

CORNUBIA FACT SHEET

PROJECT NAME: CORNUBIA INTEGRATED HOUSING DEVELOPMENT PROJECT	
LOCAL AUTHORITY: ETHEKWINI MUNICIPALITY	LOCATION: BETWEEN PHOENIX/OTTOWA AND UMHLANGA, BORDERED BY N2 FREEWAY & M41 ARTERIAL, 7KM SOUTH OF THE NEW LA MERCY INTERNATIONAL AIRPORT, NORTHERN DURBAN
LANDOWNER(S): TONGAAT HULETT & ETHEKWINI MUNICIPALITY	
TOTAL SITE AREA (GROSS): 1200HA	TOTAL DEVELOPABLE AREA: APPROX. 750HA
<p>DEVELOPMENT SYNOPSIS: CORNUBIA, A PUBLIC-PRIVATE PARTNERSHIP BETWEEN ETHEKWINI MUNICIPALITY AND TONGAAT HULETT, IS SET TO BE ETHEKWINI AND THE PROVINCE'S LARGEST SUSTAINABLE INTEGRATED HUMAN SETTLEMENT INITIATIVE. A 1200HA MULTI-BILLION RAND PROJECT, CORNUBIA WILL BE A MIXED-USE, MIXED-INCOME DEVELOPMENT, INCORPORATING INDUSTRIAL, COMMERCIAL, RESIDENTIAL AND OPEN SPACE USES. THE PROJECT WILL YIELD AFFORDABLE AND SUSTAINABLE HOUSING AND TENURE OPTIONS FOR A RANGE OF INCOME GROUPS AND HAS THE POTENTIAL TO ACCOMMODATE MORE THAN 50 000 DWELLING UNITS AND HOUSE 200 000 PEOPLE. THE VISION IS TO ESTABLISH AN INTEGRATED AND SUSTAINABLE SETTLEMENT WITHIN THE PARAMETERS OF THE NATIONAL DEPARTMENT OF HOUSING'S BREAKING NEW GROUND INITIATIVE, AND AS A RESULT THE DEVELOPMENT CAN MAKE AN IMPORTANT CONTRIBUTION TO THE REALISATION OF THE CITY'S VISION OF BEING AFRICA'S MOST LIVEABLE CITY.</p> <p>A KEY COMPONENT OF THE PROJECT IS THE PROVISION OF 15 000 BNG (SUBSIDISED) UNITS, AT HIGHER DENSITIES THAN WHAT IS CURRENTLY DELIVERED. PUBLIC TRANSPORT IS ANOTHER KEY ELEMENT, AND TWO BRT (BUS-RAPID TRANSPORT) ROUTES HAVE BEEN PLANNED, TO LINK UMHLANGA TO PHOENIX AND TO DUBETRADEPORT IN THE NORTH.</p> <p>OVER 100 000 NEW SUSTAINABLE JOBS WILL BE CREATED WITH MORE THAN 96 000 SHORT-TERM CONSTRUCTION JOBS. THE PROPOSED DEVELOPMENT HAS A LARGE IMPACT ON THE RATES BASE OF THE CITY OVER TIME BRINGING IN MILLIONS IN RATES REVENUE PER ANNUM FOR ETHEKWINI MUNICIPALITY.</p>	
<p>KEY OBJECTIVES:</p> <ul style="list-style-type: none"> • MAKE A KEY CONTRIBUTION TO BUILDING, CONSOLIDATING AND INTEGRATING THE SOCIAL AND ECONOMIC BASE OF THE NORTHERN PORTION OF ETHEKWINI; • ENSURE A SUSTAINABLE MIXED USE, INCLUSIONARY MIXED INCOME DEVELOPMENT THAT MAXIMIZES ECONOMIC OPPORTUNITIES FOR FUTURE RESIDENTS AND INVESTMENT; • CREATE VALUE BY MAXIMISING THE POTENTIAL OF THE LAND THROUGH PUBLIC-PRIVATE PARTNERSHIPS SO THAT THE DEVELOPMENT OF THE LAND DELIVERS A POSITIVE AND A BALANCED ECONOMIC, ENVIRONMENTAL AND SOCIAL RETURN THAT IS BOTH FINANCIALLY SUSTAINABLE AND CONTRIBUTES TO REDRESSING INEQUALITIES • POSITION ETHEKWINI AS A LEADER, INNOVATOR AND PROMOTER OF INTEGRATED VISIONARY PLANNING AND DEVELOPMENT; AND • TO USE THE OPPORTUNITY FOR CREATING SUBSTANTIAL BLACK ECONOMIC EMPOWERMENT OPPORTUNITIES IN PROPERTY DEVELOPMENT OWNERSHIP AND URBAN MANAGEMENT. 	
<p>EXISTING LAND USE AND ZONING: SUGAR CANE (AGRICULTURE) FARM, ZONED "UNDETERMINED"</p>	
<p>PROPOSED DEVELOPMENT:</p> <ul style="list-style-type: none"> • 80HA INDUSTRIAL PLATFORM • > 500 000M² COMMERCIAL (OFFICE PARK, BUSINESS/ACTIVITY PARK & MIXED USE TOWN CENTRE) • RANGE OF HOUSING TYPOLOGIES – DOUBLE-STOREY SEMI-DETACHED, ROW, DUPLEX, 3-4 STOREY WALK-UPS & MULTI-STOREY APARTMENTS IN A VILLAGE-TYPE ENVIRONMENT; • 15 000 SUBSIDISED UNITS (IE BNG OR RDP) • RESIDENTIAL UNITS (APPROXIMATELY 40 000 – 60 000) – WITH DENSITIES > 100 DU/HA • 450 HA PUBLIC OPEN SPACE (PARKS, REHABILITATED WETLANDS AND DMOSS ETC) 	

INFRASTRUCTURAL REQUIREMENTS		
<ul style="list-style-type: none"> • 5 INTERCHANGES; • ELECTRICAL SUBSTATIONS; • WATER RESERVOIR; • EXTERNAL AND INTERNAL ROADS, BRIDGES & ASSOCIATED STORMWATER & SEWERS; 		
PLANNING STATUS:		
<ul style="list-style-type: none"> • LAND ACQUISITION BY CITY ALREADY COMPLETE FOR PHASES 1 & 2 OF BNG UNITS; • PRELIMINARY PLANNING, • EIA IN PROGRESS, ROD EXPECTED BY NOVEMBER 2009 • DFA AS PREFERRED TOWNSHIP ESTABLISHMENT ROUTE, APPROVAL EXPECTED BY NOVEMBER 2009 		
ESTIMATED PROJECT VALUE:	ESTIMATED DATE OF CONSTRUCTION:	
R 20 BILLION	ROADS: MARCH 2009 TOPSTRUCTURES: SEPTEMBER 2009	
PROJECT LIFESPAN:		
PHASE 1 & 2: 3-8 YEARS		
OTHER PHASES: >15 YEARS		