

CATALYTIC PROJECTS SUMMARY FACT SHEET



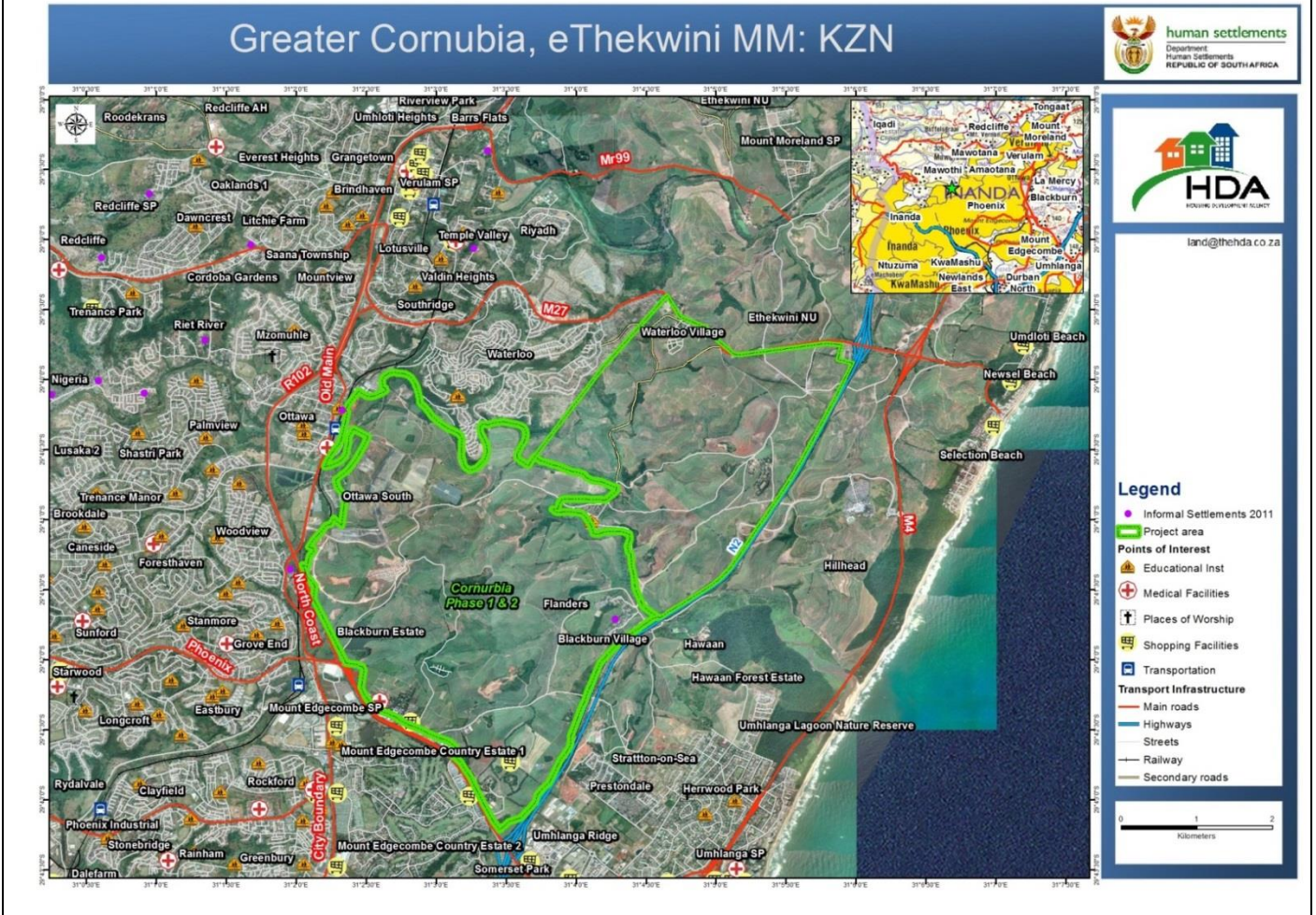
human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME

Cornubia Integrated human settlement Project

LOCALITY MAP



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PROJECT NAME	Cornubia Integrated Human Settlement Project	LAND CONDITION	Greenfield
DEVELOPER	eTM/THD		
PROVINCE	Kwazulu Natal (South)	MUNICIPALITY	eThekweni Municipality
PROJECT DESCRIPTION	<p>The Greater Cornubia development is bold undertaking led through a partnership between the eThekweni Municipality (EM) and Tongaat Hulett Developments that started in 2008.</p> <p>Cornubia is also a National Priority Project and KZN's first cabinet approved project. Greater Cornubia represents two project areas located in Durban: Cornubia South (also referred to as Cornubia); and Cornubia North.</p> <p>Cornubia & Cornubia North are set to become KZN's largest sustainable integrated human settlements initiative. It is a National Priority Project and KZN's first cabinet approved project. Greater Cornubia represents two projects:</p> <ul style="list-style-type: none"> • Cornubia South(also referred to as Cornubia); and • Cornubia North. <p>Greater Cornubia will be a mixed-use and mixed-income development, incorporating industrial, commercial, residential and open space uses. The greater development also includes private investment in a Business and Industrial Estate, a Business and Retail Hub and the N2 Business Estate.</p> <p>Housing options to a wide range of income groups will be provided by government and private sector and include: rental, gap market, ownership of serviced stands, and subsidized units.</p>		
MAIN ECONOMIC DRIVER(S)	Durban is a major port city and an economic growth centres of both the country and the province. Dube Trade Port and King Shaka International Airport are the closest economic hubs to the site as well as the booming Umhlanga Ridge Town Centre.		
DEVELOPMENT STATUS	The construction of Phase 1A undertaken by EM was completed. Phase 1B and the Business and Retail Park are being implemented. Conclusion of major bulk infrastructure underway. Industrial component almost fully developed. First 700 BNG houses constructed and occupied.		
NUMBER OF HOUSING OPPORTUNITIES	57 707	PROJECT DURATION	5 – 15 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES		PROPOSED ADJUSTED PROJECT DURATION	
ESTIMATE PROJECT DEVELOPMENT COST	R25,8 billion	POTENTIAL JOB OPPORTUNITIES	387,950 construction jobs and 42,830 permanent jobs