

CATALYTIC PROJECTS SUMMARY FACT SHEET



human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME

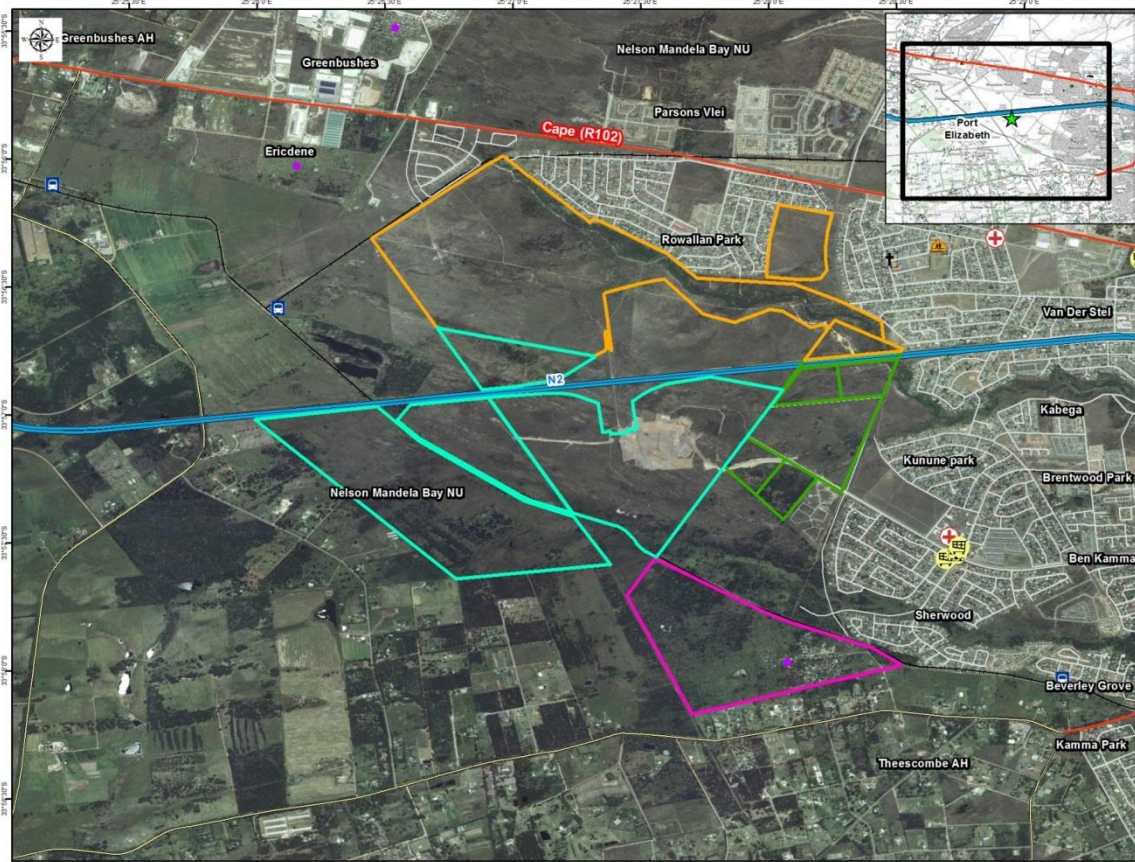
N2 Nodal Development

LOCALITY MAP

N2 Nodal Development, Port Elizabeth, Nelson Mandela Bay MM: EC

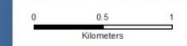


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Legend

- N2 Nodal Development**
 - █ Baywest
 - █ Erf 432
 - █ N2 North
 - █ Utopia
- Informal Settlements 2011
- Points of Interest**
 - Educational Inst
 - Medical Facilities
 - Places of Worship
 - Shopping Facilities
 - Transportation
- Transport Infrastructure**
 - Main roads
 - Highways
 - Streets
 - Railway
 - Secondary roads



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PROJECT NAME	N2 Nodal Development	LAND CONDITION	Greenfield
DEVELOPER	Nelson Mandela Bay Metropolitan Municipality		
PROVINCE	Eastern Cape	MUNICIPALITY	Nelson Mandela Bay Metropolitan Municipality
PROJECT DESCRIPTION	<p>The N2 North Development Node is a fully integrated mixed use development with a strong economic component centred around the Bay West development precinct. The node is one of 3 declared Urban Development Nodes across the NMBM and is strategically important to the Western Areas of Port Elizabeth. It is located along the N2 and south of the industrial areas of Kuyga and Greenbushes.</p> <p>The Nodal Development comprises of 4 sub-projects that are projected to yield over 12,100 new housing opportunities on greenfields, and formalise the small informal settlement of Gro-Gro with approximately 210 units. The sub-projects are the Baywest development, Utopia Estate Mixed Use Development, N2 North Integrated Development and Erf 432, Hunters Retreat. The projects are private initiatives except for municipal driven project called the N2 North Integrated Mixed Use Development. This initiative provides for approximately 3000 residential units, schools, business sites and various community facilities and amenities. Phase 1 is the Baywest mixed development and can be regarded as the catalyst of the node. The Baywest 90 000m2 super regional shopping mall recently opened and further phases are under construction. In addition, the mixed development will include further retail, hospital, offices, industrial areas, warehousing, residential etc. The N2 North Development Node will not only provide for a mixed development node, but it incorporates major bulk infrastructure upgrades to benefit not only the node, but a wider spatial community in NMBM. The upgrades include bulk water, sewer and road infrastructure, including the new western interchange.</p>		
MAIN ECONOMIC DRIVER(S)	<ul style="list-style-type: none"> • Location on National N2 Route with a recently constructed interchange and another approved planned new interchange, both within the node. • Linkages from the N2 to Cape Road and the Northern regions of the Metro and the Jachtlvakte / Catty cluster via the approved Western Arterial. • The Baywest Super Regional Mall and ancillary facilities, including commercial and warehousing opportunities, in the Southern side of the node. • The existing and expanding industrial areas of Kuyga and Greenbushes in the Northern parts of the Node. • Planned regional hospital within the Baywest precinct. 		
DEVELOPMENT STATUS	<ul style="list-style-type: none"> • The Baywest development is in implementation with the first phase of the Super Regional Mall completed and operating. • The N2 North Development is in the final stages of securing development rights, with certain detailed designs of bulk services already completed. • Utopia township application is in the final stages of approval. • Erf 432 has been evaluated at basic due diligence level. Land assembly process has yet to commence formally. 		
NUMBER OF HOUSING OPPORTUNITIES	12 100	PROJECT DURATION	10 years +
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES		PROPOSED ADJUSTED PROJECT DURATION	
ESTIMATE PROJECT DEVELOPMENT COST	R44 billion	POTENTIAL JOB OPPORTUNITIES	Permanent: 20,000 Temporary: 239,600 (Source: NMBM)