

CATALYTIC PROJECTS SUMMARY FACT SHEET



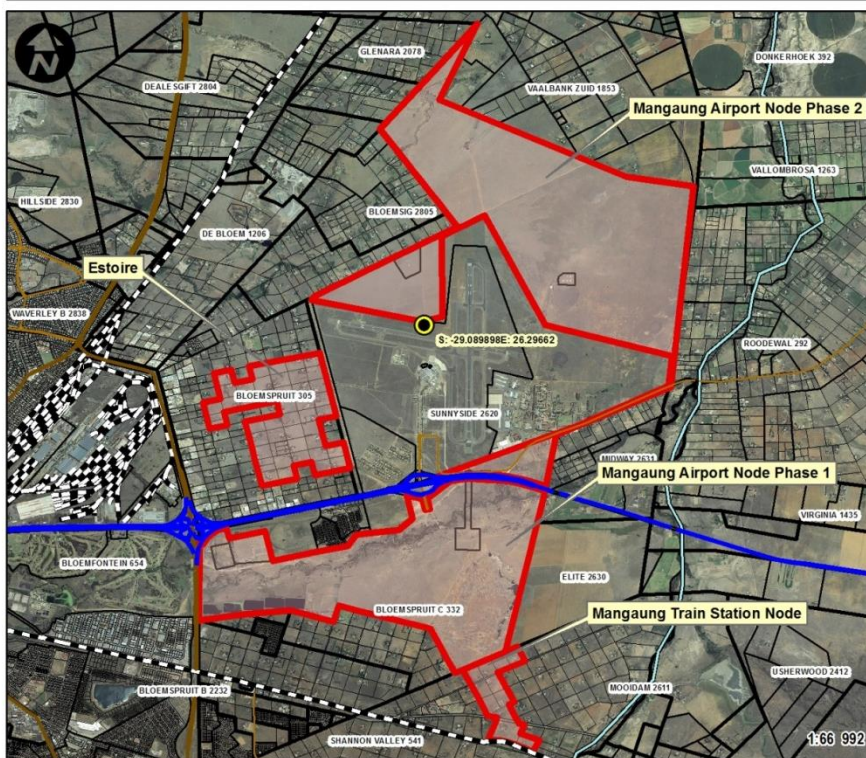
human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME Mangaung Airport Node and Estoire Development

LOCALITY MAP

ESTOIRE & MANGAUNG AIRPORT NODE



Property Description: Multiple land parcels

LOCALITY

Province: Free State
District: Mangaung
Local Municipality: Mangaung

LOCALITY PLAN



LEGEND

- Rivers
- Major Roads
- Main Roads
- Roads
- Railways
- Parent Farm
- Farm Portion
- Holding
- Erven
- Project Site
- Coordinates



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PROJECT NAME	Mangaung Airport Node and Estoire Development	LAND CONDITION	Greenfield
DEVELOPER	Emendo Inc		
PROVINCE	Free State	MUNICIPALITY	Mangaung Metropolitan Municipality (MMM)
PROJECT DESCRIPTION	<p>The objectives of the Mangaung Airport Node and Estoire Developments are to provide the local and larger Bloemfontein area with new residential housing opportunities of low, medium and high density, townhouses, tertiary school hostels and hotel rooms housing opportunities. The project further intends to provide a mix use of land which includes offices, general business, retail, showrooms, conference facilities, a hospital and clinics, places of worship, crèches, primary, secondary, and tertiary facilities, government buildings, open green and protected green space.</p> <p>The development will also rehabilitate the surrounding environment which is currently in a very environmental deteriorating state.</p> <p>The scope of the works include development of more than 1400 hectare land in various phases.</p> <ul style="list-style-type: none"> • MAND Phase 1 to focus on the development of the business node, international conference centre and hotel, regional shopping mall, tertiary facilities, mixed use, commercial stands, medium to high density residential apartment blocks with integrated mixed use stands, townhouses • MAND Phase 2 will focus on industry where an industrial node will be established and be integrated with the future cargo terminal of the Bram Fischer International Airport. Phase 2 will also provide mixed-use areas to encourage interest from private developers. <p>The intent is to develop and install bulk and link services for the Mangaung Metropolitan Municipality.</p>		
MAIN ECONOMIC DRIVER(S)	Airport and Corridor development		
DEVELOPMENT STATUS	The project is still in early planning stages and no development partnerships are yet in place.		
NUMBER OF HOUSING OPPORTUNITIES	33 000	PROJECT DURATION	15 – 25 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES		PROPOSED ADJUSTED PROJECT DURATION	
ESTIMATE PROJECT DEVELOPMENT COST	R 3,9 billion (MAND) and R1,2 billion (Estoire)	POTENTIAL JOB OPPORTUNITIES	±5 785