

CATALYTIC PROJECTS SUMMARY FACT SHEET



human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA

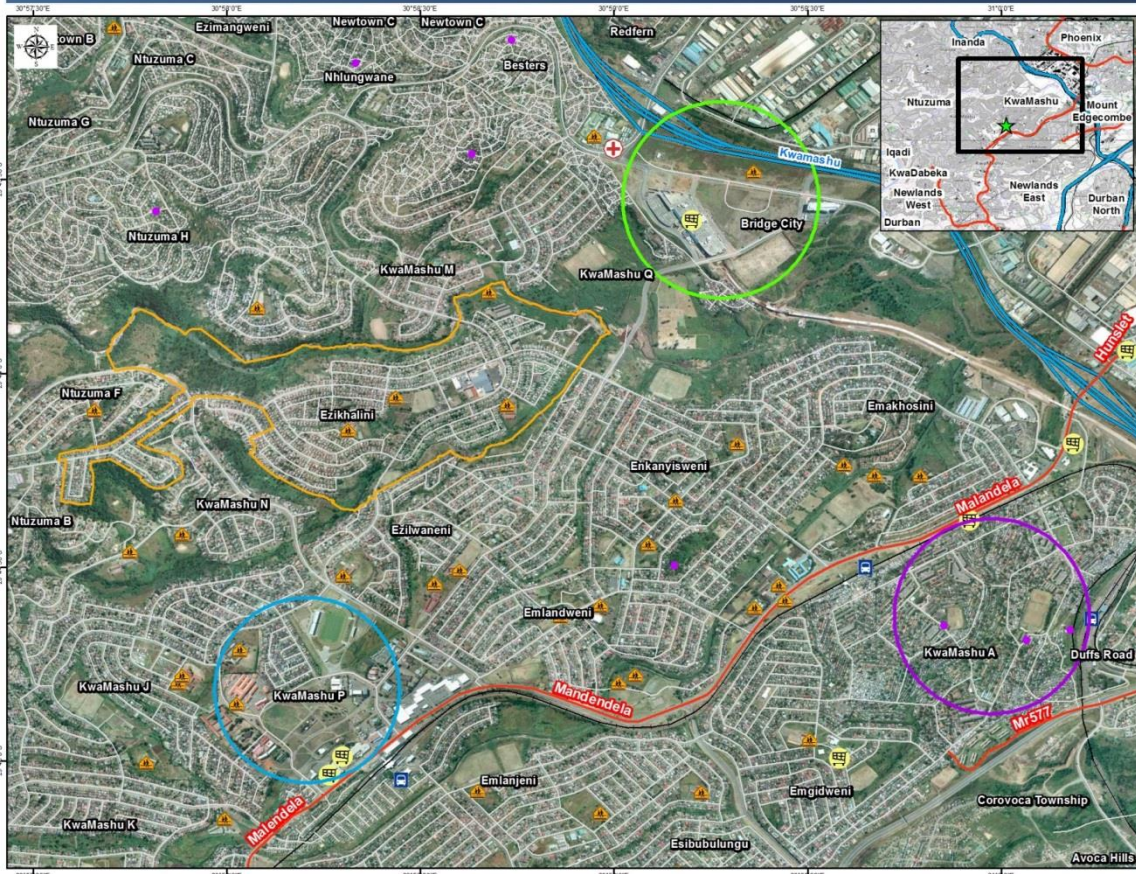


PROJECT NAME

Greater KwaMashu Urban Hub

LOCALITY MAP

Greater KwaMashu Urban Hub, KwaMashu, eThekweni MM: KZN



land@thehda.co.za

Legend

- Informal Settlements 2011
- Greater KwaMashu Urban Hub**
 - KwaMashu L Section
 - Bridge City Town Centre Sub-Precinct
 - KwaMashu A Sub-Precinct
 - KwaMashu Town Centre Sub-Precinct
- Points of Interest**
 - Educational Inst
 - Medical Facilities
 - Shopping Facilities
 - Transportation
- Transport Infrastructure**
 - Main roads
 - Highways
 - Streets
 - Railway

0 350 700 Meters

CATALYTIC PROJECTS SUMMARY FACT SHEET			
PROJECT NAME	Greater KwaMashu Urban Hub	LAND CONDITION	Infill
DEVELOPER	EThekwini Metro Municipality		
PROVINCE	KwaZulu-Natal	MUNICIPALITY	eThekwini Metro Municipality
PROJECT DESCRIPTION	<p>The Greater KwaMashu Urban Hub consists of three nodes that connect intermodal railway and taxi nodes with a range of commercial, business and residential development within close proximity. These three nodes form a triangle comprising of KwaMashu A, Bridge City and KwaMashu Town Centre.</p> <p>The Framework categorises the KwaMashu A areas, which totals 258ha into four distinct sub-precincts (character areas). These sub-precincts provide the basis for understanding the structure and character of the study area, allocating land uses and provide an indication of the type of land use management system that would be most appropriate.</p> <p>The purpose of the project is to strategically transform the dispersed spatial pattern and dormitory township functions by generating economic development in and around the 3 nodes, revitalizing the old townships, redeveloping the hostels, and attracting investment for housing and economic development.</p> <p>The housing delivery of KwaMashu A is estimated to be 27,875 residential units with additional potential 5,000 opportunities at the Town Centre and Bridge City totalling to more than 32,875 units. The housing options comprise of BNG, CRU, Social Housing and affordable units.</p>		
MAIN ECONOMIC DRIVER(S)	Retail and public transportation hub that provide access to City central economic activity.		
DEVELOPMENT STATUS	Development of pockets with infrastructure and services exists in Bridge City		
NUMBER OF HOUSING OPPORTUNITIES	32 875	PROJECT DURATION	5 -15 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES		PROPOSED ADJUSTED PROJECT DURATION	
ESTIMATE PROJECT DEVELOPMENT COST	R7.5 Billion	POTENTIAL JOB OPPORTUNITIES	18 900