# Annexure 2: Integration Zones Matrix

# Annexure 3: Catalytic Urban development Project Pipeline Template

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| Catalytic Urban Development Project Pipeline Template |  |  |  |  |  |
| PROJECT DESCRIPTION |
|  |  |  |  |  |  |  |  |
| **Name of Integration Zone**  | **Network Element** | **Name of Precinct** | **Name of Project** | **Description of project** | **Location** | **Type (e.g. Residential)** | **Yield (Quantity)** |
|   |   |   |   |   |   | As Per Guideline | As per Guideline |
|   |   |   |   |
| Urban Core/CBD/ Primary Network  | Centurion Precinct  | African Gateway | Is a mixed use development in the heart of Centurion CBD. The project is strategically located on an 18ha site in close proximity to airports, local rail and bus stations and the Gautrain station at Centurion. Directly adjacent to the site is a busy regional mall and artificial lake.The concept entails the development of balanced holistic approach to the precinct local, national and international organizations, inclusive of amenities and related infrastructure to promote convenience and the general encompassing cross functional utilization of facilities. this will be implemented by allocating specific areas on the property for individual tenants who will be planned in a manner to ensure that these facilities are not isolated from the rest of the development but integrated as part of the greater development, which will promote an integrated precinct approach to encourage the utilisation of the related infrastructure. | Centurion CBD Region 4 | Mixed Use Development | The development is envisaged to include *inter alia* 500 hotel rooms, 150,000sqm of offices, 35,000sqm commercial space and high end residential apartments, giving a total development of approximately 240,000sqm. The main development focus will be to develop the new Tshwane International Convention Centre centrally located within the precinct.  |

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| PROJECT OUTCOME |   | PROJECT PROCESS |
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| **Project Impact (E.g. Fiscal)** | **Project Demand** |  | **Current Stage in the Project Cycle** | **Estimated Total Project Cost** | **Funding Received** | **Source of Funding**  | **Funded What** | **Funding Requested** | **Source of Funding** | **To Fund What** | **Project Manager** | **Key Dependencies** |
| As per Guideline | Evidence of Effective Demand |   | As per PPF Policy Framework |   |   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
| It is a R6 billion investment.Will contribute immensely to creating jobs and developing skills. Estimated jobs at 4,804 | Project feasibility study  |  | Implementation  | R6 Billion | none | Privately funded | None  | R450 million  | none  | Bulk infrastructure  | Paul Silver  | Finalisation of MOU with DIRCO;Approval of Project by National Treasury;Compliance with statutory requirements;Consortiums/ CoT ability to raise funding for bulk Infrastructure and construction. |
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| PROJECT DESCRIPTION |
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| **Name of Integration Zone**  | **Network Element** | **Name of Precinct** | **Name of Project** | **Description of project** | **Location** | **Type (e.g. Residential)** | **Yield (Quantity)** |
|   |   |   |   |   |   | As Per Guideline | As per Guideline |
|   |   |   |   |
| Urban Core/CBD/ Primary Network   | Inner City West Capital Precinct  | West Capital  | This is a R 6 billion plan of the City of Tshwane to redevelop the western part of the inner city over the next eight (8) years. The current phase focuses around the four parcels of land, estimated to be 28 hectares in total. Is a mixed-use development consisting of residential (different income groups), retail and commercial office components. ₋It will address inner city housing to counter long travelling time and to take advantage of new public transport systems in the inner city. It demonstrates strong alignment between Human Settlements and Transport projects, and promotes economic development and environmental sustainability.  | Inner City Region 3 | Mixed Use Development |

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| The development is envisaged to *include inter alia* retail and commercial at 254 500sqm and residential at 122 000sqm with a total developable bulk of approximately 376 500sqm.  |

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| PROJECT OUTCOME |   | PROJECT PROCESS |
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| **Project Impact (E.g. Fiscal)** | **Project Demand** |  | **Current Stage in the Project Cycle** | **Estimated Total Project Cost** | **Funding Received** | **Source of Funding**  | **Funded What** | **Funding Requested** | **Source of Funding** | **To Fund What** | **Project Manager** | **Key Dependencies** |
| As per Guideline | Evidence of Effective Demand |   | As per PPF Policy Framework |   |   |   |   |   |   |   |   |   |
|   |   |   |   |   |   |   |   |
| **Economic and Fiscal impact**Total investment is estimated at R6 billionDuring construction phase for phase 1 of West Capital Precinct, the employment impact is estimated as follows: -Temporary jobs during constructions- 2 900 -Permanent Jobs during operation- 4 000 The economic impact is estimated as follows: * R300 million will be spend in the local economy by construction workers and up to R400 million by permanent employees, the latter will contribute up to R680 million per annum based on a 5% annual increase linked to CPI.
* The total contribution over 10 years period is estimated at R5.5 Billion;

Based on the current property tax tariff for Tshwane, the total municipal tax based on a total investment of approximately R6 billion would be: * An annual rates income of R59 million.

**Qualitative Urban Outcome** Improved living conditions through access to social amenities, public transport facilities, pedestrian friendly living, and improved security, cleaner and well maintained environment. | Project feasibility  |  | Implementation  | R6billion | None  | Privately funded | None | R300m | None  | Inner City bulk infrastructure upgrade | Paul Silver  | Availability of Infrastructure; Developer – complying with conditions of the long term lease; Securing funding to start refurbishment |