

# CATALYTIC PROJECTS SUMMARY FACT SHEET



human settlements  
Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA



**PROJECT NAME** Umlazi Urban Regeneration

## LOCALITY MAP

### UMLAZI URBAN REGENERATION



Property Description: Umlazi  
Various Erfen

### LOCALITY

Province: Kwazulu Natal  
Metropolitan Municipality: eThekweni

### LOCALITY PLAN



### LEGEND

- |             |              |              |
|-------------|--------------|--------------|
| Rivers      | Parent Farm  | Project Site |
| Major Roads | Farm Portion | Coordinates  |
| Main Roads  | Erf          |              |
| Roads       |              |              |
| Railways    |              |              |



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<b>PROJECT NAME</b>	Umlazi Urban Regeneration	<b>LAND CONDITION</b>	Brownfield
<b>DEVELOPER</b>	eThekwini Municipality (IA)		
<b>PROVINCE</b>	Kwazulu-Natal	<b>MUNICIPALITY</b>	eThekwini Municipality
<b>PROJECT DESCRIPTION</b>	<p>Umlazi, located south of Durban City, is the 2nd largest former township in South Africa, after Soweto. It forms part of the eThekwini Urban Integration Zone and Southern Public Transport Corridor. Umlazi comprises of 26 nodes with a population estimated at 432 725 inhabitants</p> <p>Umlazi contains the largest cluster of informal settlements (139 informal settlements with a total of 20 256 structures have been identified within the nodes) and apartheid hostels in the city of Durban.</p> <p>The eThekwini Municipality Spatial Development Framework has identified Umlazi as one of the mixed investment node which aims at planning for residential, commercial, industrial and services densification and rationalisation, with a strong link hierarchy for the safe and efficient movement of people and to ensure appropriate location for local economic development and growth, in keeping with the principles of the Development Facilitation Act, 1995.</p>		
<b>MAIN ECONOMIC DRIVER(S)</b>	<p>Umlazi is predominantly a residential area, and being situated approximately 17km south of Durban and directly west of the Southern Durban Basin (SDB) and Durban International Airport and Back of Port, many residents find employment in these surrounding areas (associated logistics, manufacturing and freight transport) Currently within the SDB, over 3000 formal businesses exist providing jobs for up to 60 000 people (SDB ABM Action Plan for Partnerships, 2007).</p>		
<b>DEVELOPMENT STATUS</b>			
<b>NUMBER OF HOUSING OPPORTUNITIES</b>	18 000	<b>PROJECT DURATION</b>	5 - 10 years
<b>PROPOSED ADJUSTED NO. OF HOUSING OPPORTUNITIES</b>		<b>PROPOSED ADJUSTED PROJECT DURATION</b>	
<b>ESTIMATE PROJECT DEVELOPMENT COST</b>	R6.3 Billion	<b>POTENTIAL JOB OPPORTUNITIES</b>	15 975