24/7 OPEN FOR BUSINESS

KWAZULU-NATAL
YOUR GATEWAY TO AFRICA

2ND LARGEST ECONOMY IN SOUTH AFRICA

02 SPECIAL ECONOMIC ZONES DTP AND RBIDZ
09 INTERNATIONAL CONNECTIONS
02 BUSIEST PORTS IN AFRICA

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DISCLAIMER

Unless otherwise specifically stated, the information contained herein is made available to the public by Trade & Investment KwaZulu-Natal and was deemed to be correct at the time of compilation. The intent of the information is to assist an individual seeking to learn about South Africa as an investment opportunity country, and KwaZulu-Natal as an investment destination for his or her business. Trade & Investment KwaZulu-Natal does not assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, product or process disclosed in this document. Reference herein to any specific commercial product, process, service, trademark, manufacturer, or otherwise, does not constitute or imply its endorsement, recommendation, or favouring by Trade & Investment KwaZulu-Natal. The views and opinions expressed herein do not necessarily state or reflect those of Trade & Investment KwaZulu-Natal.

Document update: October 2018
It gives me pleasure to launch the KwaZulu-Natal Investment Opportunities Booklet for the 2018/2019 financial year which is the product of a collaborative effort between the private sector, individual project promoters and government.

The booklet contains approximately $19.1 billion worth of investment opportunities that have a potential of creating in excess of 800,000 construction jobs and 415,000 permanent job opportunities over the next five years. These opportunities are across all priority sectors of this province inclusive of manufacturing, tourism and property development, agro-processing, renewable energy and health care.

As government, we will continue working tirelessly in creating a conducive environment for these investment opportunities to be realised. It is worth noting that our province has gradually moved to being a tertiary-sector economy, with the services sector accounting for more than 60% of the province’s economy.

There is however, a strong move to re-industrialise the economy to create much needed employment that would help curb the triple challenge of poverty, unemployment and inequality. We are indeed delighted to note a growth trajectory with respect to investments...
flowing into the province to ensure that we continue contributing to South Africa's socio-economic transformation through various sectors such as manufacturing; petro-chemicals; clothing and textiles; pulp and paper products; finance and real estate; wholesale and retail trade; hotels; transport and communications and as well as agriculture and forestry.

Our efforts to position the province as an ideal location for investment is inspired by the advent of two of Africa's busiest ports in Durban and Richards Bay, supported by world-class road and rail infrastructure.

KwaZulu-Natal therefore enjoys an exciting strategic and competitive advantage of being a global gateway for trade into Southern Africa region and the rest of the world.

Moreover, the province boasts two Special Economic Zones (SEZs) at Dube Trade Port (incorporating King Shaka International Airport) and the Richards Bay Industrial Development Zone which both continue to be flagship instruments that attract a wide range of investments. They also promote and enhance the competitiveness of the province's manufacturing sector and provide opportunities for exporters located throughout the province to get to the global markets.

As the Provincial Government we have every reason to be confident about a brighter future for people as we continue preparing the province for both domestic and foreign investment essential to grow the economy to unleash more business and employment opportunities. Together, let us make KwaZulu-Natal a winning province.
Trade & Investment KwaZulu-Natal (TIKZN) is a South African trade and inward investment promotion agency, established to specifically promote the province of KwaZulu-Natal as a premier investment destination and to facilitate trade by assisting locally-based business enterprises to access international markets.

The investment opportunities booklet is one of the tools that has been developed in line with the strategy of showcasing the province to potential investors.

The document has been created as an easy reference in identifying packaged projects throughout the province of KwaZulu-Natal with concise project descriptions, information on locations, current status, ownership, return on investment and important project requirement.

KwaZulu-Natal is home to South Africa’s second largest economy, with Trade & Investment KwaZulu-Natal geared to promote the Province’s competitive advantages as a world-class business investment destination and to encourage trade by assisting local companies to identify new markets for the export of their products.

The organisation is dedicated to creating an environment in the province that is conducive to business development and attractive to both local and international investors.

We trust that this intent is supported by this concise listing and impacts on our organisation’s efforts towards the socio-economic advancement of KwaZulu-Natal and its people.
Trade & Investment KwaZulu-Natal identifies, develops and packages investment opportunities in KwaZulu-Natal; provides a professional investment promotion services to all clientele; brands and markets KwaZulu-Natal as an investment destination; retains and expands trade and export activities and links opportunities to the developmental needs of the KwaZulu-Natal community. Trade & Investment KwaZulu-Natal reaffirms its commitment to promote the investment opportunities which exist in this province and we seize every opportunity to market the KwaZulu-Natal province as the investment destination going forward.
South Africa is one of the world’s most sophisticated emerging markets. The unique combination of a highly developed first world economic infrastructure and a huge emergent market economy has given rise to a strong entrepreneurial and dynamic investment environment. South Africa has achieved a level of macro-economic stability not seen in the country for 40 years.

These advances create opportunities for real increases in expenditure and social services and reduce the cost and risk of doing business, thus laying the foundation for increased investment and economic growth.

South Africa is one of the world’s top business destinations and is strongly supported by well-developed infrastructure, is equipped with every convenience and delivers the high levels of service expected by the business world.

The country is rated among the top ranked 61 globally competitive economies. It is also ranked 47th in business sophistication, which translates to an enviable 44th position in financial markets development in 2018.

The country is ranked 10th in investor protection. The Johannesburg Stock Exchange is one of the best regulated stock exchanges world-wide and is ranked the 17th largest stock exchange in the world at 1.1 trillion by market capitalisation and the largest in Africa.
KwaZulu-Natal, as the second largest contributor to the country’s GDP, is South Africa’s second largest economy.

KwaZulu-Natal has much to offer both local and international investors. One of South Africa’s nine provinces, KwaZulu-Natal has natural and man-made infrastructure, making it a very convenient destination to deliver the high levels of service expected by the business world.

The province is strategically located and boasts two of South Africa’s busiest and largest ports, Durban and Richards Bay. It also boasts the highest export propensity and the highest level of industrialisation in the country. It is home to Africa’s first greenfield aerotropolis (with Dube TradePort at its heart), world-class road, rail and air infrastructure, fast-growing air connectivity (with new regional and international flights launched annually).

Dube TradePort, which is home to King Shaka International Airport, the Inkosi Albert Luthuli International Convention Centre and two of the largest ports on the African continent, provide evidence of the province’s world-class infrastructure.

KwaZulu-Natal is a major role-player in the manufacturing, agricultural, transport and logistics sectors in South Africa. The economic structure in this province is based on a large manufacturing sector, in which growth is driven by the paper products industry, ferro-alloys (such as aluminium) and other chemicals. Further significant sub-sectors include motor vehicle and component manufacture, printing and publishing, food and beverage production, non-electrical items, iron and steel, wood furniture, textiles and clothing. It is also a premier domestic and international tourist destination, attracting in excess of two million domestic tourists every year, the highest in the country.

Public and private investment in KwaZulu-Natal continues to play a major contributing role to South Africa’s growing economy and its favourable business environment has seen this province emerge as a sound investment destination for investors from around the world.
<table>
<thead>
<tr>
<th></th>
<th>South Africa</th>
<th>KwaZulu-Natal</th>
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<tbody>
<tr>
<td><strong>Official Name</strong></td>
<td>Republic of South Africa</td>
<td>Province of KwaZulu-Natal</td>
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<tr>
<td><strong>Head of State</strong></td>
<td>President Cyril Ramaphosa</td>
<td>Premier Mr TW Mchunu</td>
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<tr>
<td><strong>Provincial Premier</strong></td>
<td></td>
<td></td>
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<tr>
<td><strong>Capital Cities</strong></td>
<td>Cape Town (Legislative); Pretoria (Administrative); Bloemfontein (Judicial)</td>
<td>Pietermaritzburg</td>
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<tr>
<td><strong>Area</strong></td>
<td>1 220 813km²</td>
<td>94 361km²</td>
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<tr>
<td><strong>Total GDP</strong></td>
<td>R4,3 trillion (2018)</td>
<td>R692 billion</td>
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<td><strong>GDP Growth</strong></td>
<td>1.3% (2017)</td>
<td>1.7% (2017)</td>
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<td><strong>GDP Per Capita</strong></td>
<td>R92 410</td>
<td>R57,048</td>
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<tr>
<td><strong>Inflation (EOP)</strong></td>
<td>5.1% (July 2018)</td>
<td>5.1% (July 2018)</td>
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<td><strong>Exports Value</strong></td>
<td>R1,3 trillion</td>
<td>R139,7 billion</td>
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<tr>
<td><strong>Imports Value</strong></td>
<td>R1,2 trillion</td>
<td>R120,2 billion</td>
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<tr>
<td><strong>Main Trading Partners</strong></td>
<td>USA, Japan, China, Germany</td>
<td>USA, United Kingdom, China</td>
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</table>
04

KWAZULU-NATAL INVESTMENT OPPORTUNITIES
COMPANY NAME AND BACKGROUND

eLan Property Group, Blythedale Coastal Estate

- The eLan Group has become a leader in real estate development, marketing & sales of hospitality investment projects and more recently, diversified into other investment opportunities;
- eLan has facilitated developments in excess of R10 billion ($6.7 million), including one of the fastest selling residential estates in the country, Simbithi Eco Estate in Ballito. The Group is now focused on developing the Blythedale Coastal Estate on the North Coast of KwaZulu-Natal; and
- eLan Property Group wish to partner with those who share a passion for investing in the vast hospitality and real estate opportunities that the African continent has to offer. https://www.elan.co.za/company-portfolio/

PROJECT LOCATION

KwaDukuza Municipality

PROJECT SECTOR

- Property Development

INVESTMENT VALUE

- The rand value of the project is R15 billion ($1 billion). Both debt and equity investment partners and funders are sought.

JOBS CREATION

- 110 000 construction jobs and 15 000 permanent jobs are created through the Blythedale Coastal Estate Development.

PROJECT DESCRIPTION

- Blythedale Coastal Estate is a comprehensive, integrated resort estate offering seven nodes of development, over 1 100 hectares, 3.2km of coastline, 2.9km of river frontage and 320 hectares of pristine indigenous forest, including 5 000 homes, in excess of 30 000 m² of retail, and extensive resort opportunities.

FINANCED BY

- To date in excess of R500 million of private investor funds have been invested into the creation of this
development.

PROJECT STATUS
• All technical processes have been approved (Environmental Impact Assessment, Geotechnical studies, traffic impact assessment, zoning and concept designs);
• Zoning has been approved and the process is complete;
• The first 23 sites have been serviced;
• Housing plans are in the approval stage and development is due to commence; and
• Interest from several hotel and resort groups for the hospitality opportunities has been expressed.

PARTNERSHIPS
• Partnerships bringing equity, funding and resort management are of key interest;
• National and provincial government;
• Private sector;
• Local government; and
• Economic development agencies.

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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Cato Ridge Logistics Hub Consortium
• The project is focusing on the proposed establishment of the Cato Ridge Intermodal Facility and the Logistics Hub;
• Cato Ridge is located 50 kilometres on the western corridor from the Port of Durban. Transnet wishes to reduce congestion in the City of Durban and streamline transportation of cargo through establishing an Intermodal Facility at Cato Ridge;
• The project is aimed at using rail from the Port of Durban up to Cato Ridge, where trucks can pick up containers earmarked for inland destinations.

PROJECT SECTOR
• Logistics Services

INVESTMENT VALUE
• The investment value of the project is estimated at R11 billion ($733 million).

NO. OF JOBS TO BE CREATED
• At full development, the project will yield an estimated 5,000 construction jobs and over 6,000 permanent jobs.

DESCRIPTION OF THE PROJECT
• Project involves development of a logistics hub consisting of an intermodal facility, a truck stop, a logistics park and fuel tank farm. The project will also assist in the decongestion of the Durban Port by railing the cargo from the port to Cato Ridge, thus relieving the Durban Port area and the CBD and N3 out of Durban.

FINANCED BY
• Currently seeking funding for the project

PROJECT STATUS
• Provision of bulk infrastructure – at planning stage;
• Land consolidation stage – this stage will kick off for the second phase of the
• Environmental Impact Assessment to be conducted for the entire project; and
• Application for Act 70 of 1970 to rezone and convert the agricultural land into industrial land zoning for the second phase is on planning stage.

PARTNERSHIPS
• Partnerships bringing equity, funding and logistics management are of key interest;
• National and provincial government;
• Private sector;
• Local government; and
• Economic Development Agencies.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
PROJECT LOCATION

COMPANY NAME AND BACKGROUND

Dube TradePort

- One of South Africa’s top 10 investment opportunities;
- A designated Special Economic Zone (SEZ);
- 50-year master plan developed for over 3 000 hectares site;
- It is ideally positioned 30 minutes from Africa’s busiest cargo port, Durban Harbour, and 90 minutes from Richards Bay Harbour;
- Greenfield development, purpose-built to facilitate airport-related business;
- Home to King Shaka International Airport; and
- This is the only facility in Africa combining an international airport, dedicated cargo terminal, together with warehousing, office, retail, hotel and agricultural opportunities

TARGETED SECTORS

- Medical and pharmaceutical production and distribution;
- Electronics manufacturing and assembly;
- Aerospace and aviation-linked manufacturing and related services;
- Agriculture and agro-processing;
- Clothing and textiles; and
- Automotive manufacturing and assembly.

Supplementary sectors include:

- Freight-forwarding and aviation services;
- Warehousing and storage;
- Logistics and distribution;
- Light manufacturing and assembly;
- High-tech and automotive industries;
- General manufacturing;
- Renewable industry; and
- Cold storage.

INVESTMENT VALUE

- R2.7 Billion ($180 million) of secured private sector investment composed of operational investors and investors signed lease agreement but not yet operational. These projects are in sectors such as logistics, manufacturing, pharmaceutical, automotive and electronics; and
- Targeting R18 billion ($1.2billion) of investment over the next 5 years.
NUMBER OF JOBS TO BE CREATED
• Projected permanent jobs over 5 years: 4,792;
• Projected temporary jobs over 5 years: 10,401; and
• As at July 2018, there were 3,112 permanent jobs created by operational investors in the zone.

DESCRIPTION OF THE PROJECT
Development consists of:
• Dube Cargo Terminal: A state-of-the-art cargo facility;
• Dube TradeZone: 77 hectares of serviced land within a SEZ;
• Dube City: 12 hectares of premium office, retail and hospitality space; and
• Dube AgriZone: world-class facilities and technical support for propagating, growing, packing and distributing high-value perishables.

FINANCED BY
• Government as the owner of the property is responsible for bulk infrastructure installation through the Special Economic Zone Fund and the KwaZulu-Natal provincial government budget funding. Serviced land is made available to private sector through lease agreements.

PROJECT STATUS
• 35 hectares of serviced land available for potential investors;
• Customised solutions for investors (e.g. serviced sites and fit-for-purpose buildings);

The project (through the SEZ) offers:
• Preferential 15% Corporate Tax for qualifying entities;
• Building Allowance: 10% per annum for qualifying buildings and fixed structures;
• Employment Incentives for low salary workers;
• Customs Controlled Area: Import duty rebates for production-related and exported products, and VAT exemptions under specific conditions for supplies procured in South Africa;
• Enhanced 12i Tax Incentive: designed to support greenfield investments, as well as brownfield investments; and
• High-end Infrastructure: funded through the provincial government and SEZ Fund;
PARTNERSHIPS
• National and provincial government;
• Private sector;
• Local government; and
• Economic Development Agencies.

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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND
• BjP High Site Acquisition & Projects (Pty) Ltd (referred to as BjP) is a Black owned and managed business entity. The company identified an opportunity to erect a giant observation wheel along the Durban beachfront to be known as The Durban Eye; and
• The Durban Eye is a R375 million ($25 million) project for a giant observation Ferris wheel that offers a spectacular 360 degree panoramic view of Durban city from the iconic and vibrant beach front. The Durban Eye will consist of 27 fully enclosed air conditioned cabins which holds 16 passengers each and will take passengers 78metres above the ground on a 15 to 20 minute 4-revolution ride. The wheel will also offer two wheelchair friendly, VIP cabins and cocktail- accessible cabins.

PROJECT LOCATION

PROJECT SECTOR
• Tourism

INVESTMENT VALUE
• R 375 million ($25 million)

JOBS CREATION
• 42 direct, and
• 100 construction jobs.

DESCRIPTION OF THE PROJECT
• The project entails development of a Durban Eye/ Wheel along the beachfront, Durban.

FINANCED BY
• Currently seeking funding for the project

PROJECT STATUS
• Feasibility study and business plan for the Durban Eye/ Wheel project has been completed
• Investors and funders are needed.
PARTNERSHIPS

- Partnerships bringing equity, debt funding and operations are of key interest;
- Provincial government;
- Private sector;
- Local government; and
- Economic Development Agencies.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.

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PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Videovision Entertainment

• Headed by renowned film producer, Anant Singh, the company has produced more than 80 films among which are ‘Sarafina’, ‘Cry, the Beloved Country’, ‘Red Dust’, ‘Shepherds and Butchers’ and the Academy Award nominated films ‘Yesterday’ and ‘Mandela: Long Walk To Freedom’;
• Videovision Entertainment is also a leading independent film distributor, having acquired in excess of 3 500 international films for distribution in South Africa; and
• Videovision Entertainment is committed to the ideals of independent filmmaking and to creating a global profile for South African content and talent.

PROJECT SECTOR
Film, media and entertainment

INVESTMENT VALUE
R7.5 billion ($500 million)

JOBS CREATION
• 17 000 construction jobs over project periods of five years;
• 4 300 permanent operational jobs;
• Job opportunities for unskilled and semi-skilled labour; and
• 300 opportunities for SMME’s, women-owned businesses, youth, the disabled, broad-based empowerment entities and entrepreneurs.

DESCRIPTION OF THE PROJECT
• Durban (eThekwini) Film City is a landmark project, the likes of which has never been attempted in South Africa. Located on the Natal Command site on the Durban beachfront, the development comprises of a number of components that work together and individually to ensure economic viability, while changing the face of Durban, its tourism offering and local lifestyles to world class standards, integrating film studios with tourism, lifestyle and entertainment elements, thereby creating a must-see-must-do attraction for Durban.
The key elements of the development are:
• Durban (eThekwini) Film Studios; The Film Industry Precinct- “Freedom Square”; Film Festival Park; Art Studios & Galleries; Markets of the World - Inspired by the films of South Africa and the World; Beachfront Precinct- “Ocean Drive”.

FINANCED BY
• Privately funded and project seeks private investors.

PROJECT STATUS
• Feasibility and business plan completed;
• Land transfer in progress; and
• Developer working with eThekwini’s Catalytic Projects team and relevant departments on planning matters.

PARTNERSHIPS
• A variety of partners would be required to facilitate the investment, including national, provincial and local government.

PROJECT PROMOTER
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
The proposed Development Plan will yield a range of measurable positive impacts, in the immediate area of the development, in the CBD, in respect of job creation, rates revenue, national tax revenue, as a contribution to the overall quality of the City of Durban. The local existing property values are likely to increase by 10% and Central Durban property values are likely to increase by 5%.

**PROJECT LOCATION**

**COMPANY NAME AND BACKGROUND**

**UEM Sunrise**

- This is a R35 billion ($2.3 billion) development to take place over a period of 15 years;
- The development is funded by a Malaysian company which owns 81%, whilst 19% is owned by a local Black company, Rockpoint. The project will create about 5 000 job opportunities;
- The development is anticipated to become a key attraction area, injecting about R200 million ($13.3 million) annually into the city’s rates base and anticipated GDP / GVA contribution of more than R700 million ($46.7 million) upon completion; and
- A socio-economic assessment of the development proposals concluded that

**PROJECT SECTOR**

- Tourism and Property development

**INVESTMENT VALUE**

- Approximately R35 billion ($2.3 billion)

**JOB CREATION**

- Approximately 11 000 construction jobs will be created and 6 750 more permanent jobs will be created upon completion of the development.

**PROJECT DESCRIPTION**

- Featuring world-class beachfront ambience, the project will include mixed-use developments, residential units, retail outlets and restaurants, 5-star & 6-star hotels, A-grade & B-grade office blocks, and a beachfront promenade with public amenities.

**FINANCED BY**

- Government incentive & shareholders
funding; and
• Approximately R550 million ($36.7 million) has been invested in the project to date mainly for bulk infrastructure development.

PROJECT STATUS
• Overall development period will be 15 years and development will be done in 3 phases;
• The project has received all development approvals;
• Phase 1 Infrastructure (Bulk Water & Sewer) completed in October 2017; and
• Beachfront Promenade is under construction (approximately 750 meters in length & 35 meters in width).

PARTNERSHIPS
• Identify potential partnerships with South African B-BBEEs & funding,
• Identifying investors with good market brand & experience which will also add value to the development;
• National and provincial government;
• Private sector;
• Local government; and
• Economic development agencies.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND
Rowles Property Group, Watercrest Mall
• Founded in 1997 and headed by CEO David Rowles, the Rowles Group has focused on real estate development in the Outer West region of eThekwini Municipality. It has been involved in retail, residential and industrial investment projects; and
• The Outer West region of KwaZulu-Natal has experienced strong growth over the last 20 years and the Rowles Group have been at the forefront of real estate development in the region.

PROJECT SECTOR
• Property Development

INVESTMENT VALUE
• The overall project investment will be R700 million ($47 million).

JOBS CREATION
• 1 800 construction jobs and 650 permanent jobs will be created through the development of Eldorado Estate.

PROJECT DESCRIPTION
• Eldorado Estate will comprise of 750 residential opportunities;
• The Estate will be a residential mixed-land use offering freehold, sectional-title and retirement accommodation opportunities; and
• The 16 hectare site overlooks the Durban Metropolitan Open Space conservation node and fronts onto the Nkutu river.

FINANCED BY
• The project is currently seeking private investor and debt funding.

PROJECT STATUS
• The proposed land uses are being researched and the site development plan is being completed.
PARTNERSHIPS

• No joint venture partnerships have been signed on this project;
• Local government; and
• The project is seeking private investor and debt funding.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND

eThala Biofuels

- eThala Biofuels is a South African BEE Level 1, 100% Black-owned and Black female-led company, with locals having a reserved stake through their land contribution. The project entails biorefinery of sweet sorghum (iMfe) syrup to biodegradable, renewable biomaterials (Bagasse; Bioethanol; Farnasene; Biogas) that can be processed to bioelectricity, heat and power, biofuels, bio-base oils, renewable jet fuel, renewable diesel, with CO₂ and biofertiliser as sellable by-products.

35 000 hectares of land has been secured from the communities for plantation of raw material;

- Whilst the bioethanol policy is in discussion, the project promoter has prioritised production of biodegradable lubricants from sweet sorghum. This initiative is supported by a technological partner from USA, Novvi. The project promoter has approached IDC and African Development Bank for funding;

- The energy that will be generated from biomass (waste from Imfe) will generate 30 MW of electricity which can supply 30 000 households. Job opportunities will largely benefit Black communities from the plantation phase through to processing phase.

PROJECT LOCATION

The project is located in the uMziwabantu Municipality, South Africa.

PROJECT SECTOR

- Agro-processing

INVESTMENT VALUE

- R5 billion ($333 million) at full completion.

JOBS CREATION

- Estimated permanent jobs is 200; and
- Construction jobs estimated at 5 000.

DESCRIPTION OF THE PROJECT

- The project entails biorefinery of sweet sorghum (iMfe) syrup to biodegradable, renewable biomaterials (Bagasse;
BioEthanol; Farnasene; BioGas) that can be processed to bioelectricity, heat and power, biofuels, bio-base oils, renewable jet fuel, renewable diesel, with CO₂ and biofertiliser as sellable by-products.

FINANCED BY
• Project seeks private investors

PROJECT STATUS
• Project pre-feasibility, business plan and costings have been completed; and
• Feasibility and preliminary designs are in progress

PARTNERSHIPS
• National and provincial government;
• Private sector;
• Local government;
• Economic development agencies; and
• African Development Bank.

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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly
**PROJECT LOCATION**

- The project entails transformation of around 3 000 hectares of agricultural land for the development of the resort, school, research facilities, racetrack, an airport, residential area, agricultural and industrial development; and
- The project is located 50km south of the city of Durban. The nearest towns to Finningley are Umkomaas, located 5km to the north and Scottburgh located 3m to the South.

**COMPANY NAME AND BACKGROUND**

- The project entails transformation of around 3 000 hectares of agricultural land for the development of the resort, school, research facilities, racetrack, an airport, residential area, agricultural and industrial development; and
- The project is located 50km south of the city of Durban. The nearest towns to Finningley are Umkomaas, located 5km to the north and Scottburgh located 3m to the South.

**PROJECT SECTOR**

- Mixed-use development (Eco Estate development)

**INVESTMENT VALUE**

- The Investment value of the project is estimated at R50 billion (+/- $3.5 billion).

**JOBS CREATION**

- At full development, the project will yield an estimated 95 000 construction jobs and over 277 000 operational jobs.

**DESCRIPTION OF THE PROJECT**

- The project entails integrated transformation of 3 000ha of agricultural land for the development of the resort, school, research facilities, racetrack, an airport, residential area, agricultural and industrial development.

**FINANCED BY**

- Bulk Infrastructure to be installed by government and international organisations; and
- Private investors

**PROJECT STATUS**

- Feasibility study has been completed;
- Environmental Impact Assessment approval granted subject to conversion of land through Act 70 of 1970;
- Specialist studies such as socio-economic and agricultural studies have been completed;
- Other potential private investors sourced; and
- Land use conversion outstanding.

**PARTNERSHIPS**

- National and provincial government;
• Private sector; and
• Local government and economic development agencies.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
MICROSUL ENGINEERING (PTY) LTD
WWW.TIKZN.CO.ZA

PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Microsul Engineering (Pty) Ltd

• JDW Engineering (Pty) Ltd is a majority Black-owned, South African registered Company (Reg. No. 2016/433113/07). The company is headed by a South African Engineer/Director, Mr Tony Wood, and the current company shareholding comprises of Blessed Santo (Pty) Ltd (51%) and Anthony G. Wood (49%).

PROJECT SECTOR
• Manufacturing

INVESTMENT VALUE
• R35 million ($2.3 million)

JOBS CREATION
• The project will create 70 permanent jobs and 30 construction jobs.

PROJECT DESCRIPTION

Sulphur micronising
• There are two products produced in the micronising plant - micronised elemental sulphur and micronised sulphur ash. Micronised elemental sulphur is further beneficiated by other companies - for applications in the industrial sector including the manufacturing of fertilisers, fungicides, soil nutrients, tyres, cosmetics etc. Micronised sulphur ash, as recovered from Foskor, is a waste recycled product. It has special applications in the manufacturing of specialised ureas and phosphate fertilisers, which are unique to South Africa. The sulphur ash, is a waste to Foskor, micronising of the ash provides value addition and removes the high costs and disposal issues faced by Foskor;
• The finished elemental sulphur and ash are sealed in 20kg bags and stacked on pallets in the dispatch store. (Sealed concrete floor in an enclosed steel frame building); and
• JDW Engineering (Pty) Ltd will be using technology from Germany and the
United States. The technology is an enabler of the production of sulphur coated and infused fertilisers, which will be a first in South Africa.

**FINANCED BY**
- Currently seeking a B-BBEE equity partner with R15 million ($1 million) contribution.

**PROJECT STATUS**
- Feasibility studies completed; and.
- Site secured at the Richards Bay Industrial Development Zone.

**PARTNERSHIPS**
- Richards Bay Industrial Development Zone.

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**PROJECT PROMOTER**
Mr Tony Wood  
Director: Microsul Engineering (Pty) Ltd  
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✉️ anthony.wood@gmail.com

**RESPONSIBLE INSTITUTION CONTACT DETAILS**
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Manager: Investment Promotions  
Richards Bay Industrial Development Zone  
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND
Inqaba Community Trust
- Inqaba Community Trust represents 200 families who own about 450 ha of land through the land restitution and redistribution programme. The land is earmarked for residential and commercial developments; and
- Trade and Investment KwaZulu-Natal, Tourism KwaZulu-Natal, Ilembe District Municipality, Enterprise Ilembe and Industrial Development Cooperation supports the project development.

PROJECT SECTOR
- Tourism and Property Development

INVESTMENT VALUE
- R2.5 billion ($167 million)

JOB CREATION
- 1 000 direct jobs; and permanent
- Approximately 2 000 construction jobs will be created.

DESCRIPTION OF THE PROJECT BEACH RESORT
- Proposed community-owned beach resort, located in KwaDukuza Municipality, KwaZulu-Natal. A 3-4 star hotel to accommodate a total of 822 beds with sea views, swimming pools and walkways that lead to the beach, restaurant facilities and conference facilities.

FINANCED BY
- Project seeks funding from private partners.

PROJECT STATUS
- Feasibility studies and business plan completed;
- Environmental Impact Assessment approved;
- Specialist studies including geotechnical assessment and traffic impact assessment have been concluded; and
- Zoning approval is still outstanding.

PARTNERSHIPS
- The project requires an investment
partner and an operator with beach resort experience;
• National and provincial government;
• Private sector;
• Local government; and
• Economic development agencies.

PROJECT PROMOTER
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RESPONSIBLE INSTITUTION CONTACT DETAILS
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Trade & Investment KwaZulu-Natal
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND
Tongaat Hulett
• According to a feasibility study, Tongaat Hulett is the developer of this project and has a track record in projects such as uMhlanga Ridge Town Centre, Cornubia, Bridge City, Riverhorse Valley, Zimbali Coastal Resort, Mount Edgecombe and Sibaya Coastal Precinct.

PROJECT SECTOR
• Property Development

INVESTMENT VALUE
• R28 billion ($1.7 million)

JOBS CREATION
• 400 000 short-term construction jobs will be created over time and over the building phases; and
• 35 000 permanent jobs are projected to result from the development upon completion.

DESCRIPTION OF THE PROJECT
• Ntshongweni Urban Development is a 2 000 hectare integrated human settlement development strategically located on the SIP2 corridor. The development is envisaged to be a key economic hub for the currently under-serviced Outer West region within the eThekwini Municipality;
• The development will be anchored by a regional shopping centre, mixed-use, residential, industrial and commercial/business assets;
• Retail and urban core: will be anchored by a regional shopping centre which will act to catalyse the mixed-use commercial, residential and business sites in the surrounding precinct. Of a total 78 hectares for the first precinct, the regional shopping centre will initially compromise of 85 000 square metres on 14 hectares. The balance of the precinct’s 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: 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 eThekwini Municipality and the Provincial Government including the Housing Agencies; and

- 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.

FINANCED BY
- The project is looking for private investors and debt funding.

PROJECT STATUS
- The first land transaction is for the development of an 85,000 square metre regional shopping centre that is planned to commence 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;

- This first precinct has received Environmental Impact Assessment approval and the SPLUMA/zoning approval has been decided; and

- The overall development is projected to take around 15 to 20 years to complete.

PARTNERSHIPS
- The development has been declared a catalytic project by the eThekwini Municipality ensuring it aligns with the broader development goals for the city and province.
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND
ProStar Export Paint (Pty) Ltd

- The business is registered as ProStar Export Paint Pty (Ltd), (Reg No. 2014/274317/07) and is an expansion operation of ProStar Paints, currently located in Durban. This BEE Company was originally set up as a distributor of paint and accessories and today, the company has grown into a manufacturer of paints;
- Company shareholding - the company is 100% Black-owned and currently in the process of extending its partnership with other local BEE individuals with the aim of achieving a Level 2 BEE status;
- Its customer base includes distributors, contractors, developers and various corporate organisations, both regionally and nationally. Consistency and innovation drive the company to provide excellent core products as well as promote new specialised goods;
- The company is backed by local technical support and all research and development is undertaken by independent laboratories and raw material suppliers, which ensures that they are at the very edge of technological advances within the industry. The company prides itself on compliance with all known regulations concerning safety, labelling and environmental laws; and
- The plant in Durban will be retained and the Richards Bay operation is considered as an expansion programme to respond to export markets and demands.

PROJECT SECTOR
- Manufacturing

INVESTMENT VALUE
- R75 million ($5 million)

JOBS CREATION
- The project will create 50 permanent jobs and 50 construction jobs.

PROJECT DESCRIPTION
Paint manufacturing company
• Key markets to be serviced by ProStar Export Paint are:

**Decorative Market**
• Low VOC decorative paint for general public - interior and exterior;
• Temperature reducing roof paint;
• Decorative paint with anti-bacterial shield for bacterial control; and
• Water-based systems to replace solvent borne enamels and varnishes.

**Industrial Market**
• Water-based anti-corrosion paint for metal protection;
• Water-based photo-luminiscent road-marking paint; and
• Solvent-free epoxy screeds for areas where high levels of hygiene protection is needed.

**Export market**
• ProStar Export Paint has identified the continent of Africa as its primary market. SADC countries are targeted for expansion as a medium-term expansion strategy. The ProStar Paints operation in Durban currently exports 40% of its products to SADC countries and has two other factories based in Tzaneen and Gweru in Zimbabwe. It is envisaged that these markets will be serviced by the export operation to be based in RBIDZ.

**FINANCED BY**
• Seeking equity partners/investors with funding.

**PROJECT STATUS**
• Approved building plans in place; and
• Site secured at the RBIDZ.

**PARTNERSHIPS**
• Seeking equity partners/investors; and
• Richards Bay Industrial Development Zone.
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
PROJECT LOCATION

- The project is located in Richards Bay, approximately 160km north-east of Durban;
- Immediately adjacent the Richards Bay Harbour, which is regarded as South Africa’s premier bulk port;
- 50-year master plan, the project identified over 1 000 hectare site for future development;
- Enjoys the Special Economic Zone status;
- Greenfield development, purpose-built to facilitate beneficiation of mineral resources-related business; and
- Licensed as Customs Controlled Area.

PROJECT SECTORS

Targeted sectors include:
- Metals beneficiation (Aluminium, titanium and iron ore);
- Agro-processing (pulp, horticulture and meat production);
- Port Optimisation (ship building and repair, containerisation, oil and gas);
- Renewable and clean energy (solar, fuel cells and biomass); and
- ICT (techno parks and innovation hubs).

INVESTMENT VALUE

- R12,420 billion ($826 million) for all signed investors including the two operational investors; and
• R12 billion ($800 million) estimated investment value for the next 3 years.

JOBS CREATION
• Currently there are 2 operational investors that have created 102 direct jobs and 561 indirect jobs; and
• The MTEF target for job creation are:
  Permanent: 1 925
  Construction: 3 300

PROJECT DESCRIPTION
Development consists of:
• Phase 1A – 62 hectares developed land for low impact general industry adjacent to the Port of Richards Bay; and
• Phase 1F – 185 hectares earmarked for general industrial development located 6 kilometres from the Port of Richards Bay.

FINANCED BY
• Government, as the owner of the land is responsible for internal infrastructure installation and development, paving the way for the lease of the land to prospective investors.

PROJECT STATUS
• 172 hectares serviced land available for potential investors
The project offers:
• Preferential 15% corporate tax for qualifying entities;
• Building allowance: Ten year write off period for qualifying buildings and fixed structures;
• Employment incentives for low salary workers;
• Customs controlled area: Import duty rebates for production-related and exported products, and VAT exemptions under specific conditions for supplies procured in South Africa;
• Enhanced 12i tax Incentive: designed to support greenfield investments, as well as brownfield investments; and
• High-end infrastructure: funded through high-end the provincial government and SEZ Fund.

PARTNERSHIPS
• National and provincial government;
• Private sector;
• Local government; and
• Economic development agencies.
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
RICHARDS BAY LEATHER AND ACCESSORIES (PTY) LTD
WWW.TIKZN.CO.ZA

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PROJECT LOCATION

uMhlatuze Municipality

COMPANY NAME AND BACKGROUND
Richards Bay Leather and Accessories (Pty) Ltd

• Richards Bay Leather & Accessories (Pty) Ltd was established to develop and operate a leather processing plant;
• Richards Bay Leather & Accessories (Pty) Ltd intends to purchase chrome-tanned leather (known as wet blue) from both the local market and other African countries. This will then be processed and finished for both the local and export markets;
• Richards Bay Leather & Accessories (Pty) Ltd has conducted comprehensive research into the leather industry and identified potential opportunities for leather processing especially in KwaZulu-Natal as most of the companies producing footwear and automotive leather seats in South Africa import finished leather from abroad; and
• The establishment of a leather processing business in the Richards Bay Industrial Development Zone is likely to encourage other businesses to invest in leather-related fields and therefore to further boost the economy of Richards Bay and neighbouring environment.

PROJECT SECTOR
• Agro-processing

INVESTMENT VALUE
• R 100 million ($6.6 million)

JOBS CREATION
• The project will create 50 permanent jobs and 20 construction jobs.

PROJECT DESCRIPTION
• The project entails establishment of the plant manufacture leather and, related accessories. Richards Bay Leather & Accessories (Pty) Ltd’s research had showed that there are only two small tanneries in KwaZulu-Natal which is unable to meet its demand. Chrome-tanned leather will therefore be imported
and processed into finished leather products using industrial machinery. This will require employing qualified designers and machinists;
• Phase one: the proposed marketing strategy focuses on the supply of finished leather to local footwear companies, furniture manufacturing, automotive industries and to export markets. The automotive industry consumes large amounts of good quality leather from the South African market. This leaves a huge gap for the supply of quality leather to footwear manufacturers, suppliers of leather accessories and the export market; and
• Phase two: focuses on processing hides and skins from various animals such as sheep and goats. This is for both the local markets as well as exporting to Russian and Asian markets. The demand for leather goods and automotive seats is increasingly high. Many communities in the rural areas of KwaZulu-Natal have been trained in both animal slaughter and the preservation of hides and skins.

FINANCED BY
• Seeking funding/equity partner from investors equity partners.

PROJECT STATUS
• The feasibility and business plans have been completed;
• The investor is currently working on building designs and plans;
• The investor is negotiating with local turnkey companies to build and commission the project; and
• The site has been secured at the RBIDZ.

PARTNERSHIPS
• Seeking equity partners/investors; and
• Richards Bay Industrial Development Zone.
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
PROJECT LOCATION

COMPANY NAME AND BACKGROUND

SCA – MAGAGULA INTERMODAL TIPPER WAGONS

“SCA-Magagula” is a JV between Wabona Bulk Terminals, Scotglen Holdings, Specialised Container Agencies and Logistics Intelligence. SCA-Magagula operates in the Road, Rail, Mining and South African Ports where rail wagons are used as a catalyst to growth and efficiency.

PROJECT SECTOR

• Logistics services

INVESTMENT VALUE

• R400 million ($26 million)

JOBS CREATION

• 150 permanent jobs are projected upon completion; and
• 250 construction jobs will be created.

PROJECT DESCRIPTION

• The aim of “SCA-Magagula” is to manufacture and operate side tipper intermodal wagons that are largely used in coal mines, railways, as well as at the harbour ports; and
• The manufacturing plant will be established in Durban.

SCA-Magagula Intermodal Tipper Wagons:

• Easy loaded onto road or rail transportation by means of a container handler;
• In areas that are not serviced by rail the Intermodal tipper bins can be loaded onto road transportation;
• Cargo is quickly and efficiently offloaded by using a hydraulic tipping arm;
• The use of rail for bulk transport of goods is more efficient and saves money;
• Can be used across different modes of transport without double handling cargo; and
• Easier material handling.

FINANCED BY

• The project needs R200 million
($13.3 million) to commence with construction.

PROJECT STATUS
• Project feasibility assessment conducted;
• The project has been supported by Transnet and major coal mines;
• Supported by Opencast and underground Mines of Minerals & Gold. Major clients are mines without a siding; and
• Currently using a service provider and the intention is to manufacture wagons in the province hence funding is required to set-up the manufacturing plant.

PARTNERSHIPS
• KZN South African Small-Scale Mining Chamber (“SASSMC”), which represents Black junior coal miners based in Newcastle, Vryheid and Dundee within the magisterial areas of KwaZulu-Natal;
• Transnet Port Terminals, Durban and Richards Bay Port Operations;
• KZN Department of Economic Development and Department of Transport; and
• Various bulk cargo owners.

PROJECT PROMOTER
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RESPONSIBLE INSTITUTION CONTACT
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
SIBAYA COASTAL PRECINT
WWW.TIKZN.CO.ZA
WWW.THDEV.CO.ZA

PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Tongaat Hulett Developments (THD)
• Since 1990, Tongaat Hulett has been dedicated to making an impact on the shared value created from effective land conversion and together with their partners, have facilitated investment of more than R70 billion ($4.7 billion) into the KwaZulu-Natal region from land conversion activities across an array of sectors, which include commercial, industrial, retail, services and amenities, residential, leisure and tourism.
• More than 4000 hectares of land have been converted, developed, occupied and operated, one million square metres of commercial facilities developed, 500 hectares of industrial platforms developed, and has facilitated R1,5 billion ($100 million) on infrastructure over the past three years; and
• THD continually plays a part in creating value when it comes to growth, development, and transformation of the region through extensive research and best practice planning with world-class execution working hand-in-hand with developers, investors and environmental organisations, collaborating to provide innovative solutions.

PROJECT SECTOR
• Property Development

INVESTMENT VALUE
• R50 billion ($3.3 billion)

JOBS CREATION
• 5 220 construction jobs and 3950 permanent jobs are to be created in the development of Nodes 1 and 5 alone.

PROJECT DESCRIPTION
• The Sibaya Coastal Precinct is located in close proximity to the existing Sibaya Casino, with unparalleled sea views. The development is within a 5 minute drive of Umhlanga (south) and King Shaka International Airport (north). The precinct incorporates land uses of mixed-use type with 667 residential units and other
possible uses, with its status being at various phases, Nodes 1 and 5 are in construction phases.

FINANCED BY
• THD financed the land development; and
• The project is seeking private investors.

PROJECT STATUS
• Node 1 & 5: Currently under construction;
• Node 4: Environmental impact assessment application; and
• Node 2 & 3: Future node, in planning phase.

PARTNERSHIPS
• National and provincial government;
• Private sector;
• Local government; and
• Economic development agencies.

PROJECT PROMOTER
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
THE WOODS ESTATE

INVESTMENT VALUE
• The overall project investment will amount to R300 million ($20 million), to be phased over a period of 3 years.

JOB CREATION
• 600 construction jobs and 350 permanent jobs are to be created through the Woods Estate Development.

PROJECT DESCRIPTION
• The Woods is a family-focused residential estate fronting onto the Nkutu river and it is focused on providing residential units at below R1 million as there is limited accommodation available in this price range. The 14-hectare development comprises of 360 sectional title–units within a protected grassland, wetland and river reserve.

FINANCED BY
• The project seeks private investor and debt funding.

PROJECT STATUS
• Zoning has been approved and the process is complete;
• The site development plan and building plan approval process are underway; and
• Development is due to commence in 2019.

COMPANY NAME AND BACKGROUND
Rowles Property Group, The Woods Estate
• Founded in 1997 and headed by CEO David Rowles, the Rowles Group has focused on real estate development in the outer west region of the eThekwini Municipality and has been involved in retail, residential and industrial investment projects; and
• The Outer West region of KwaZulu-Natal has experienced strong growth over the last 20 years and due to this, the Rowles Group have been at the forefront of real estate development in the region.

PROJECT SECTOR
• Property Development

PROJECT LOCATION

FINANCED BY

www.thdev.co.za
PARTNERSHIPS

• No joint venture partnerships have been signed on this project; and
• In terms of project development, the group is working with eThekwini Metro.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND

Thukela Properties – Thukela Lifestyle Resort

- Thukela Lifestyle is a Medical Tourism development set on the banks of the Tugela River in KwaZulu-Natal. In terms of ideal location Thukela is approximately 45 minutes’ drive from Durban and 25 minutes’ drive from the King Shaka International Airport. This is a prime location for a lifestyle wellness estate and will include a large residential (eco-estate) component, a first of its kind medical and wellness resort development, hotel and commercial components.

PROJECT LOCATION

PROJECT SECTOR

- Medical tourism

INVESTMENT VALUE

- Investment Value is segmented into phases;
- R1.4 billion ($93 million) - Initial phase consists of a private hospital, health and hospitality top-structures and residential estate; and
- R2.2 billion ($147 million) – Remaining phases will consist of retail, shopping centre, education facilities, retirement and further residential estate.

JOBS CREATION

- 10 000 direct jobs and 25 000 construction jobs will be created.

DESCRIPTION OF THE PROJECT

- Thukela is planned to be a dynamic lifestyle wellness development on approximately 448 hectares of land on the banks of the Tugela River, close to the river mouth, located in the municipal district of Ilembe in the Province of KwaZulu-Natal, South Africa. The development is a holistic wellness facility offering a private hospital, complete health, wellness, education, retail and tourism experience.
FINANCED BY
• The project has been financed by project initiators to enable it to be “spade ready”. In principle, commitment is in place from Development Fund Institutes for 50% of the first phase value; and
• Thukela Lifestyle Resort is currently available to enter into negotiations with both the private and the public sector, this main area of focus being the financing of the project and Thukela is available to consider equity as a channel to raise appropriate funding; this is in line with the 1st phase of finance being R1.4billion ($93 million).

PROJECT STATUS
• An environmental authorisation for the whole development (phases 1-4) has been approved. The whole site has been released from the provisions of The Subdivision of Agricultural land Act No.70 of 1970;
• Licence for the private hospital has been approved by the KwaZulu-Natal Department of Health;
• Project Owner/Developer has land sale agreement with current land owner;
• Environmental Impact Assessment and final feasibility, design and engineering has been completed; and
• Planned construction term for initial 8 top structures (Phase I & private hospital) carries a 36month period (a planned draw down schedule can be provided on request).

PARTNERSHIPS
Partnerships include:
• Ilembe District Municipality;
• Mandeni Local Municipality;
• Trade and Investment KwaZulu Natal;
• Tourism KwaZulu-Natal;
• Department of Trade & Investment;
• Development Fund Institutions - Industrial Development Corporation and KwaZulu Natal Growth Fund.
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
TINLEY TOWN INTEGRATED DEVELOPMENT
WWW.TIKZN.CO.ZA
WWW.THDEV.CO.ZA

PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Tongaat Hulett

- Tongaat Hulett is the developer of this project and has a track record in projects such as uMhlanga Ridge Town Centre, Cornubia, Bridge City, Riverhorse Valley Zimbali Coastal Resort, Mount Edgecombe and Sibaya Coastal Precinct.

PROJECT SECTOR
- Property Development

INVESTMENT VALUE
- Estimated R20 billion ($1.3 billion) total investment value

JOBS CREATION
- The project will create 9,500 permanent jobs and 29,000 construction jobs

PROJECT DESCRIPTION

- Located on KwaZulu-Natal’s coastline, 10km north of the greater Ballito area, 25km from King Shaka International Airport and 50km north of Durban, the 1,000ha Tinley Town site offers a unique opportunity for an integrated coastal resort that will drive tourism and economic development for the area. The development is also perfectly placed to deliver a mix of residential, commercial, leisure and retail opportunities;

- Tinley South: Resort opportunity catering to domestic and international tourist markets, featuring a Town Centre with commercial and residential components, also included are social amenities. Access to the beach for the broader community is to be provided;

- Tinley North: Commercial strip, residential component, mixed-use precinct and an international coastal resort;

- Coastal Resort opportunity within Tinley North: The four to five-star resort property will potentially feature 300 to 350 rooms, 50 villas, and approximately 220 onsite staff cottages. Leisure and entertainment amenities will include a Villa Clubhouse, restaurant with bar and swimming pool, secluded restaurant with calm pool, kids’ club with swimming
pool, a sports precinct (putt-putt, tennis, volleyball, petanque, basketball, gym) and clubhouse, conference centre and temporary dining areas for boma dining, garden parties and beach dining. Residents will also be able to book day excursions that include game drives to nearby game reserves. The existing Ski-Boat Club is proposed to be available for nautical activities. Forested pathways will traverse and enhance the Resort setting.

• Natural assets: 200 hectares of active open spaces, indigenous forests, estuaries and beach frontage to be protected and preserved. Access to these assets allowed via trails and boardwalks while other leisure tourism opportunities such as boating, surfing, etc. also exist.

FINANCED BY
• The project is looking for private investors and debt funding.

PROJECT STATUS
• 245 developable hectares have Environmental Impact Assessment approvals in place and detailed planning is underway ahead of the zoning process;
• 14 developable hectares that provide for a beach resort opportunity are undergoing an Environmental impact Assessment process;
• High level planning is underway around key infrastructural upgrades; and
• Infrastructure to be unlocked is to be in line with development phasing in collaboration with KwaDukuza Local and ILembe District Municipalities.

PARTNERSHIPS
• Tongaat Hulett signed a Collaboration Agreement with Tourism KwaZulu-Natal and Trade & Investment KwaZulu-Natal in 2015. The Agreement is based on a shared vision of positioning KwaZulu-Natal as a world-class tourism destination and that the region’s tourism potential will be realised by the development of appropriate tourist resorts and other tourism related facilities.
PROJECT PROMOTER
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND

Ugesi Wire and Cable (Pty) Ltd

- Ugesi Wire and Cable (Pty) Ltd is a South African registered company (Registration Number 2015/121125/07), with a Level 1 B-BBEE accreditation. Current shareholding reflects 100% Black equity ownership with Black women holding 50% of equity; and
- Ugesi intends locating to the Richards Bay Industrial Development Zone to establish a fully integrated wire and cable manufacturing facility to service the markets. The planned product portfolio would include a comprehensive range of low to medium voltage cables, utilising latest manufacturing technology and international best practices. All products produced will comply with both SABS and IEC standards, and the facility will be ISO 9001 certified and compliant with ISO 14000 and ISO 18000 requirements.

PROJECT LOCATION

PROJECT SECTOR

- Manufacturing

INVESTMENT VALUE

- R150 million ($10 million)

JOBS CREATION

- The project will create 100 permanent jobs and 150 construction jobs.

PROJECT DESCRIPTION

- Manufacturing of low to medium voltage cables:
  - The general cable manufacturing process will include rod breakdown, wire draw, stranding, insulating, armouring and sheathing, although the facility will also be capable of several specialised manufacturing processes for more niche products. The manufacture of medium voltage cable will utilise the Catenary Continuous Vulcanization process and would include a state of the art cable testing facility. Raw materials to be used include copper and aluminium rod, PVC and XLPE, a large portion of which may be imported due to limited supply or non-availability in South Africa. The close proximity of Isizinda’s...
Bayside plant will in future enable Ugesi Wire and Cable to source all aluminium rod products locally to improve local content;

• Output from the facility will service several market segments, including mining, construction, rail, renewable energy, oil and gas infrastructure and nuclear. The demand generated by these segments will arise from the rollout of government’s infrastructure development plan as well as the ongoing investment in renewable energy and the release of pent-up demand resulting from the coming on stream of the Ingula, Medupi and Kusile power generation facilities; and

• Servicing similar market segments in the Sub-Saharan African market should result in an export ratio of around 60% within 10 years of achieving full operating capacity.

FINANCED BY
• The project seeks funding from possible partners.

PROJECT STATUS
• Project feasibility assessment and business plan completed;
• Applied for funding from National Empowerment Fund and KwaZulu-Natal Growth Fund; and
• Site secured at the Richards Bay Industrial Development Zone.

PARTNERSHIPS
• The project requires foreign or local investment partner; and
• Richards Bay Industrial Development Zone.
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.

PROJECT PROMOTER
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RESPONSIBLE INSTITUTION CONTACT
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PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Tongaat Hulett Developments (Pty) Ltd (THD)
• Since 1990, Tongaat Hulett has been dedicated to making an impact on the shared value created from effective land conversion and together with their partners, have facilitated investment of more than R70 billion ($5.8 billion) into the KwaZulu-Natal region from land conversion activities across an array of sectors, which include commercial, industrial, retail, services and amenities, residential, leisure and tourism; and
• Tongaat Hulett Developments continually plays part in creating value when it comes to growth, development, and transformation of the region.

PROJECT SECTORS
• Property Development

INVESTMENT VALUE
• R900 million ($60 million)

JOBS CREATION
• 1 200 jobs will be created during the construction period and 300 permanent jobs thereafter.

PROJECT DESCRIPTION
• The Oval Sites are the last remaining sites within the heart of the ever expanding Umhlanga Ridge Town Centre and situated on the GO!Durban Integrated Rapid Public Transport network (IRPTN). It is a 5 minute walk to South Africa’s biggest shopping centre, the Gateway Theatre of Shopping.
• The best suited schemes will incorporate mixed-use type development with 430 residential units, 200 hotel keys and 500m² of retail bulk, with the infrastructure being in place. The project is in readiness stage to commence with construction.

FINANCED BY
• The project is seeking private investors.

PROJECT STATUS
• The project has received all necessary
approvals;
• It is in pre-contract phase; and
• All bulk services are in place.

PARTNERSHIPS
• National and provincial government;
• Private sector;
• Local government; and
• Economic development agencies.

RESPONSIBLE INSTITUTION AND CONTACT DETAILS
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Project Manager: Investment Promotion
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If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
COMPANY NAME AND BACKGROUND

Virocare (PTY) LTD

• Virocare (Pty) Ltd is a 100% Black-owned business. The project aims at manufacturing Pathology Blood Test Tubes and supply to end-user customers in the South African Market as well as for export to the rest of the African Continent. The proposed blood tubes are already SABS, CE and SANAS accredited.

PROJECT SECTOR

• Healthcare (Pharmaceutical)

INVESTMENT VALUE

• R200 million ($13.2 million)

PROJECT LOCATION

VIROCARE (PTY) LTD

WWW.TIKZN.CO.ZA

JOBS CREATION

• The project will create 80 permanent jobs and 100 construction jobs.

PROJECT DESCRIPTION

• The project aims at manufacturing Pathology Blood Test Tubes and supply to end-user customers in the South African Market, as well as for export to the rest of the African Continent. The proposed blood tubes are already SABS, CE and SANAS accredited and are being manufactured in a foreign country but now be produced in South Africa.

FINANCED BY

• Seeking funding/equity partner

PROJECT STATUS

• Feasibility and business plans completed;
• Virocare PTY LTD, have identified the site at Dube TradePort Special Economic Zone which needs to be built according to their specifications; and
• KwaZulu Natal Growth Fund and Industrial Development Corporation have done the pre-assessment.

PARTNERSHIPS

• Dube TradePort Special Economic Zone
• KwaZulu Natal Growth Fund
If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
PROJECT LOCATION

Wewe Driefontein mixed-use development, branded as “Kings Estate” is situated within the main 10 km radius of the King Shaka Airport & Dube TradePort, all forming part of the main aerotropolis in KwaZulu-Natal, South Africa. The development also straddles both municipal boundaries of eThekwini and ILembe/KwaDukuza.

- The project is situated on 621 hectare designed as a full mixed-use development;
- The mixed-use project encompasses: general industry, light industry & service parks, commercial, retail, housing, schools, parks & recreational and conservation areas with small agricultural pockets-all situated within the 10km radius of the King Shaka Airport;
- Mainly focusing on creating employment and housing, greatly assists in fulfilling the socio-economic needs of KwaZulu-Natal and South Africa;
- Also falls on critical access of roads with the R614, R102 and proposed Western Bypass (falling in the priority development corridor). Focused on the
air & shipping destinations, also falls between the two main ports of Richards Bay and Durban / eThekwini Port.

- Wewe/Kings Estate is approximately 10km from the King Shaka Airport and 50 kilometres on the Northern Priority Development Corridor from the Port of Durban. Enjoying the benefits of having air freight & shipping on its doorstep, strategically located for all forms of transportation.

**PROJECT SECTOR**
- Mixed-use development

**INVESTMENT VALUE**
- The investment value of the project is estimated at R3 billion ($200 million) for land and infrastructure and R18 billion ($1.2 billion) with top structure, over a 20-year period (consisting of 11 phases).

**JOBS CREATION**
- During the construction phase the project will yield an estimated 90 000 jobs and once fully developed in the operational phase it is estimated to create 40 000 permanent jobs over a 20-year period.

**PROJECT DESCRIPTION**
- Mixed-use development;
- The project consists of manufacturing, warehousing, distribution retail / wholesale facilities, residential & mixed housing, offices, medical & wellness clusters & hospitals; and
- Impact of the Wewe development on Dube TradePort and King Shaka International Airport will be a new economic catalyst in Kwazulu Natal.

**FINANCED BY**
- Financed by KDC Shareholders to date, but looking for funding going forward with the project. Prepared to sell shares in the company to take over the project.

**PROJECT STATUS**
- Land is owned and is not encumbered, provision of bulk infrastructure is at the planning stage;
- Planning & zoning phase completed on the eThekwini portion which is approximately 320 hectares;
- Environmental Impact Assessment, completed & approved on the entire site 621-hectare site; and
- Application for Act 70 of 1970 to rezone and incorporate the properties into the township is completed and approved;
- Water-use licence for the entire site approved with temporary waste water, use licence for temporary sewer works if required;
- Planned sub-divisions for the eThekwini portion approved by the Surveyor
General; and
• SPLUMA approval with conditions of establishment completed and approved by eThekwini on their portion.

PARTNERSHIPS
• Sale shares - private sector;
• Funding of bulk services & reticulation of the project site;
• International, national and local government; and
• Economic development agencies.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
ZULULAMI COASTAL ESTATE
WWW.TIKZN.CO.ZA

PROJECT LOCATION

COMPANY NAME AND BACKGROUND
Rowles Property Group, Zululami Coastal Estate

- Founded in 1997 and headed by CEO David Rowles. The Rowles Group has focused on real estate development in the outer west region of the eThekwini Municipality and has been involved in retail, residential and industrial investment projects; and
- The North Coast of KwaZulu-Natal has experienced strong growth over the last 20 years, therefore the Rowles Group have ventured into this market through the purchase of 170 residential opportunities located within the greater Zululami Coastal Residential Estate.

PROJECT SECTOR
• Property Development

INVESTMENT VALUE
• The investment value for the entire project is R2.5 billion ($166.6 million);
• The first phase within Zululami, to be called Moyana, comprises 19 up-market sectional title units; and
• The overall investment by the Rowles Group in Zululami will be in the order of R320 million ($21.3 million), to be phased over a period of 3 years.

JOBS CREATION
• 400 construction jobs and 180 permanent jobs are created through the Zululami Coastal Estate Development.

DESCRIPTION OF THE PROJECT
• Zululami Coastal Estate is being developed by Collins Residential and is a family-focused estate overlooking the Indian Ocean. To date it has over R400 million ($26.7 million) value of sales. The 140-hectare development is a combination of freehold and sectional title-units, offering beach access. The estate includes pristine indigenous
forest and natural wetland. This will be developed along with over 600 homes.

FINANCED BY
• Private investor and debt funding.

PROJECT STATUS
• All technical processes have been approved, with service level agreements in place for services;
• Zoning has been approved and the process is complete; and
• The first phase of 19 units is undergoing the building plan approval process.

PARTNERSHIPS
• Partnerships bringing equity and debt funding are of key interest; and
• Local government.

If there is interest in this project please contact both the Project promoter at the responsible institution and the project manager to ensure that your query is addressed promptly.
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