

CATALYTIC PROJECTS SUMMARY FACT SHEET



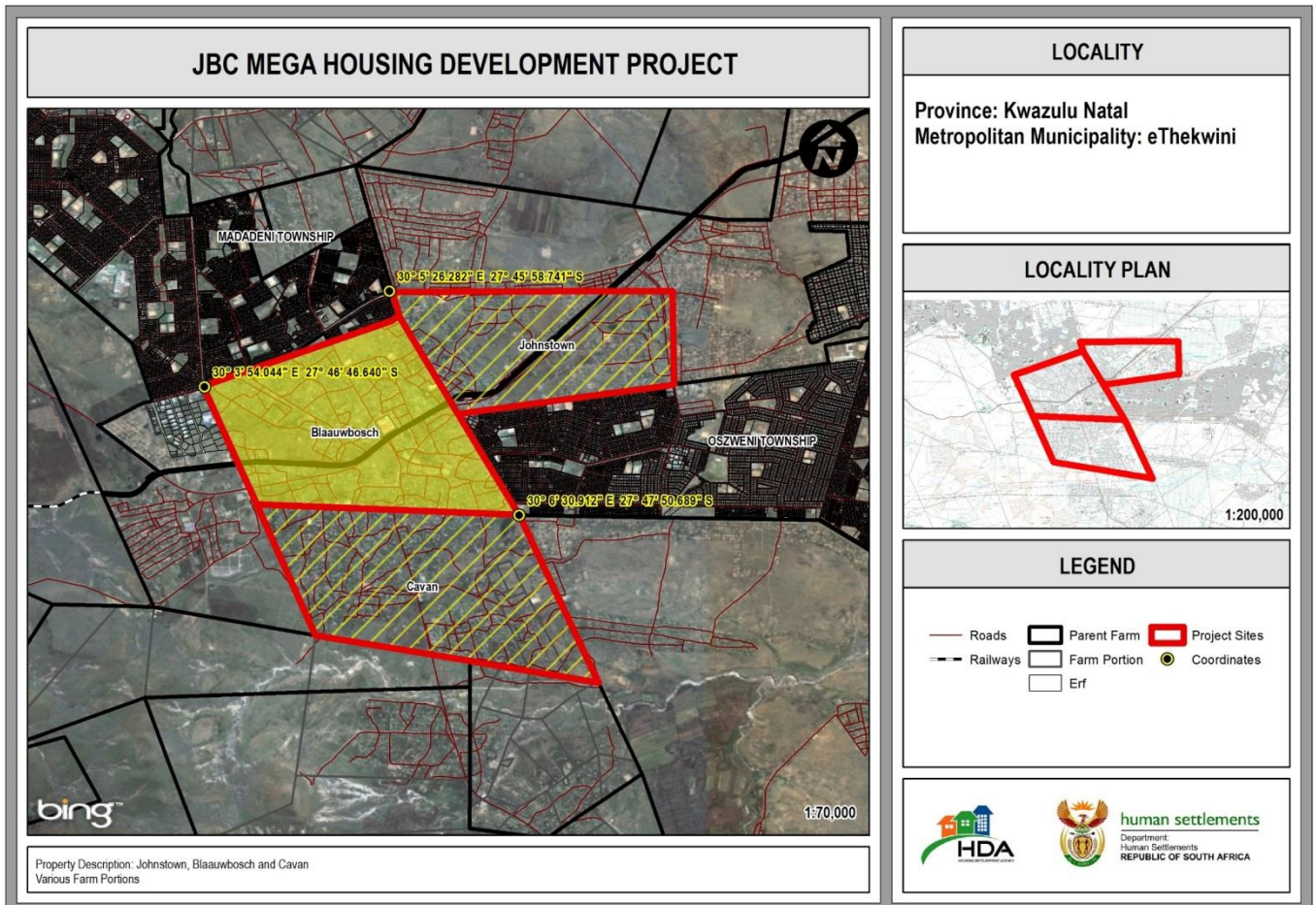
human settlements
Department:
Human Settlements
REPUBLIC OF SOUTH AFRICA



PROJECT NAME

JBC Newcastle (Johnstown, Blaaubosch and Cavan)

LOCALITY MAP



CATALYTIC PROJECTS SUMMARY FACT SHEET			
PROJECT NAME	JBC (Johnstown, Blauboch and Cavan) Mega Housing Project	LAND CONDITION	Infill Greenfield
DEVELOPER	Newcastle Local Municipality		
PROVINCE	KwaZulu-Natal	MUNICIPALITY	Newcastle Local Municipality
PROJECT DESCRIPTION	<p>JBC (Johnstown, Blauwbosch and Cavan) area is situated approximately 26km southeast of the Newcastle CBD and between the two formal townships of Madadeni and Osizweni. The area has a peri-urban character and is largely informally settled with no proper infrastructure, and limited economic investment. All strategic planning documentation of the Municipality such as the IDP, SDF and Housing Sector Plan, identify JBC as a Special Intervention Area for economic investment and creation of a sustainable integrated development.</p> <p>The aim of the Municipality is to formalise the area, to attract investment into the area and to strengthen the linkages and spatial integration with the formal areas of Madadeni and Osizweni. The municipality has rolled out a number of projects in the area in previous years and currently such as the NDPG Urban Network Strategy (urban renewal), NUSP, Poverty Alleviation Projects, MIG etc.</p> <p>The vision is to formalize the JBC area into a sustainable human settlement and an area of major economic investment. It entails the establishment of a new CBD, with a range of housing typologies and to address the upgrading of informal settlements. The aim is also to improve access to basic services and public facilities, create an attractive environment to live and/or work in, provide adequate shelter and uplift the standard of living in the area. Simultaneous with the land acquisition of 61 farm portions, the PDA applications to upgrade the farm into a township has commenced for Phase 1. The planned yield of the housing component is estimated at 9,511 mixed housing opportunities to be implemented in 3 phases. Phase 1 consisting of 2011 units has been approved by KZNDHS and is currently in planning stage. An Implementing Agent, Moteko has been appointed for the construction of the housing component of Phase 1. Phases 2 and 3 are currently at prefeasibility stage. The catalytic project area focus on the Blauwbosch component of the JBC project.</p>		
MAIN ECONOMIC DRIVER(S)	Mining, commercial and Industrial		
DEVELOPMENT STATUS	Planning and pre-feasibility stages with land assembly still to be completed		
NUMBER OF HOUSING OPPORTUNITIES	14 011	PROJECT DURATION	8 – 10 years
PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES	9 511	PROPOSED ADJUSTED PROJECT DURATION	same years
ESTIMATE PROJECT DEVELOPMENT COST	R3,430,434,472	POTENTIAL JOB OPPORTUNITIES	8,576 (Temporary jobs)