



# PROJECT BOOKLET

Partnering for Development:  
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Municipal Entity of the City of Tshwane



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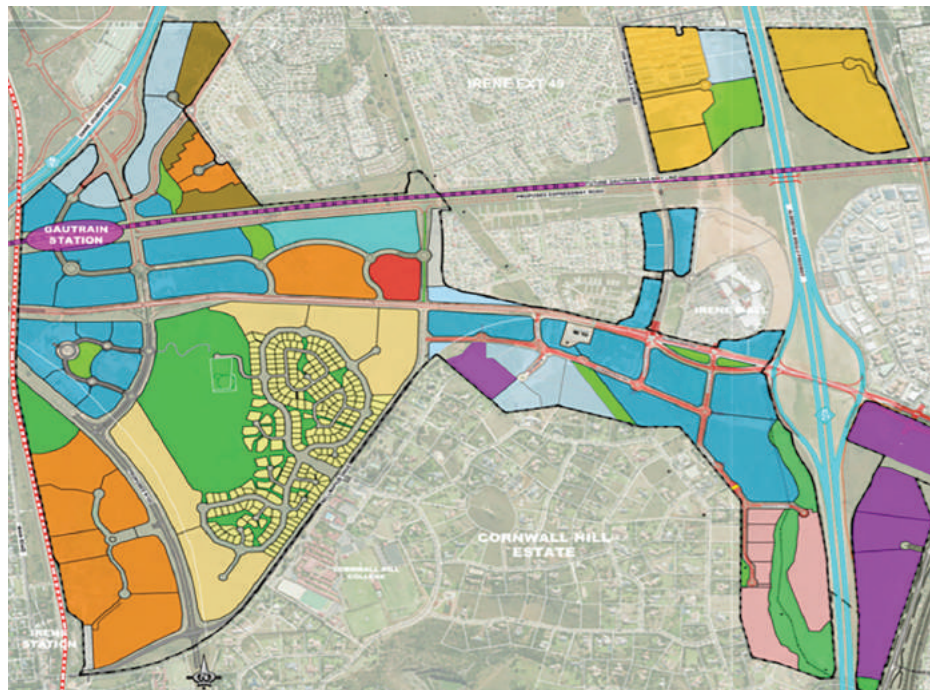
## 5 O'CLOCK

### PROJECT OWNER

**M&T Development  
(Pty) Ltd**

### PROJECT VALUE

**R33,4 billion**



## PROJECT DESCRIPTION

At completion, the 5 O'clock development will consist of a modern urban precinct that promotes overall functionality and liveability through adherence to the principles of sustainability and responsive planning. It is envisaged that 5 O'clock, when fully developed, will include non-residential land uses such as mixed-use nodes, business parks, specialised hubs, retail use, etc (measuring approximately 1,3 million m<sup>2</sup>) as well as several residential neighbourhoods to be developed with varying densities and characteristics, totalling about 7 500 units.

### LOCATION

The 5 O'clock precinct is situated on ± 500 hectares of infill land adjoining the N1 freeway and the railway line in the west along the proposed link between Nellmapius Drive and Olievenhoutbosch Road, bordering the R21 in the east.

Automotive and Components    Agro-Processing    Energy, including renewable sources    **Mixed Use Development**    Logistics    Tourism



### IMPACT

- The project value is R33.4 billion.
- Create construction jobs of more than 100 000
- Create direct jobs of more than 22 300
- GGP contributions during operations: R37, 2 billion

## Opportunities

### Short- to medium-term opportunities:

- Mixed use: ± 790 000 m<sup>2</sup> GLA
- Convenience retail: ± 18 000 m<sup>2</sup> GLA
- Residential: ± 6 300 units

### Long-term opportunities:

- Offices: ± 230 000 m<sup>2</sup> GLA
- Commercial/warehousing/showrooms and others: ± 240 000 m<sup>2</sup> GLA

### PROJECT OWNERSHIP

**M&T Development (Pty) Ltd**

Mr. Gideon van der Vyver

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## CASTLE GATE MIXED-USE PRECINCT

### PROJECT OWNER

**Atterbury Properties**

### PROJECT VALUE

**R6 billion**



## PROJECT DESCRIPTION

Castle Gate Precinct is situated in the Erasmuspark area in the south-east of Pretoria. It is surrounded by a medium-density residential area. The master plan will bring to the area all the necessary user requirements of modern life to entertain, work and sleep in a sustainable environment.

### LOCATION

The Erasmuspark land is a prime site that borders on the N1 and R21 highways, with Solomon Mahlangu Drive at its northern border.

Automotive and Components   Agro-Processing   Energy, including renewable sources   **Mixed Use Development**   Logistics   Tourism



### IMPACT

- The project value is estimated at R6 billion.
- The project will create 33 000 jobs during construction and 20900 jobs during operations.

## Opportunities

### Medium-term opportunities:

- 1 100 residential opportunities will be put on the market for prospective developers.
- Approximately 120 000 m<sup>2</sup> of developable office space is included in the proposed development and will be considered for co-development or ownership.

### Long-term opportunities:

- A 600-bed hospital facility is being planned and will consist of a number of separate specialist hospitals. The possibility exists for potential investors to participate in the development of the hospital facility.

### PROJECT OWNERSHIP

#### Atterbury Properties

Mr. Raoul de Villiers

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## ECO PARK EDUCATIONAL HUB

### PROJECT OWNER

**M&T Development  
(Pty) Ltd**

### PROJECT VALUE

**R1,4 billion**



## PROJECT DESCRIPTION

The proposed Eco Park Educational Hub comprises a university campus (with student villages that provide accommodation for students) as well as a private school campus. While the node caters for the complete spectrum of educational facilities from pre-primary schooling to tertiary education, the focus will be on the latter with the development of the multiversity campus.

The Eco Park Educational Hub will offer more than 80 accredited programmes, from higher certificates to master's degrees and doctorates, through contact, distance and online learning, to about 30 000 students. A key driver of this venture is investment by the private sector in the future of the youth.

### LOCATION

The Eco Park Educational Hub is located on the N1 Promotion Belt, along Olievenhoutbosch Road, and situated in the Eco Park precinct.



### IMPACT

- Project value: R1,4 billion
- Temporary jobs: 9 400
- Permanent jobs: 2 113
- Additional GGP: R500 million

## Opportunities

### Short- to medium-term opportunities:

- Stadio University
  - ± 5 000 students
  - ± 25 000 m2 top structures
- Student accommodation
  - ± 2 000 units
  - R500 000 purchase price
  - R3 500 monthly rent

### Long-term opportunities:

- Three Curro schools
  - ± 2 300 students
  - ± 15 000 m2 top structures

### PROJECT OWNERSHIP

The envisaged Eco Park Educational Node is the product of collaboration between three parties: **M&T Development, Curro Holdings and Stadio Holdings.**

Mr. Gideon van der Vyver

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# HAZELDEAN MIXED-USE NODAL DEVELOPMENT

## PROJECT OWNER

**Abcon Group (Pty) Ltd**

## PROJECT VALUE

**R44,2 billion**



Hazeldean Commercial Precinct View From The East

## PROJECT DESCRIPTION

The proposed Hazeldean node is a mixed-use development to be rolled out over the next 15 to 20 years. At completion, it will consist of approximately 11 000 residential units, retail and commercial developments, a hospital, educational facilities, places of public worship as well as complementary uses.

### LOCATION

The Hazeldean node is situated south of the N4 freeway, to the east of Silverlakes Golf Estate. The node borders onto various smallholdings to the east and south, and a small section of the node is situated north of the N4, bordering on the Sammy Marks node in the east and The Blyde residential estate in the west. The nodal development is approximately 950 hectares in extent.

Automotive and Components   Agro-Processing   Energy, including renewable sources   **Mixed Use Development**   Logistics   Tourism



## IMPACT

### Job creation:

- During construction: 38 300 jobs
- During long-term sustainability phase: 21 760 jobs

### Gross geographic product (GGP):

- Construction phase: R5,2 billion
- Sustainability phase: R13,8 billion

## Opportunities

### Short-term opportunities:

- The construction of the N4/ PWV 17 off-ramp as well as the Hazeldean Boulevard, with a construction value of R200 million and R80 million respectively.

### Medium-term opportunities:

- Development of supporting uses such as offices and light industrial uses as well as residential uses.
- Construction of the Hazeldean Electrical Substation as well as the Hazeldean Water Tower.

### Long-term opportunities:

- Construction of the shopping centre of approximately 30 000m<sup>2</sup>/ 40 000m<sup>2</sup> depending on market conditions.
- Development of the Hazeldean Gautrain Station in collaboration with the Gautrain Management Agency. This is currently viewed as a long-term project due to availability of funds from the provincial government.

## PROJECT OWNERSHIP

The overall development is facilitated by **Craft Homes (Pty) Ltd** and assisted by **Abland (Pty) Ltd**. Both companies form part of the **Abcon Group**.

Mr. Charl May (Director: Craft Homes)

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Mr. Tinus Potgieter (Head of Town Planning – Abland)

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## INLAND PORT PRECINCT IN ROSSLYN – LOGISTICS NODE

PROJECT OWNER

**AIDC**

PROJECT VALUE

**R456 million**

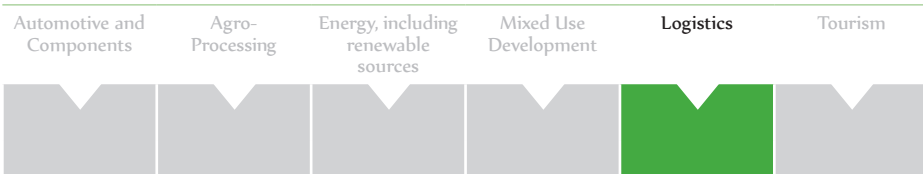


### PROJECT DESCRIPTION

The inland port development will include logistics core services, value-added services, commercial and financial services, and other services. The completed TAC Town Planning Master Plan demonstrates that there is a strong case for integrated port, road and railway components and for creating a high-capacity logistics corridor that connects automotive activities in Rosslyn to ports of entry. In turn, this will strongly facilitate trade flow in South Africa and the region.

#### LOCATION

The project is located in Rosslyn, Pretoria, as part of the logistics node within the Tshwane Automotive City development.



#### IMPACT

The inland port precinct project will result in the following:

- R456 million total project value
- Total production: R10,83 billion
- GDP: R5,26 billion
- **Create total jobs of 14 971 with 7 200 direct jobs**
- Income: R1,877 billion

### Opportunities

#### Short to medium-term opportunities:

- Equity, construction and freight operations

#### Long-term opportunities:

- The packaging of goods and services; repair and maintenance

#### PROJECT OWNERSHIP

The inland port logistics node is part of the Tshwane Automotive City programme, which is a long-term multimillion-rand infrastructure programme started by the Gauteng Provincial Government and the City of Tshwane. The Programme Management Office of the Tshwane Automotive City is managed through the Automotive Industry Development Centre.

#### Automotive Industry Development Centre (AIDC)

Mr. Renny Malungane (Programme Manager)

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**Email:** rmalungane@aidc.co.za

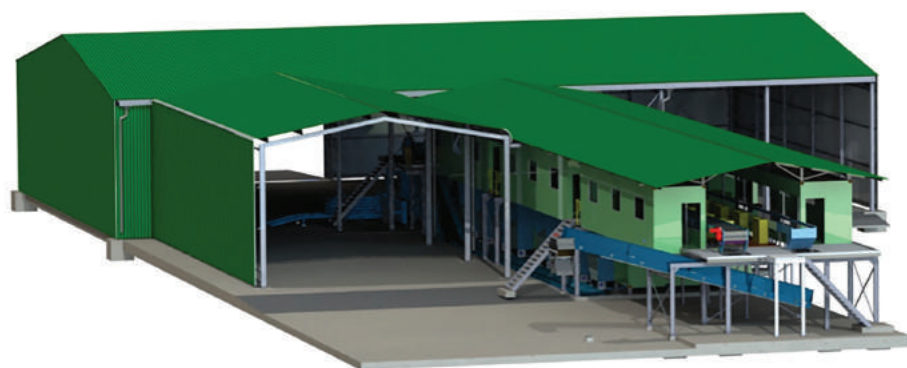
## INTEGRATED WASTE MANAGEMENT FACILITIES

### PROJECT OWNER

**City of Tshwane**

### PROJECT VALUE

**R170 million**

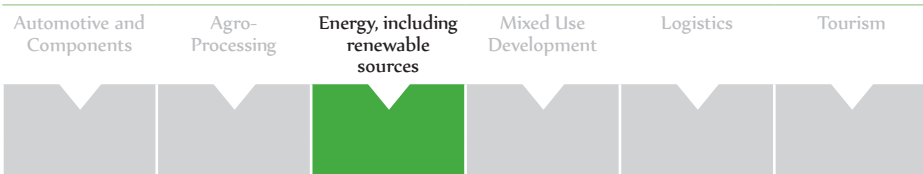


## PROJECT DESCRIPTION

An Integrated Waste Management Facility (IWMF) which comprises waste resource recovery infrastructure designed to recover recyclable waste, compost garden greens, repurpose construction waste and discarded tyres, and bale residual waste for further energy recovery. This infrastructure supports the goal of diverting waste from landfill and reducing the production of methane gas. It supports the circular economy as repurposed waste can be successfully used in road construction and maintenance, building construction, and landscaping.

### LOCATION

Buffer zones, decommissioned and commissioned landfill site (five sites in total).



### IMPACT

- R170 million rand per site
- Job creation per site: 200 during construction; 130 permanent when operational
- Circular economy: The production of goods from materials that are historically discarded. The City will be the offtake [unclear what this means, please check that it is correct] of some of these goods, such as compost.
- Reduction of greenhouse gas emissions

## Opportunities

### Short to medium-term opportunities:

- Construction opportunities
- Diversion of waste from landfill
- 1 400 tons of recyclable waste per site
- Processing of recyclable materials
- Growth of the circular economy

### Long-term opportunities:

- 3 000 tons of recyclable waste per site
- SMME empowerment

### PROJECT OWNERSHIP

The **City of Tshwane's City Sustainability Unit** and the **Agriculture and Environmental Management Services Department**.

Mr. Sello Mphaga

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# KUDUBE SMART CITY DEVELOPMENT

## PROJECT OWNER

**INADCO Developments  
(Pty) Ltd**

## PROJECT VALUE

**R4,04 billion**



## PROJECT DESCRIPTION

This project involves the planning and development of a mixed-use and income scheme on part of the remaining extent of Portion 1 of the Farm Leeuwkraal 92 JR, Hammanskraal, which is 211 hectares in extent. The development responds to the City of Tshwane's request for proposals as advertised in August 2014 for the planning and development of the property. The City of Tshwane embarked on a process to develop certain land portions owned by the City in various strategic locations in the metropolitan region.

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## IMPACT

The project value is estimated at R4,04 billion.

### Job creation:

- Construction: 8 159
- Permanent: 1 042
- Youth employment: 4 080
- Women's employment: 1 225

## Opportunities

### Short to medium-term opportunities:

- Youth business opportunities (percentage of capital expenditure): 5%
- Women's business opportunities (percentage of capital expenditure): 5%
- Local SMME business opportunities (percentage of capital expenditure): 35%

### Long-term opportunities:

- Residential: 7 475 units
- Commercial (offices and retail): 178 680 m<sup>2</sup>
- Light industrial: 42 200 m<sup>2</sup>
- Institutional and educational: 108 448 m<sup>2</sup>

## PROJECT OWNERSHIP

### INADCO Developments (Pty) Ltd

Mr. Isaac Nkosi

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**Email:** isaac@in-tpm.co.za

## PYRAMID SOUTH FREIGHT RAIL TERMINAL & LOGISTICS HUB

### PROJECT OWNER

**Mzansi Rail Technologies (Pty) Ltd**

### PROJECT VALUE

**R1,3 billion**

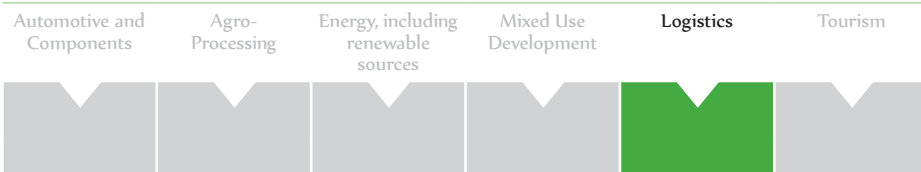


### PROJECT DESCRIPTION

The project involves the establishment of an intermodal inland freight terminal that will have rail siding to link Transnet Freight Rail, the main rail network, the container yard, warehouses and the freight village to the road network. If implemented, the project will bring a modal shift from road to rail and will accomplish the following:

- Alleviate traffic congestion on the roads
- Reduce road fatalities
- Reduce the cost of logistics and make SA Inc [write out in words – does this mean South Africa?] more competitive
- Increase the productivity and efficiency of Transnet at ports
- Create more volume for Transnet Freight Rail
- Create jobs

The terminal will address the current capacity constraints at the existing terminals (Pretcon, etc) by increasing container, automotive and pallet-handling capacity beyond 2043 in the Pretoria region and SADC traffic. [meaning unclear – what about SADC traffic?]



### LOCATION

The site is linked to the current Tshwane Freight Rail's Pyramid South rail facilities, including the National Rail Network that services the SADC. Its proximity to the junction of the N1 and N4 and the direct road link to Wonderboom Airport add more advantages to the location and proposed land use.

### IMPACT

- Estimated number of Jobs: 1000 during construction
- Permanent Jobs: 500 and 2000 jobs in the City of Tshwane

### Opportunities

#### Short to medium-term opportunities:

- Constructions and freight operator.
- Customised mega warehousing facilities, light industrial facilities, custom bonded intermodal facility.

#### Long-term opportunities:

- Opportunities exist in the packaging of goods and services, repairs and maintenance.

### PROJECT OWNERSHIP

**Mzansi Rail Technologies (Pty) Ltd (MRT)**

Mr. Harry Mohloare (MRT Director)

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# RAINBOW JUNCTION

## PROJECT OWNER

**Rainbow Junction  
Development Company  
(Pty) Ltd**

## PROJECT VALUE

**R12 billion**



## PROJECT DESCRIPTION

Rainbow Junction is a world-in-one for business, living, leisure and tourism. It brings together integrated planning, cutting-edge design and vibrancy, infused with green consciousness. The Rainbow Junction super-regional mall (92 000 m<sup>2</sup>) is the vibrant heart of the 140-hectare mixed-use modern-lifestyle Rainbow Junction development. It comprises approximately 670 000 m<sup>2</sup> of approved mixed-use rights, with a flexible phased roll-out (16 approved townships), following market responsiveness.

### LOCATION

Rainbow Junction is located 6 km directly north of the Pretoria CBD, along the western bank of the Apies River. It is uniquely co-located with a major transport interchange along a PRASA super-corridor and the City of Tshwane's own A Re Yeng bus rapid transit system, and it is linked to the nearby Wonderboom National Airport.

Automotive and Components    Agro-Processing    Energy, including renewable sources    **Mixed Use Development**    Logistics    Tourism



## IMPACT

- Upon completion, the Rainbow Junction development is valued at an estimated R12 billion of total capital value.
- The development will create more than **51 000 permanent jobs** (approximately 18 000 permanent construction jobs and 12 000 sustainable jobs) during the construction and operational phases.
- It will contribute more than R10 billion in direct annual sales to the City's gross geographic product (GGP).
- Taking 2015 as the base year, when fully developed, Rainbow Junction will cumulatively generate more than R367 million annually in rates and taxes and in revenue from the purchases of utility services.

## Opportunities

### Short to medium-term opportunities:

- The multi-purpose mall development is expected to cost R3.5 billion
- First phase residential use, convenience shopping centre and school
- Film node and media campus opportunities
- Hotel investment opportunities
- Modal interchange commuter retail

## PROJECT OWNERSHIP

**Rainbow Junction Development Company (Pty) Ltd**

Mr. Hannes Dijkstra (Atvantage Project Management (Pty) Ltd)

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## RANKUWA SMART CITY

### PROJECT OWNER

**MIO-Liviero Garankuwa  
(Pty) Ltd**

### PROJECT VALUE

**R5,36 billion**

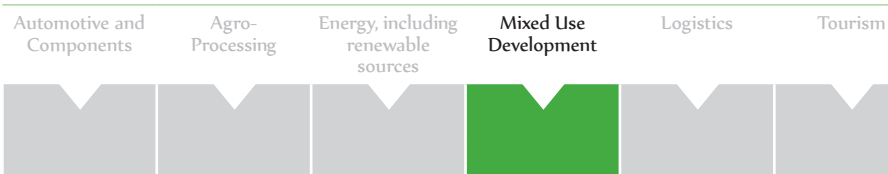


## PROJECT DESCRIPTION

The primary use of the proposed development is residential, but the township also incorporates commercial, light industrial, business and social and recreational uses. The Rankuwa Smart City Development cuts across three key segments of real estate: residential (affordable rental housing, FLISP/GAP housing and bonded housing), commercial (retail and offices) and light industrial.

### LOCATION

The proposed development is on the remainder of Erf 8873 in Ga-Rankuwa Unit 5.



### IMPACT

- The estimated total investment in the development is R5,36 billion.

### Job creation:

- During construction: 4 161
- Permanent: 893
- 2 500 young people and 1 000 women on the project
- Gross geographic product (GGP): R350 million
- Gross domestic product (GDP): R1,2 billion

## Opportunities

### Short to medium-term opportunities:

- Youth business opportunities (percentage of capital expenditure): 5%
- Women's business opportunities (percentage of capital expenditure): 5%
- Local SMME business opportunities (percentage of capital expenditure): 35%

### Long-term opportunities:

- Phases 2 and 3

### PROJECT OWNERSHIP

The project sponsor is **MIO-Liviero Garankuwa (Pty) Ltd**

Mr. Isaac Nkosi

**Tel:** 010 020 0685

**Email:** isaac@in-tpm.co.za

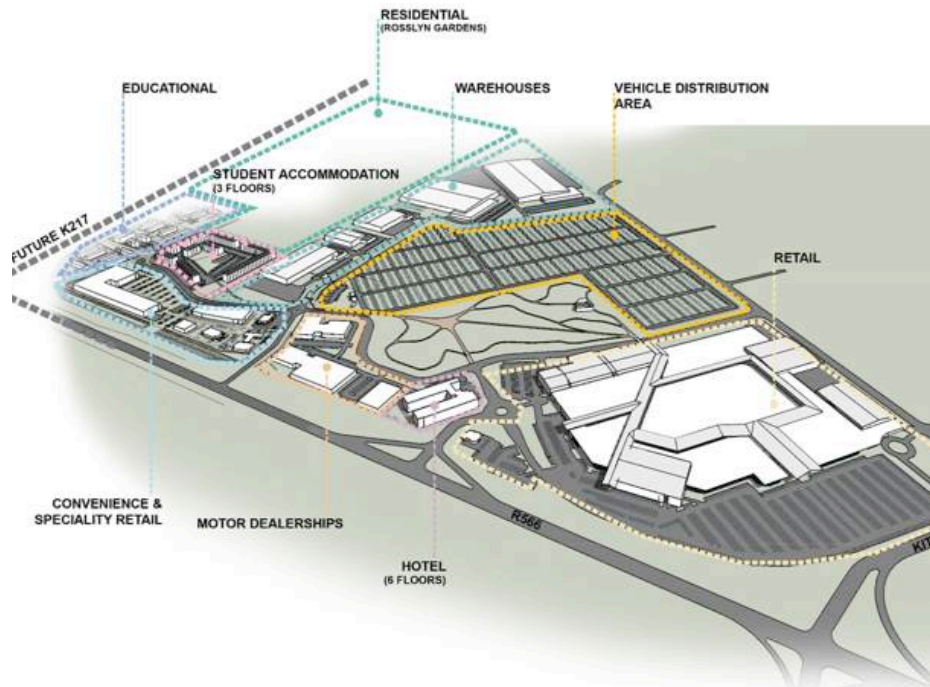
## ROSSLYN HUB

### PROJECT OWNER

**Rosslyn Hub Development Company (Pty) Ltd**

### PROJECT VALUE

**R6 billion**



## PROJECT DESCRIPTION

Rosslyn Hub is a mixed-use development in the heart of Rosslyn. It is a key project for the Tshwane Automotive City, a shared vision of the government and the automotive industry to transform Rosslyn into the leading automotive investment destination in Africa. Rosslyn Hub will act as a catalyst for the Tshwane Automotive City, as it will enable the integration of a new world-class logistics node and vehicle distribution centre with residential, retail, civic and commercial uses in order to make Rosslyn the automotive capital of Africa.

### LOCATION

Rosslyn, Pretoria, as part of the Tshwane Automotive City.



### IMPACT

Rosslyn Hub is a R6 billion mixed-use development that covers 100 hectares of prime land at the heart of the Tshwane Automotive City.

- Investment value for the Rosslyn Hub Development is estimated at R6 billion.
- It will create more than **21 140 jobs** over the next five years, including direct, indirect and induced jobs.

## Opportunities

### Short to medium-term opportunities

- Construction Phase 1: Retail centre
- Planned construction of multi-institution student housing
- Vehicle distribution centre and warehousing

### Long-term opportunities:

- Motor dealership
- Hotel development (six floors)

### PROJECT OWNERSHIP

**Rosslyn Hub Development Company (Pty) Ltd**

Mr. Brendan Falkson (Director)

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## SOSHANGUVE PRECINCT

### PROJECT OWNER

**Abland (Pty) Ltd**

### PROJECT VALUE

**R3 billion**



## PROJECT DESCRIPTION

The Soshanguve Precinct development is approximately 86 hectares in extent, and it consists of office, commercial, residential, industrial, retail, entertainment and institutional uses. Various townships in the node have already been approved. The Soshanguve Precinct development and the surrounding area is a new emerging development node in Soshanguve.

### LOCATION

The development proposal as contained in the townships of Onderstepoort Ext 33, 34, 38 and 39 is located in Region 2 of the City of Tshwane.

Automotive and Components    Agro-Processing    Energy, including renewable sources    **Mixed Use Development**    Logistics    Tourism



### IMPACT

The impact is estimated as approximately R3 billion.

#### Job creation:

- During construction phase: 10 000 jobs
- During long-term sustainability phase: 4 000 jobs
- Gross geographic product (GGP):
- Construction phase: R15 billion
- Sustainability phase: R10 billion

## Opportunities

#### Short-term opportunities:

- Upgrading of roads, sewers, and water and electrical services (R300 million).

#### Medium-term opportunities:

- Construction of a 45 000<sup>2</sup> shopping mall and filling station in Onderstepoort Ext 33 and 34. Public transport facilities are to be provided in the precinct.
- Construction of about 600 residential units in Onderstepoort Ext 38 and 39.

#### Long-term opportunities:

- Development of a school, hospital, additional retail and commercial uses and a possible government service centre in Onderstepoort Ext 38 and 39.

### PROJECT OWNERSHIP

**Midnight Masquerade Properties 215 (Pty) Ltd**, who entered into a land availability agreement with **Abland (Pty) Ltd** to develop the precinct.

Mr. Chris Roberg (Development Manager)

**Tel:** 011 510 9725

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Mr. Kobus Potgieter (Town Planner)

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# TSHWANE AUTOMOTIVE CITY

## PROJECT OWNER

**AIDC**

## PROJECT VALUE

**R50 billion**

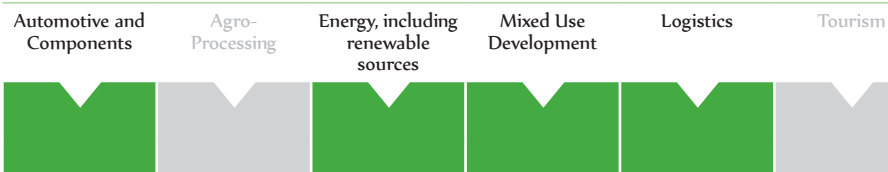


## PROJECT DESCRIPTION

The Tshwane Automotive City (TAC) is a shared vision and joint venture of the government and the automotive industry to transform Tshwane into a leading automotive investment destination. The TAC project aims to emulate well-established automotive cities such as Shanghai Automotive City in China, Autostad in Germany and Toyota Automotive City in Japan. The development will include various nodes:

- Logistics node: An advanced logistics and supply chain network in partnership with Transnet
- Commercial and recreation node: Retail and shopping malls, banks and restaurants
- Community and civic node: Residences, parks, public environment and links [meaning unclear – what kind of links?]
- Industrial node: Factories to suit customers' needs

The automotive activities in the Tshwane region remain a priority sector for the economies of Gauteng and of South Africa.



## LOCATION

The TAC development is located 26km north of the Pretoria CBD and majority of the land parcels are privately owned. TAC development cuts across Rosslyn, Onderstepoort and Klerksoord area.

## IMPACT

- Approximately R50 billion
- Production of 1,4 million vehicles per annum
- Local content of 60%
- GGP growth of 1,49% per annum
- Creation of an additional 20 000 direct jobs and 30 000 indirect jobs

The TAC aligns strongly with the vision of the automotive sector to produce 1,4 million vehicles and to deepen the component manufacturing base through an increase in the target of local content of 60%. It will stimulate foreign as well as domestic investment that focuses on the automotive sector.

## Opportunities

### Short to medium-term opportunities:

- Retail development, integrated human settlements and commercial node development.
- Industrial space development within the automotive FDI investment.
- Development of the road K217 through GPDRT and private developers contribution.

### Long-term opportunities:

- Inland port, golf estate, educational facilities (including research and development) and industrial opportunities.

## PROJECT OWNERSHIP

The TAC programme is a long-term multimillion-rand infrastructure programme started by the **Gauteng Provincial Government and the City of Tshwane**. The Programme Management Office of the TAC is managed through the **Automotive Industry Development Centre**.

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# TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE



## PROJECT OWNER

**TEDA**

## PROJECT VALUE

**R6,7 billion**



## PROJECT DESCRIPTION

The proposed development will strive to create an environment that facilitates the expansion and transformation of the automotive industry while also inviting global investment. The SEZ includes far more than simply increasing the output of vehicles by automotive firms in Tshwane. The automotive SEZ offers a diversity of appropriate land uses and other economic activities that spans more than 224 hectares and includes four potential development phases:

- Phases 1 and 2 on 81,6 hectares of City-owned land for the development of a supplier park. TEDA has submitted a township establishment application.
- Phase 3 on 81 hectares of City-owned land for the development of mixed-use industrial, retail and residential space.
- Phase 4 on 42 hectares for mixed-use development. It is situated on a privately owned land portion. Consultation is underway with the City of Tshwane to consider land swap alternatives when it is certain that the socio-economic objectives of Phases 1 to 3 are met before this phase will be activated.

The Department of Trade and Industry formally provided commitment for the ORTIA/GIDZ licence to be used as a mechanism to accelerate the Silverton/Waltloo SEZ development.



## LOCATION

This site is located close to the Ford Motor Company of Southern Africa and other automotive industry firms, which translates to immense development potential and makes it ideal for the proposed project. The Silverton/Waltloo area is also ideal, considering that it is surrounded by residential neighbourhoods such as Eesterust, Mamelodi, Nellmapius, Faerie Glen and Lynnwood. This presents an advantage for both the development and the surrounding neighbourhoods, because the employment and manufacturing opportunities provided by the development will be easily filled by the surrounding communities.

## IMPACT

- The total production impact of the Tshwane SEZ will be R6,7 billion. This consists of a total direct impact of R2,887 billion, an indirect impact of R2,231 billion, and an induced impact of R1,584 billion.
- In terms of GDP, the expected total impact is R2,3 billion, with a direct impact of R983 million, an indirect impact of R717 million, and an induced impact of R644 million.
- The employment impact shows that this Tshwane SEZ is high employment multiplier, with a non-direct impact higher than direct impact. The direct impact of 6 818 jobs will lead to a non-direct impact of 18 394 jobs.
- The expected impact on income adds up to R2,373 billion. This is made up of R1,2 billion of direct impact, R608 million of indirect impact, and R538 million of induced impact.

## Opportunities

### Short-term opportunities:

- The Tshwane SEZ will create opportunities for new suppliers, SMMEs, component manufacturers and black industrialists.

### Medium to long-term opportunities:

- This development will have a positive impact on the procurement of local material. It will increase housing development in the area and also increase the skills linked to new technology that will be required by the investors.

## PROJECT OWNERSHIP

### Tshwane Economic Development Agency

Mr. Mogau Leshilo - Executive Manager: Projects Portfolio Management (Programme Manager)

**Tel:** 012 358 6527

**Email:** mogaule@tshwane.gov.za

[www.teda.org.za](http://www.teda.org.za)

## TSHWANE AGRO-PROCESSING HUB

PROJECT OWNER

**TEDA**

PROJECT VALUE

**R1,04 billion**



### PROJECT DESCRIPTION

The proposed facility will focus on the processing of agricultural output from Tshwane and the surrounding areas to produce products related to food and beverages. The hub will focus on a combination of mass and niche food processing, consequently defining nine processing capabilities. The envisaged hub will capitalise on the large tracts of available farmland in Tshwane and the Tshwane Fresh Produce Market.

#### LOCATION

Region 5, Portion 137 Elandshoek 337 – JR.

In Region 5 of Tshwane, at Portion 137 of Elandshoek 337-JR.

Automotive and Components    **Agro-Processing**    Energy, including renewable sources    Mixed Use Development    Logistics    Tourism



#### IMPACT

- The estimated impact is R1,04 billion.
- A gross value added (GVA) of R1,7 billion, with the creation of 350 jobs (50 temporary and 300 permanent).

### Opportunities

- Drying of fresh produce such as tomato, banana, prune, mango, apricot, apple, nectarine, berries, pear, fig and grapes.
- Canning of fresh produce such as peach, guava, pineapple, cherry, granadilla, sweet-corn, peas, beans, mushroom, tomato and onion.
- Bottling of fresh produce such as beetroot, garlic, ginger, carrot, asparagus, fig and onion.
- Juicing of fresh produce such as mango, pomegranate, beetroot, strawberry, mixed berries, butternut, carrot, cherry, coconut, grapefruit, prune, plum and prickly pear.
- Production of pastes and/or purees from fresh produce such as tomato, herbs, butternut, spinach, sweet potato, apple, marrow, peach, banana, pear, apricot and avocado.
- Powdering of fresh produce such as celery, potato, tomato, onion, leek, mushroom, sweet potato, paprika, apricot, grape and strawberry.
- Mixing and packaging of fresh produce such as various vegetables, berries and nuts.
- Production of yoghurt from various fresh fruits.
- Production of jams and chutneys from fresh fruits such as apricot, fig, peach, mango, raspberry and strawberry.

#### PROJECT OWNERSHIP

##### Tshwane Economic Development Agency

Mr. Mogau Leshilo (Executive Manager: Projects Portfolio Management)

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# TSHWANE BIO-ENERGY PROJECT

## PROJECT OWNER

**TEDA**

## PROJECT VALUE

**R322 million**



## PROJECT DESCRIPTION

The proposed facility will utilise waste from the Daspoort Waste Water Treatment Works and the Tshwane Fresh Produce Market. The waste will undergo anaerobic digestion to produce a biogas, which will be upgraded to produce methane. In the process, carbon dioxide and digestate will also be produced. The methane will be used to supply the Tshwane Rapid Transit (TRT) buses that are currently in operation.

### LOCATION

In Region 3 of Tshwane, the property is located at Pretoria Town and Townlands 351-JR at Daspoort Waste Water Treatment Works.

Automotive and Components   Agro-Processing   **Energy, including renewable sources**   Mixed Use Development   Logistics   Tourism



## IMPACT

- The capital investment value is R322 million.
- A gross value added (GVA) of R170 million per annum, with creation of an estimated 20 jobs during the pilot phase and 10 permanent jobs during operation.

## Opportunities

### Short to medium-term opportunities:

- Pilot project for 15 months
- Logistics and operations

### Long-term opportunities:

- Implementation at other waste water treatment works

## PROJECT OWNERSHIP

### Tshwane Economic Development Agency

Mr. Mogau Leshilo (Executive Manager: Projects Portfolio Management)

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## TSHWANE BPO PARK

### PROJECT OWNER

**City of Tshwane**

### PROJECT VALUE

**R525 million**

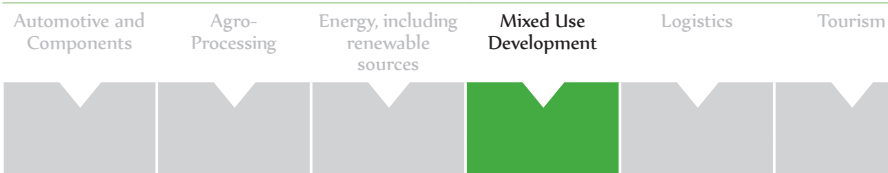


## PROJECT DESCRIPTION

The Tshwane BPO Park represents a big opportunity to stimulate socio-economic growth in the Hammanskraal, Region 2 area. It will be cluster of readily-built, modular office-type space - a campus-style facility, which will offer BPO operators modern and high quality integrated contact centre services, providing a one stop-shop approach to all BPO needs. It is set to be a game changer in this space, a centre for excellence for BPO/GBS in South Africa which will see Tshwane gaining first mover advantage to other regions, in accelerating industry growth, attracting private and public investment, facilitating job creation, skills and infrastructure development.

### LOCATION

The BPO Park is strategically located in Region 2 of City of Tshwane Hammanskraal on a 23-hectare land parcel adjacent to the Jubilee Mall.



### IMPACT

- Attraction of approximately R525 million investment in infrastructure
- Improved bulk infrastructure and IT connectivity in the area
- Creation of more than 3 300 new job opportunities and 1980 jobs during construction.

## Opportunities

### Short-term opportunities:

- BPO Park Operator
- Leasing of Warm shell (plug and play) facility at competitive rates
- Phase 1 will focus on Mainly Voice with back office capabilities, BPO/Services Training
- Opportunities for local operators to expand their operations to the BPO Park

### Medium-term opportunities:

- Property Investment/development (Phase 2 estimated at R328 million)
- Attraction of offshore investment

### Long-term opportunities:

- Property Investment/development (Phase 3 estimated at R328 million)
- Attraction of offshore investment

### PROJECT OWNERSHIP

**City of Tshwane (Economic Development and Spatial Planning Department)**

Ms. Malebo Tsajwa (Project Manager)

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**Email:** malebok@tshwane.gov.za

## TSHWANE VERTICAL FARMING FACILITY

### PROJECT OWNER

**TEDA**

### PROJECT VALUE

**R14,9 million**



## PROJECT DESCRIPTION

The proposed facility will form part of the Rooiwal Agricultural Park and will be managed by the City of Tshwane. The project will use hydroponic systems for vertical farming in a controlled environment agriculture (CEA) facility. The project will produce microgreens and culinary herbs in a controlled environment.

### LOCATION

In Region 2 of Tshwane, at Portion 1/R of the farm Rooiwal 270-JR.

### IMPACT

- The estimated impact is R14,9 million.
- A gross value added (GVA) of R3,5 million per annum, with direct creation of six jobs at a facility of 450 m².

## Opportunities

- Implementing the facility at other locations in Tshwane where water is scarce
- Agri-business opportunities (SMMEs)

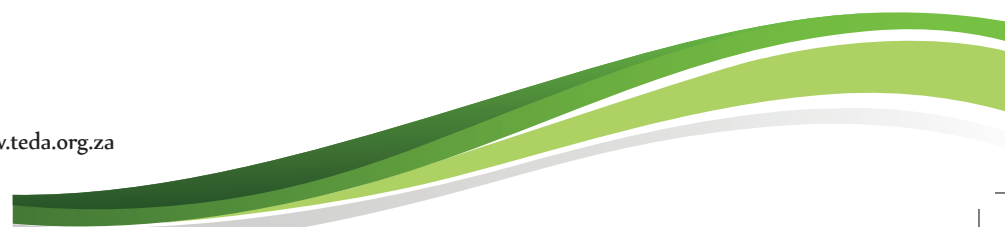
### PROJECT OWNERSHIP

**Tshwane Economic Development Agency**

Mr. Mogau Leshilo (Executive Manager: Projects Portfolio Management)

**Tel:** 012 358 6527

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## STRATEGIC LAND PARCELS

### Mabopane

<b>Size</b>	5ha
<b>Current Use</b>	Vacant, Abandoned buildings
<b>Zoning</b>	Undetermined
<b>Development Intent</b>	Neighbourhood retail centre (20 000m <sup>2</sup> )



### Pretoria CBD

<b>Size</b>	5.1ha
<b>Current Use</b>	Old Fire station (3 000m <sup>2</sup> existing)
<b>Zoning</b>	Industrial 2
<b>Development Intent</b>	Conversion of ground floor for cultural Conversion of upper for to urban lifestyle residential units (102 Units)



### Menlo Park

<b>Size</b>	35.8ha
<b>Current Use</b>	Existing recreation and municipal facilities – to be relocated or incorporated as part of development
<b>Zoning</b>	Municipal
<b>Development Intent</b>	P-Grade Office park (60 000m <sup>2</sup> in phases)



### Garsfontein

<b>Size</b>	14.93ha
<b>Current Use</b>	Recreation facilities – to be relocated or incorporated as part of development
<b>Zoning</b>	Public Open Space Special
<b>Development Intent</b>	Retail (8000m <sup>2</sup> )



## STRATEGIC LAND PARCELS

### Zwartkop

<b>Size</b>	3.86ha
<b>Current Use</b>	Vacant – interim use paintball village
<b>Zoning</b>	Agricultural
<b>Development Intent</b>	Medium size residential development (300 units)



### Elandspoor

<b>Size</b>	2ha
<b>Current Use</b>	Vacant
<b>Zoning</b>	Open Public Space
<b>Development Intent</b>	Mixed use – landmark development • 8000m² retail • 30 000m² office/residential • 6 storeys



#### PROJECT OWNERSHIP: CITY OF TSHWANE – GROUP PROPERTY

Mr. Thabiso Hlongwane

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### Wonderboom National Airport



The airport was opened in 1937, built on the farm Wonderboom approximately 10 km north of Pretoria. The airport has national airport status and is owned by the City of Tshwane. The Municipality has approved development plans that will lead to a substantial increase in aircraft movement and firmly establish the airport as an alternate departure point to various destinations in South Africa. It currently hosts numerous economic activities such as aircraft maintenance operations, aircraft refurbishment and spray painting, avionics services, parachuting, aircraft manufacturing, specialised propeller centers and pilot training for both fixed wing aircraft and helicopters.

#### INFRASTRUCTURE AND RELATED INVESTMENT OPPORTUNITIES

- Extension of the main runway to a minimum length of 2.7 km;
- Relocation of control tower;
- Expansion of the main terminal building;
- Development of parking, offices, conferences facilities and shops;
- Development of aviation-related services on the available 35 ha;
- And possible establishment of a cargo centre.

#### PROJECT OWNERSHIP

##### City of Tshwane – Roads and Transport

Mr. Sphelele Dlamini (Project Manager)

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## Pretoria West (Power Station) Waste to Energy Facility



The City of Tshwane, in partnership with the Gauteng Infrastructure Finance Agency, has completed a feasibility study on alternative treatment of waste other than landfilling. The study has recommended that the city embark on the development of waste to energy facility by converting its closed Pretoria West Power Station into a power plant that will use solid waste as its primary energy source.

### OPPORTUNITIES

- Intended to Public Private Partnership (PPP)
- Construction and operations
- Maintenance and repairs
- Local SMMEs empowerment in the value preposition

### PROJECT OWNERSHIP

**City of Tshwane – Environment, Agriculture and Rural Development**

Mr. Mthobeli Kolisa - Group Head: Environment and Agriculture

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**Email:** mthobelik@tshwane.gov.za

## NOTES

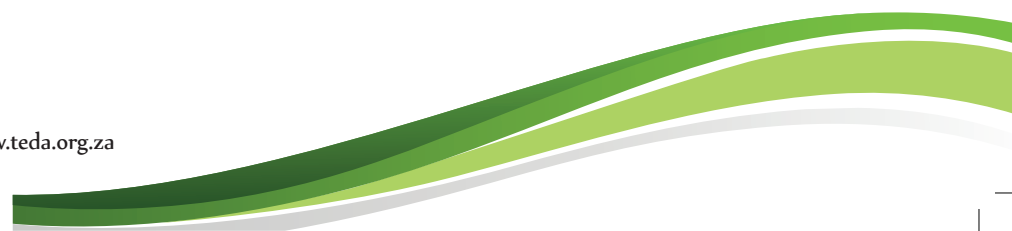




NOTES



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Partnering for Development:  
An investor friendly Capital City



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Municipal Entity of the City of Tshwane

