

## CORNUBIA FACT SHEET & PROJECT OVERVIEW

<b>PROJECT NAME:</b> Cornubia Mixed Use Phased Development Project	
<b>LOCAL AUTHORITY:</b> eThekweni Municipality KwaZulu Natal	<b>LOCATION:</b> The development is strategically located (some 7km south of the new King Shaka International Airport) between the historically created and disadvantaged areas of Phoenix, Ottawa and Waterloo and newer areas of Mt Edgecombe and Umhlanga and has been planned to integrate these very different and disparate communities in a manner which adds value and enhances linkages and opportunities to all.
<b>LANDOWNER(S) AND DEVELOPMENT PROPONENTS:</b> Tongaat Hulett (700ha) & eThekweni Municipality (517ha)	
<b>TOTAL SITE AREA (GROSS):</b> 1200 Hectares	<b>TOTAL DEVELOPABLE AREA:</b> Approx. 750 Hectares
<p><b>PROJECT SYNOPSIS</b></p> <p>Cornubia is a benchmark Integrated Human Settlement development, within the parameters of the National Department of Human Settlement's Breaking New Ground initiative (BNG). The development is being planned and developed in partnership between the eThekweni Municipality and Tongaat Hulett (a JSE listed agri-processing business which includes integrated components of agriculture, land management and property development). This partnership has been formalised via a Co-Operation Agreement which spells out the key principles for the development.</p> <p>The key objectives of the development include the following:-</p> <ul style="list-style-type: none"> <li>- To create stakeholder value through the delivery of a balanced, economic, environmental and social return which is financially viable, contributes to redressing inequalities and enhances the quality of life and value of the area</li> <li>- To contribute to building, consolidating and integrating the social and economic base of the region</li> <li>- To ensure a sustainable mixed use, inclusionary mixed income development that maximises the development outcomes for housing, employment as well as investment and economic opportunities</li> </ul> <p>Cornubia is therefore a bold undertaking by both Tongaat Hulett and eThekweni Municipality and sets out the commitment to the national ideals, as well as defining and creating benchmarks for similar initiatives across the country.</p> <p>Construction on the very first phase has now commenced and the development will be unlocked in phases overtime in accordance with market demand and the provision of infrastructure.</p> <p><b>DEVELOPMENT DETAILS</b></p> <p>The planning of Cornubia is based upon the principles of sustainable development with higher densities, a wide range and integration of income levels, employment and economic opportunities, substantial provision for schools, clinics and other social facilities, predicated on viable non motorised and public transportation and extensive open spaces.</p> <p>The development is proposed to provide some 50 000 homes of which 20 000 are proposed for subsidized housing (by the Municipality in partnership with the Province as well as the HDA who view Cornubia as a key strategic project) and the balance for a wide range of affordability levels. There will be 90 hectares of industrial platform and over 1million sq. m of commercial floor area. Approximately 400hectares of land will be included into a rehabilitated open space system.</p> <p>It is therefore a significant development which has the real potential of creating substantial housing opportunities as well as employment and economic opportunities and will serve as a benchmark for future developments in South Africa. The development is envisaged to create around 48000 permanent, quality jobs and approximately 15000 construction jobs sustained over a 15 year period. Total estimated investment in buildings and infrastructure is R24Billion at current prices. Rates generation will amount to over R300million per annum with other public benefits including VAT of R2.1Billion and tax receipts of a further R0.8Billion during the construction phases only.</p> <p><b>DEVELOPMENT UPDATE</b></p> <p>The eThekweni Municipality, with funding from HDA, have acquired over 500 hectares of land which is being leased back to Tongaat Hulett to enable active farming to continue until development commences. The Municipality will, within an overall Development Framework Plan, develop some 20 000 subsidised housing units in a compact and efficient and value enhancing manner.</p> <p>A pilot phase of 600 units has already received EIA approval and the Municipality has commenced with the road infrastructure to access these units which are proposed to showcase a new housing typology and urban form at higher densities than traditional RDP housing has been able to provide.</p> <p>Phase 1 of the Cornubia development is proposed to include the 90hectare industrial component, 9000 subsidised housing units by the Municipality, a further 2500 housing units of a wide range of affordability levels together with provision for the required</p>	

schools, clinics, libraries, community halls and similar community facilities.

The status of Phase 1 is that it is in the middle of an EIA process with a draft EIA Report to be published for public comment within the next month. Following public comments and agreement from the Municipality, a DFA application will then be submitted for Phase 1.

The next phases, which will be based on commercial and mixed use will follow within the next few months.

**MAJOR BULK INFRASTRUCTURAL REQUIREMENTS:**

The realisation of the Cornubia development is contingent upon the planning, funding and implementation of the following bulk infrastructural components:-

- 4 interchanges on national and provincial roads and 2 major road arterials
- Public Transport system
- Electrical substations
- Water reservoir
- Upgrade of existing Sewer Treatment Works and gravity trunk main

Social Infrastructure including schools, clinics, police stations, community halls and the like are equally critical for the sustainability and success of the development.

<b>ESTIMATED TOTAL PROJECT VALUE:</b> Approx R24 Billion	<b>ESTIMATED DATE OF CONSTRUCTION:</b> Roads: March 2010 (for Pilot phase) Topstructures: July 2010 (for Pilot phase) Phase 1 Civil Services – April 2011	<b>PROJECT LIFESPAN:</b> Phases 1 & 2: 3-8 Years Other Phases: >15 Years
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