, oThongathi AeroDistrict and Ntshongweni with strategic partnerships being pursued with national developers to take a long term view on residential demand.
- Recent amendment to the Finance Linked Subsidy Programme (increasing requisite household income threshold from R15 000 to R22 000 and upper limit from R87 000 to R169 000), is expected to enhance delivery in the public sector facilitated housing.



NTSHONGWENI - 31km

PORT OF DURBAN



PORT OF DURBAN
21km

UMHLANGA
0km



KEY

- TOWNS & CITIES
- ◀ TONGAAT HULETT DEVELOPMENTS
- GEOGRAPHIC AREAS
- ROADS
- IRPTN GO!DURBAN ROUTE
- RAILWAY LINES
- URBAN DEVELOPMENT LINE



INDIAN OCEAN



MAP

KSIA
19km

BALLITO
29km

TINLEY MANOR
37km

BRIDGE CITY

CONNECTING PEOPLE, LINKING COMMUNITIES

As a functional, vibrant and established new urban precinct, Bridge City combines a mix of retail, commercial, business and residential uses with public-sector facilities, services and infrastructure, at the heart of the Inanda, Ntuzuma, KwaMashu and Phoenix communities. Identified as a Presidential Project, Bridge City is a thriving mixed-use precinct established in partnership with the eThekweni Municipality.

48 000m²

BRIDGE CITY SHOPPING CENTRE
at the heart of the town centre district



R20_{bn}

GO!DURBAN TRANSPORT SYSTEM
CENTRED IN BRIDGE CITY

700 000

COMMUTERS ULTIMATELY SERVICED DAILY



DEVELOPMENT COMPONENTS

Precinct	Development Update	Commercial Opportunity
Bridge City Town Centre	Includes a municipal services hub, including a new Magistrates' Court, as well as a range of residential, retail, commercial and industrial offerings. These are centred around the key developments of Bridge City Mall, Town Centre and Business Estate. An established precinct with all infrastructure in place within a secure town centre, falling under the Management Association. Major Social/Affordable Housing project in final stages of regulatory approval to be developed by wholly black-owned Instratin Property Developers	Sites are saleable and transferable with only 6 developable hectares still available that will unlock 46 000m ² of GLA
Bridge City Business Estate	Fully serviced and platformed industrial sites with bulk services in place, falling under the Bridge City Management Association and transfer ready.	2 ha platforms available



SOCIAL AND ECONOMIC IMPACT:

- Social and affordable housing integrated with new urban precinct.
- Temporary jobs include 1 500 construction jobs* and 6 300 top structure jobs* per annum during the construction period.
- 8 000 permanent jobs* created.
- Facilitate skills development across various sectors.
- An R8bn investment across the private and public sectors.
- 700 000 commuters will be served daily on project completion.
- R62m per annum projected rates income for the City of Durban.

DEVELOPMENTS COMPLETED INCLUDE:

- 48 000m² Bridge City Shopping Centre at the heart of the Town Centre district
- Regional Magistrates Court
- Inter Modal Train and Bus Station integrated into the shopping centre
- New access interchange from the KwaMashu Highway

CURRENTLY UNDER CONSTRUCTION :

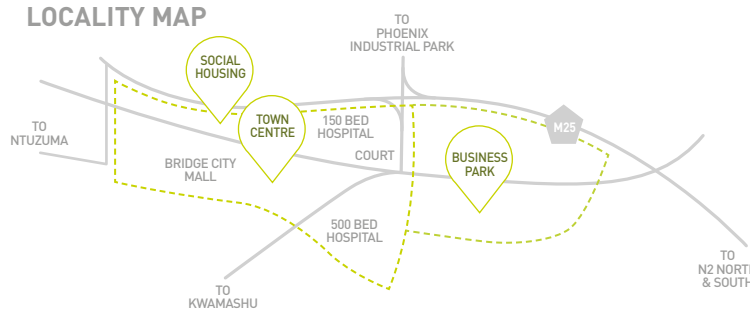
- 500-bed regional state hospital
- Calgro M3 affordable housing project for 350 units (about to commence)

STILL TO COME :

- 150-bed private hospital
- 46 000m² of commercial, retail and residential opportunities
- Business/warehousing developments from the platformed, serviced sites within the Business Estate



LOCALITY MAP



DEVELOPMENT EXECUTIVE



BRIAN IWE

CORNUBIA

BUILDING TOMORROW



Cornubia is a strategically located development in the northern corridor of Durban spearheaded in collaboration with eThekweni Municipality. With substantial development progress already made, this forward-thinking, all-inclusive urban node is transforming the physical and socio-economic landscape of the region.

1 200_{ha}
IN TOTAL (GROSS)

25 000
RESIDENTIAL
OPPORTUNITIES

3 700 000_{m²}
COMBINED BULK

2 000 000_{m²}
COMMERCIAL BULK

820 000_{m²}
INDUSTRIAL BULK

R25_{bn}
IN NEW INVESTMENT



DEVELOPMENT COMPONENTS

Precinct	Development update	Commercial Opportunity
Cornubia Town Centre 370 000m ² mixed use bulk	All rights in place in this expansion to the uMhlanga Ridge Town Centre with central access road now complete linking the M41, Cornubia Business Hub, Town Centre and N2 Business Estate with uMhlanga Ridge	290 000m ² of mixed-use bulk available immediately, and engagements with a large institutional investor for additional bulk underway
Cornubia Business 170 000m ² general business, retail and commercial	Home to Investec's Cornubia Mall and MMI's regional contact centre with a petrol filling station and associated retail under construction	Sold out
Cornubia N2 Business Estate 160 000m ² of commercial, warehousing and general business	Road access from Flanders Drive interchange on the M41 and from the N2 now complete including bridge over the N2 into uMhlanga Ridge Town Centre opening up the Fortress/Giuricich Cornubia Ridge Logistics Park where the new 20 000m ² Makro centre is nearing completion.	1 ha platform still to be taken to market
uMhlanga Hills 2 100 affordable homes together with new primary and high schools	Civils infrastructure set to get underway early 2019 to be followed by the construction, by Calgro M3, of 1 370 new affordable homes in this prime location on eThekweni's GO!Durban IRPTN C9/C8 route and opposite the Cornubia Mall. Curro will also be commencing with the development of a new primary and secondary school.	730 units available in two development packages
Blackburn 1 700 affordable new homes	In collaboration with eThekweni and wholly black-owned, Instratin property developers, concept planning underway. Precinct has EIA approval	Currently under transaction
Marshall Dam 620 000m ² of mixed use floor area	Located on eThekweni's GO!Durban IRPTN C9/C8 route between the Marshall Dam interchange on the M41 and the Business Hub, this precinct has EIA approval and is under detailed planning to respond to the GO!Durban opportunity offering residential, commercial and general business uses.	Still to be released to market
Cornubia Industrial and Business Estate 80ha industrial platform	20 buildings completed with 10 under construction including new Hirt & Carter printing plant	Sold out

INVESTMENT AND DEVELOPMENT COMPLETED TO DATE / UNDER CONSTRUCTION

- R1,8bn** Cornubia Mall completed
- 2 500** Government subsidised new homes now occupied
- 15 600m²** MMI Regional Contact Centre
- 20** Buildings completed within the Industrial and Business Estate with a further 10 under construction
- 3** New access bridges completed integrating Cornubia with surrounding communities
- 20 000m²** Makro retail centre nearing completion
- N2/M41** Regional interchange completed providing significant new capacity for the region
- GO!Durban** Commencement of construction of GO!Durban C9 route



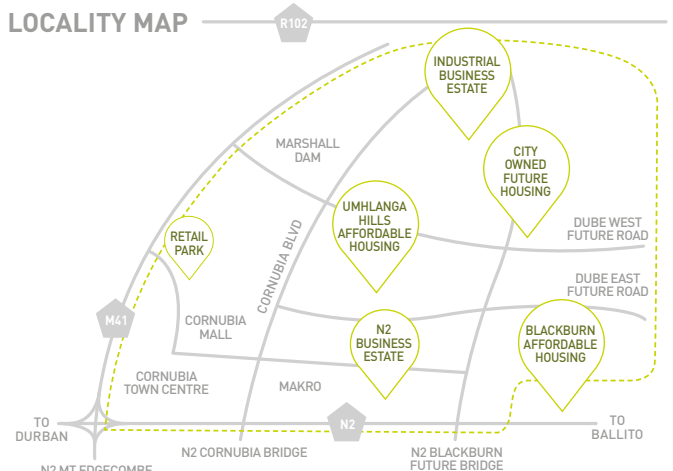
SOCIO-ECONOMIC SIGNIFICANCE



- 15 000 affordable houses planned by the City, to be delivered over time
- 2 500 affordable houses built by the City to date
- It is expected to create 45 000 permanent jobs* over the long term
- Contributing R25bn to the national economy
- The recent transfer of 78 000m² in Cornubia Town Centre by an wholly black-owned institutional investor that will see the opening up of the precinct.

Cornubia is the home to Tongaat Hulett's Ithuba socio-economic, sustainability and innovation programme (SSIP) that is co-ordinating, integrating and facilitating local empowerment and participation across the full land and property development value chain.

LOCALITY MAP



DEVELOPMENT EXECUTIVES



RIDGESIDE

UNSURPASSED VALUE



Unsurpassed economic value appreciation on prime real estate in uMhlanga.

Ridgeside is a four precinct development that will complete uMhlanga Ridge. The 140ha site lies nestled between uMhlanga Rocks Drive and the M4. On completion it will effectively link La Lucia Ridge, uMhlanga Ridge and uMhlanga Rocks.

140ha
FOUR PRECINCT
DEVELOPMENT

330 000m²
COMMERCIAL
BULK

40ha
COASTAL FOREST
GREEN SPACE
(GROSS)

3 000
RESIDENTIAL
OPPORTUNITIES



DEVELOPMENT PROGRESS

	Completed	In Progress	Commercial opportunity
Precinct 1	FNB Corporate Head Office Nedbank Regional Head Office Illovo Head Office Holiday Inn Express	uMhlanga Arch The Skye Cox Yeats Head Office Ridge 7 Ridge 8	Additional bulk opportunity being explored
Precinct 2	Evergreen Retirement Development A 640 unit retirement village based on a life-rights model of ownership. Village concept under early stages of planning and design with construction of top units expected to commence 2019. Owned by Amdec and PSG.		1 370 units immediately available with significant potential for additional bulk
Precinct 3	Ridgeside Office Park Fully sold out business precinct and home to multi-national and blue chip companies such as Investec, Vodacom and Shepstone & Wylie to name a few. R2bn of commercial real estate completed, made up predominantly of 4 to 6 storey buildings within a managed and secure business estate environment. Ridgeside Office Park has established itself as a premier business address in Durban.		
Precinct 4	Enigma A 90 unit freehold private estate. Internal civil construction commenced as phase 1. Phase 2 will see a further 500 apartments being developed.		
Open Space	40ha of forests and open space being prepared for active utilisation.		

PRIME LOCATION

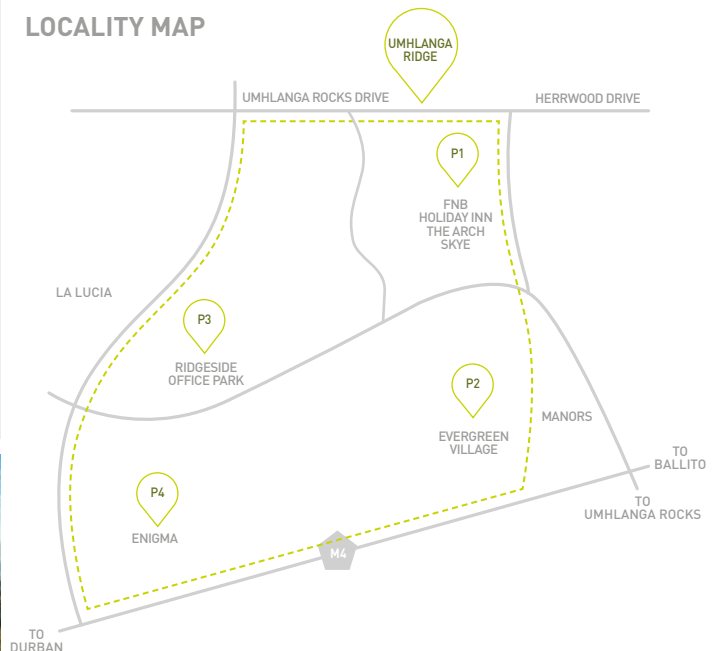
The overall development supplements and enhances the uMhlanga Ridge Town Centre and fosters the creation of an integrated, people-centred, mixed-use environment. Ridgeside integrates the existing areas of uMhlanga, Gateway, La Lucia Ridge Office Estate, The Manors, Lower La Lucia and uMhlanga Rocks.

A ribbon of coastal forest runs along one boundary while a natural valley runs through the land with this 40ha asset being preserved as green space for the benefit of the surrounding communities and users within Ridgeside.

- Prime, high-density, urban mixed-use precinct with sea views and open 40ha of green space
- Responds to the existing 1,5 million m² of floor area of development already attracted to the uMhlanga Ridge area
- Within the Ridgeside Precinct, concluded land sales of 255 000m² to date
- Fully functional and operational Management Association
- One of South Africa's fastest growing urban development nodes
- Two minutes from the Gateway Theatre of Shopping
- Direct access to the M41 linking to the N2 and M4
- A remainder of 250 000m² of commercial bulk with 3 000 residential opportunities
- Over R2bn of new investment currently under construction



LOCALITY MAP



DEVELOPMENT
EXECUTIVE



JACO
STRYDOM

SIBAYA COASTAL PRECINCT

RECONNECT. REDISCOVER

Sibaya Coastal Precinct is one of the largest and most significant place-making endeavours of its kind in South Africa. Not only is it transforming the landscape, it's also gearing towards making a lasting and substantial impact on local and regional socio-economics, while showcasing a convincing case for property investment in Durban and along the KwaZulu-Natal coastline. The Precinct will be a catalyst for activating economic growth and regional development

R50_{bn}

ESTIMATED INVESTMENT
into the local economy during the
15 to 20-year construction period

SIBAYA
COASTAL PRECINCT

270 000

TEMPORARY
CONSTRUCTION JOBS*

300_{ha}

COASTAL FOREST (GROSS)

30 000

PERMANENT JOBS*

6,5_{km}

STRETCH OF BEACH
with interconnected trails,
bordered by lagoons

R1,5_{bn}

IN NEW INVESTMENT
CURRENTLY UNDER
CONSTRUCTION



DEVELOPMENT PROGRESS

	Early concept stage	EIA Process	Town Planning	Civil Infrastructure	Top Structure Development	Current Development and Investment Opportunity
Node 1	Completed	Completed	Completed	Fully completed with the first residents of Ocean Dune having taken occupation in May 2018. Landscaping of Heleza Boulevard has commenced	One development completed, with four under construction	30 000m ² mixed-use
Node 5	Completed	Completed	Completed	Civil infrastructure to commence shortly	To commence - new school and services to accommodate 700 new homes	12 000m ² retail 60 000m ² mixed-use on hilltop
Node 2 & 3/6 (portion)	Completed	EIA currently underway to identify best suitable site for a Tertiary Institution (situated either in Node 3 or Node 6)				Facilities and uses complementary to tertiary education
Node 4	Completed	In early stages for a wide mix of uses				
Node 2 & 3 (remainder)	Future phase					
Node 6 (remainder)	Future phase					
Node 7	Future phase					



SIBAYA COASTAL FOREST RESERVE

The role of the Sibaya Coastal Precinct Conservation Trust is to ensure these invaluable natural assets are preserved and maintained in perpetuity. The self-sustaining Trust is being funded by owners within the Precinct as well as from future users of the Trust's assets, to ensure its longevity and ability to fulfil its mandate of rehabilitating, protecting, maintaining and preserving the Precinct's abundant natural assets for the benefit of all. Work underway includes alien invasive clearing and forest rehabilitation.

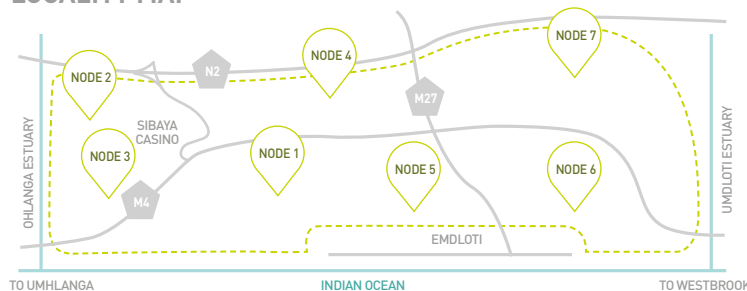


PRIME LOCATION

Located between the natural boundaries of the Ohlanga and eMdloti river estuaries and stretching from the national N2 highway to the Indian Ocean, Sibaya Coastal Precinct incorporates seven nodes and spans over 1 000ha of prime beach, forest, river and hilltop land of which 600ha of these will remain open space.



LOCALITY MAP



DEVELOPMENT EXECUTIVES



BOIPELE MOGOTSI



JACO STRYDOM

THE AIRPORT REGION



GEARED AND READY FOR TAKE OFF

Surrounding Dube TradePort and the King Shaka International Airport which lie at the heart of the Durban Aerotropolis, Tongaat Hulett's land assets are poised to leverage off this massive, growing investment. Now serving over 700 destinations through 10 direct connections, the King Shaka International Airport has both significant existing capacity as well as plans to increase capacity by six-fold.

Dube TradePort, with its dedicated cargo terminal and fast expanding TradeZone, is an SEZ that has seen R3.2bn in new investment and is currently unlocking the next phase which is already fully subscribed. Ongoing investment into new bulk infrastructure is setting the platform for the development of the Aerotropolis in collaboration between provincial and local government and private sector partners.

10
DIRECT
CONNECTIONS

700
DESTINATIONS

R3,2bn
IN NEW INVESTMENT
MADE INTO DUBE TRADEPORT



OTHONGATHI AERODISTRICT

oThongathi AeroDistrict (formerly referred to as Inyaninga) is an integrated human settlement development very similar in nature to the Cornubia Residential development. At its core lies a large-scale industrial/logistics platform with direct rail access, supported by business activities in conjunction with a range of residential, commercial and social facilities.

Primary access is to be gained from the R102, a regional mobility corridor that links to the national N2 corridor. Bordered by King Shaka International Airport, oThongathi and Verulam, it lies adjacent to the Dube TradePort, the hub of the emerging Aerotropolis and is 35km from Durban and 20km from Ballito.

Total of 737ha

- Released from agriculture but continues to be actively farmed for sugar cane production.
- The development in its entirety has EIA approval.
- Detailed planning on initial phases has commenced with the first two affordable housing precincts in formal land use and subdivisional processes.

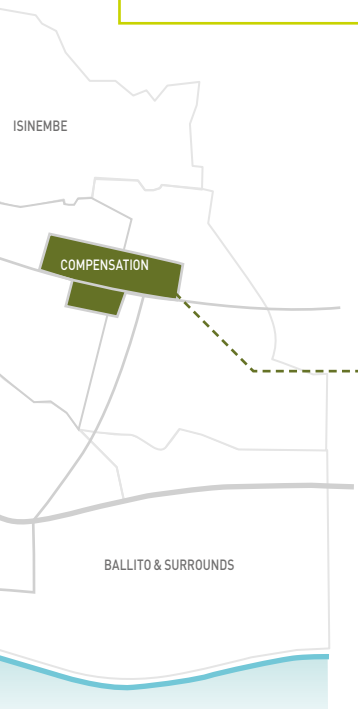
- Approximately 8 500 to 10 000 residential units through a range of housing types.
- 500 000m² of business commercial floor area across office and retail.
- Multi-modal 250ha industrial/logistics platform linked to existing rail line.
- 300ha of landscaped gardens, parks and rehabilitated wetlands.

Strategic significance:

Aligned with local municipal and provincial goals for economic growth and infrastructural planning, oThongathi AeroDistrict has been declared a catalytic development for its ability to support the strengthening of this key regional node.

- Approximately 20 000 to 45 000 permanent jobs*
- Approximately 200 000 to 500 000 construction jobs* over a 15 year development period
- Estimated real estate investment value of R40bn

Currently in the market with market interest - opportunities for 2 600 affordable housing units, new school and retail centre



COMPENSATION

Compensation Industrial and Business Estate is strategically located along the R102 provincial road and has direct rail access. It lies on the border between the KwaDukuza and eThekweni Municipalities about 13km from the King Shaka International Airport.

As one of the few tracts of large-scale, flat land (225ha) with direct rail and road access, the site has potential as a key Industrial and Logistics operation close to the airport. This connection is further enhanced given its rail links between the busy ports of Durban and Richards Bay.

EIA approval has been received and work is ongoing on the technical details ahead of the formal land use and subdivisional applications.

Land use concept

Industrial and logistics operation: Industrial and light industrial facility with logistics offering and storage. Includes rail connection opportunity.

Retail and entrepreneurial hub: A mixed-use component that includes small workshops for entrepreneurs, offices and retail

Residential: The need and opportunity for mixed-use and affordable housing, as an integral component of the industrial activities is being explored.

The development is anticipated to generate approximately 17 700 construction jobs* and 6 700 permanent jobs.*

USHUKELA DRIVE

Ushukela Drive is situated at the northern end of King Shaka International Airport's 3,7km runway. With excellent national freeway and provincial road exposure and access, this site is superbly positioned for logistics, warehousing and business park uses as an expansion of the tradezone. EIA approval has been received and the land use and subdivisional processes have commenced.



DEVELOPMENT EXECUTIVE



KATE RALFE

NTSHONGWENI URBAN DEVELOPMENT

ENHANCING THE URBAN FABRIC WHERE
COUNTRYSIDE, CITY AND COMMUNITY MEET



Ntshongweni Urban Development is a pioneering new urban precinct covering 2 000ha. The mixed-use concept will reshape and revitalise Durban's Outer West by creating an entirely new economic hub for the area.

85 000m²

REGIONAL SHOPPING
CENTRE

20 000

HOMES OVER TIME

500 000m²

COMMERCIAL SPACE

50%

RECREATIONAL
OPEN SPACE

100ha

LOGISTICS ZONING

30km

FROM DURBAN



DEVELOPMENT PROGRESS

	Early concept stage	EIA Process	Town Planning	Design	Civil Infrastructure	Top Structure Development
Urban Core	Completed	Completed	Completed	Shopping Centre in Design Review Process	Commencing first quarter 2019	Shopping centre opening 2022
Logistics Phase	Completed	In preparation for commencement of application				
Future Phases	Work in progress on various precincts to respond to market appetite					

NTSHONGWENI VISION

The vision for Ntshongweni Urban Development is premised on the idea of connection. Planning has considered infrastructure, surrounding context and related experiences. The natural beauty of the area is key to the development vision. This area is characterised by extensive green spaces and 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. This is evidenced through the 1 000ha that will remain open space.

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.

- Integrated framework plan integrating surrounding communities
- Offering residential opportunities within the affordable to high-end sectors
- Urban amenities, including schools, medical, parks and open spaces
- Retirement opportunities

First phase development within the Retail and Urban Core is the recently launched *Mall of the West*, an 85 000m² regional retail offering set to commence construction in 2019 and comes with a substantial local empowerment ownership.



Remainder of the Retail an Urban Core with existing rights for 430 000m² of mixed use GLA is being packaged for market release in line with infrastructural rollout.



SOCIAL AND ECONOMIC IMPACT

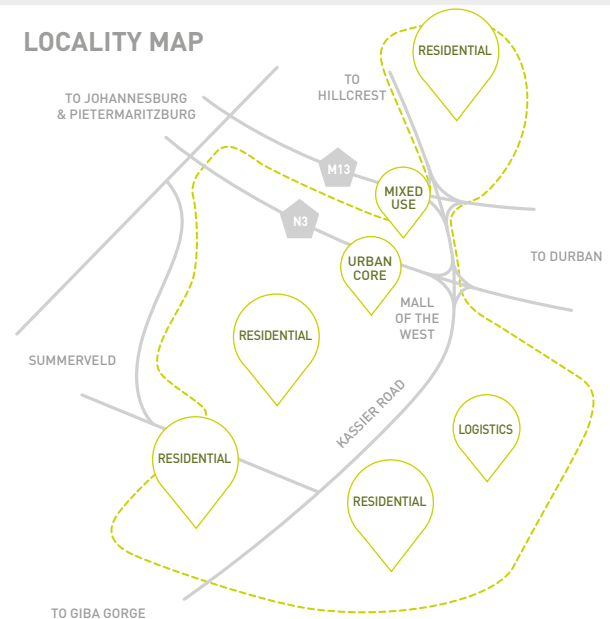
4 000 Short-term construction jobs*

35 000 Permanent jobs* are projected to result from the full development upon completion

R700m Annual municipal rates once the development is complete

R5,1bn Annual tax revenue will be paid to national fiscus as a result of economic activity

LOCALITY MAP



DEVELOPMENT EXECUTIVES



ANDILE MNGUNI



MTURA MATSHINI

TINLEY TOWN

A NORTH COAST VILLAGE

Located on the north coast, with its boundary down to the High Water Mark, Tinley Town is a prime property situated just north of Ballito, some 25km from the King Shaka International Airport. Given its inherent natural attractions on the KwaZulu-Natal north coast, Tinley Town offers a unique opportunity for more than one integrated coastal resort that will drive tourism and economic development in the province. The development is also perfectly placed to deliver a mix of residential, commercial, leisure and retail opportunities.

1 000ha
TOTAL SITE AREA (GROSS)

245ha
WITH EIA APPROVALS
IN PLACE

200ha
OPEN GREEN SPACE (GROSS)

4km
BEACH FRONTAGE



A NORTH COAST VILLAGE



STRATEGIC IMPORTANCE

Tinley Town is aligned with the provincial government's Tourism Master Plan calling for development of key iconic projects throughout KwaZulu-Natal. The Plan's vision is to increase the geographical spread of tourism products capitalising on the province's natural assets. Given its strategic location and inherent natural assets, Tinley Town is perfectly positioned to present a significant opportunity for accelerated tourism and economic development on the KwaZulu-Natal north coast and the province as a whole.

TINLEY SOUTH

Capitalising on the site's pristine 3km beach frontage, forests and estuaries, Tinley South will accommodate a potential resort catering to domestic and international tourist markets. This component will also feature a bustling mixed use urban centre with integrated commercial and residential components. Open spaces will be activated and preserved for guests, residents and visitors to enjoy. Access to the beach by the broader community is also an integral part of the offering. Plans are underway for the construction of a planned new interchange on the N2 in conjunction with other stakeholders. EIA approvals currently in place for 4 500 units, 35 000m² commercial floor area and resort development.



SOCIO-ECONOMIC IMPACT

- The total investment value anticipated to be unlocked from the development of Tinley Town is some R20bn.
- An estimated 9 500 permanent jobs* and 30 000 temporary construction jobs* will be created.

TINLEY NORTH

This component will include a beach resort opportunity as well as residential opportunities, a retirement element and a commercial strip featuring offices and retail components. Adjacent to the existing village of Tinley Manor, this section of the development will be accessed from the existing N2 interchange.

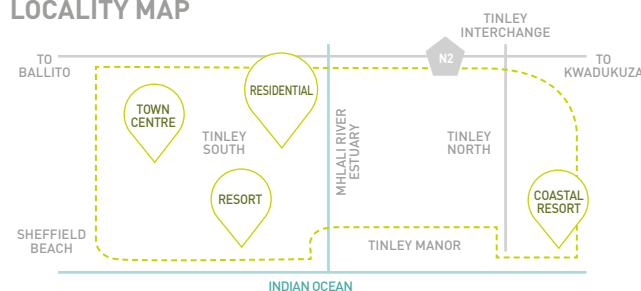
Coastal Resort Opportunity within Tinley North

The Resort site is positioned directly adjacent to the beach of the Indian Ocean coastline. The site will allow for 350 resort keys. The site has direct access to the beach and offers safe swimming and surfing. The beach stretches for some 4km and allows for public access. The coastal dune and estuarine forests provide an opportunity for paths and walkways enjoying the abundant indigenous fauna and flora of the area.

An international resort operator has been secured.



LOCALITY MAP



DEVELOPMENT EXECUTIVE



HLALELO MAKWABE

TRACK RECORD

Since 1990, together with our development partners, Tongaat Hulett Developments have facilitated investment of more than R70 billion into the region from land conversion activities across an array of sectors in previous projects.

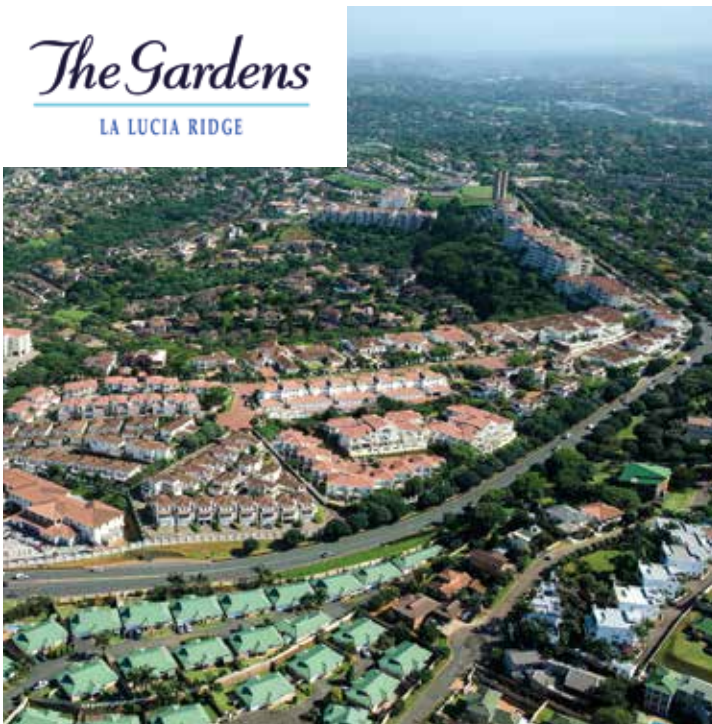
Briardene
INDUSTRIAL PARK




MOUNT EDGECOMBE
Country Club Estate



The Gardens
LA LUCIA RIDGE




RIVERHORSE VALLEY
RESIDENCE ESTATE







OUR DEVELOPMENT EXECUTION TEAM

Underpinning our entire developmental process and value chain focusing on socio-economic transformation and local empowerment and participation.

Processes and activities are being driven through our iThuba programme across all of our geographic areas.

Leading best practice development execution activities by a team with a wealth of experience and expertise, to facilitate sustainable, world class environments.



SITHEMBISO MTHEMBU
EXECUTIVE HEAD
DEVELOPMENT
EXECUTION



BONGANI GUMEDE
EXECUTIVE HEAD
COMMUNITY,
PUBLIC-PRIVATE
PARTNERSHIPS



MTURA MATSHINI



JACO STRYDOM



BOIPELO MOGOTSI



MONDLI MSANI



SELEMO SEFEHLE



KHOLIWE MAZIYA



BRIAN IVE



OUR COMMERCIAL TEAM

Through facilitating new, alternative and expanded commercial transaction types and styles, we seek to drive investment and economic activity while unlocking targeted market sectors and leading transformation of ownership and participation in the real estate value chain.



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 *Tongaat Hulett*



To view a fly over of the property portfolio as at November 2018:
www.thdev.co.za/tongaat-hulett-development-portfolio

