

JOHN DUBE VILLAGE MEGA CITY DEVELOPMENT LAUNCH

10 OCTOBER 2017



GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA



BACKGROUND

- The Gauteng Department of Human Settlements' (GDHS) mandate is to ensure the provision of Integrated Sustainable Human Settlements within a smart Gauteng City Region. The Department's vision is aligned to the strategic paradigm shift away from sporadic and legacy developments to purposely planned and developed "Mega Cities" that are completely self-sufficient in providing for the housing, economic and social needs of the community.
- As the Department rolls out the Mega Cities programme which is about building future cities that will radically transform how human settlements are delivered across all the corridors of Gauteng. This will require key partners to ensure proper planning for all services such as water, sanitation, electricity, roads and social amenities.
- This is a move away from focusing on one project to a more clustered approach - in order to maximise output in the provision of decent houses and impact on the eradication of informal settlements. The new cities will promote social, racial, economic and cultural integration.

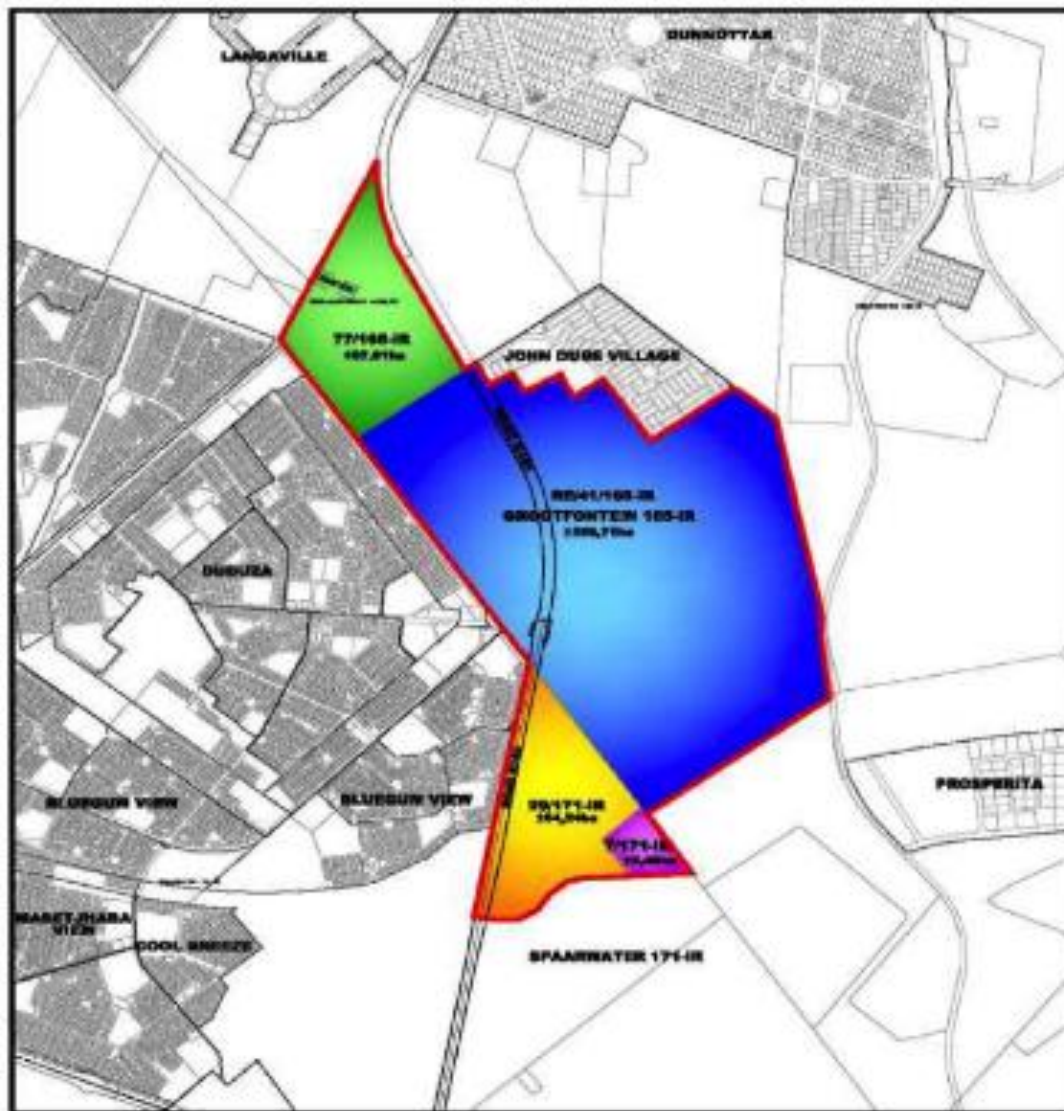
BACKGROUND

- The Gauteng Department of Human Settlements will implement a total of 31 Mega Cities, however a number of new Mega Cities will be rolled out in this financial year (17/18 FY). These new post-Apartheid cities will be implemented in phased stages in the identified five (5) mega city corridors. These developmental corridors are categories into Northern, Eastern, Western, Southern and Central. Through the Mega Cities programme in the five corridors, the Gauteng Department of Human Settlements targets to build 520 000 housing units allocated into 140 000 housing units in the Central Corridor; more than 100 000 in the Eastern Corridor; more than 160 000 units each in the Northern and the Western Corridors and more than 120 000 units in the Southern Corridor by the end of the current term in 2019.

BACKGROUND

- This move of the Gauteng Provincial Government towards radical housing delivery management seeks to change the current model to projects that yield less than 7500 units per project, either as an existing development cluster or as a new nodal development.
- Mega Cities will positively and decisively impact on primary, secondary and top structure construction infrastructure as well as household economy. This is due to the fact that Gauteng is the smallest province in South Africa but experience high levels of immigration; which means land management and use must be more efficiently planned.
- Mega Cities will create a healthy and vibrant house hold economy that will ensure job opportunities are created closer to places of work thereby reducing travelling costs and will also be close to other social amenities.





THE SITE





JOHN DUBE VILLAGE MEGA CITY PROJECT PROFILE

Development Role Players

The Gauteng Department of Human Settlements Project Sponsor	 GAUTENG PROVINCE HUMAN SETTLEMENTS REPUBLIC OF SOUTH AFRICA
The City of Ekurhuleni Major Beneficiary	 Ekurhuleni METROPOLITAN MUNICIPALITY
Gauteng Partnership Fund Funder and implementing agent	 GPF GAUTENG PARTNERSHIP FUND <small>Catalyst for delivering sustainable human settlements</small>
John Development Company Developer	 JD DEVELOPMENT CO.

JOHN DUBE VILLAGE MEGA CITY PROJECT

HOUSING MIX : 1,500 BNG Standalone Units
4,110 RDP Walk-ups Units
2,203 FLISP Standalone Units
270 Military Veterans Units
700 Rental Stock Units
848 Affordable Bonded Units
900 Site & Services Stands

TOTAL RESIDENTIAL YIELD : 10,531

NUMBER OF PHASES : 3

DELIVERY PERIOD : 10 Years

TOTAL PROJECT COST : 34 Billion

- CBD with New Civic Centre, Business and Higher-order Community Facilities
- 7 Primary Schools
- 3 Secondary Schools
- 15 Local Community Facility sites
- 8 Business Facility sites
- 2 Stations / Multi-modal Hubs
- 53 Local Parks
- Community gardens / allotment
- A New University
- Industrial and Manufacturing Zone
- A Regional Hospital
- Theme Park, Hotels and Convention Centre

JOHN DUBE VILLAGE MEGA CITY PROJECT

- The new John Dube Development Project is an exciting development which will become a shining example for the benefits of cooperation between Government and the Private Sector in the development of much needed infrastructure and socioeconomic facilities in South Africa.
- The vacant land abutting Duduza on the northeast has for many years been earmarked for future extensions to the township. The bulk of this land (Remainder of Portion 41 and Portion 77 of Grootfontein Farm) was acquired in the late 1990's by the City of Ekurhuleni specifically for this purpose.
- The extent of the land as well as its central location in southeast Ekurhuleni makes it ideal for the development of an integrated, multi-functional "New City" which will supply not only new housing opportunities but also a variety of urban commercial, industrial, and institutional amenities and job opportunities to the greater Kwatsaduza area.



JOHN DUBE VILLAGE MEGA CITY PROJECT PROFILE

The Gauteng Department of Human Settlements Project Sponsor (HSDG)



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The Gauteng Department of Human Settlements, a Department of the Gauteng Provincial Government, is the Project Sponsor for the new John Dube Precinct Development with the following major roles and responsibilities:

- Appointment of John Dube Development Company (Pty) Ltd as the Developer of the John Dube Precinct Development project
- Acquiring the land required for the Development from the City of Ekurhuleni and concluding all the legal and statutory requirements in this regard
- Accessing housing subsidies for the Development as necessary and making them available to the Developer as and when required.



JOHN DUBE VILLAGE MEGA CITY PROJECT PROFILE

The Gauteng Department of Human Settlements Project Sponsor



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- Liaison with other Government Departments as required to ensure smooth and timeous approvals for the Development
- Ensuring that all National Treasury requirements are fulfilled with respect to the funding of the Development
- Reporting to the Provincial and National Governments on issues pertaining to the Development as and when required.

DJOHN DUBE VILLIAGEMEGA CITY PROJECT PROFILE

The City of Ekurhuleni

Major Beneficiary (USDG)



The City of Ekurhuleni will have the major roles and responsibilities:

- Making available the land required for the John Dube Precinct Development to the Gauteng Department of Human Settlements and concluding all the legal and statutory requirements in this regard
- Accessing municipal infrastructure grants and other available funding streams available for the Development as necessary and making them available to the Developer as and when required.
- Approval of the Urban Design Framework and Township Layout for the Development in line with Municipal byelaws and requirements in a timely manner.

JOHN DUBE VILLIAGEMEGA CITY PROJECT PROFILE

The City of Ekurhuleni

Major Beneficiary



Ekurhuleni
METROPOLITAN MUNICIPALITY

- Making available the bulk requirements (water, sanitation, electricity etc) required for the Development and liaising with the Developer for upgrades and extensions to bulk facilities when required.
- Liaison with all stakeholders and affected communities to ensure the smooth and uninterrupted progress of the Development

JOHN DUBE VILLIAGE MEGA CITY PROJECT PROFILE

Gauteng Partnership Fund Funder



- **Fundraising and investment facilitation:**
Use of public sector funding to leverage additional funding and facilitate capital flows into integrated, sustainable human settlements through the formation of strategic partnerships with local and international donors, development finance institutions and private sector partners;
- **Project Preparation and Funding Packaging:**
To assess project readiness, coordinate and facilitate the process to close the project readiness gaps in collaboration with relevant stakeholders. Develop bankable feasibility studies and facilitate funding and investment in human settlement projects;

JOHN DUBE VILLIAGE MEGA CITY PROJECT PROFILE

Gauteng Partnership Fund Funder



- **Project Financing:** To facilitate an equitable risk sharing and project financing model;
- **Project implementation, coordination and oversight:** Project management, monitoring and evaluation of the development of Mega Projects by developers and contractors;
- **GPF custodianship of strategic provincial land and/or property for development and life cycle asset management:** To maintain, secure, develop and leverage the value of the land/property to unlock funding for development. The intent is to enhance GPF's balance sheet for sourcing additional funding for all elements/sectors that comprise integrated, sustainable human settlement developments

JOHN DUBE VILLIAGE MEGA CITY PROJECT PROFILE

John Dube Development Company



- The John Dube Development Company (Pty) Ltd will be the main Developer of the John Dube Precinct Development and will be responsible for the following:
 - Raising funds from the private sector for project finance required for the Development
 - Appointment of Paradigm Energy Technologies as a professional services provider to run the Project Management Office (PMO) for the Development
 - Liaison with the Department of Human Settlements and the City of Ekurhuleni in all aspects of the Development to ensure that all Development goals and objectives are met.



JOHN DUBE VILLAGE MEGA CITY DEVELOPMENT PROFILE



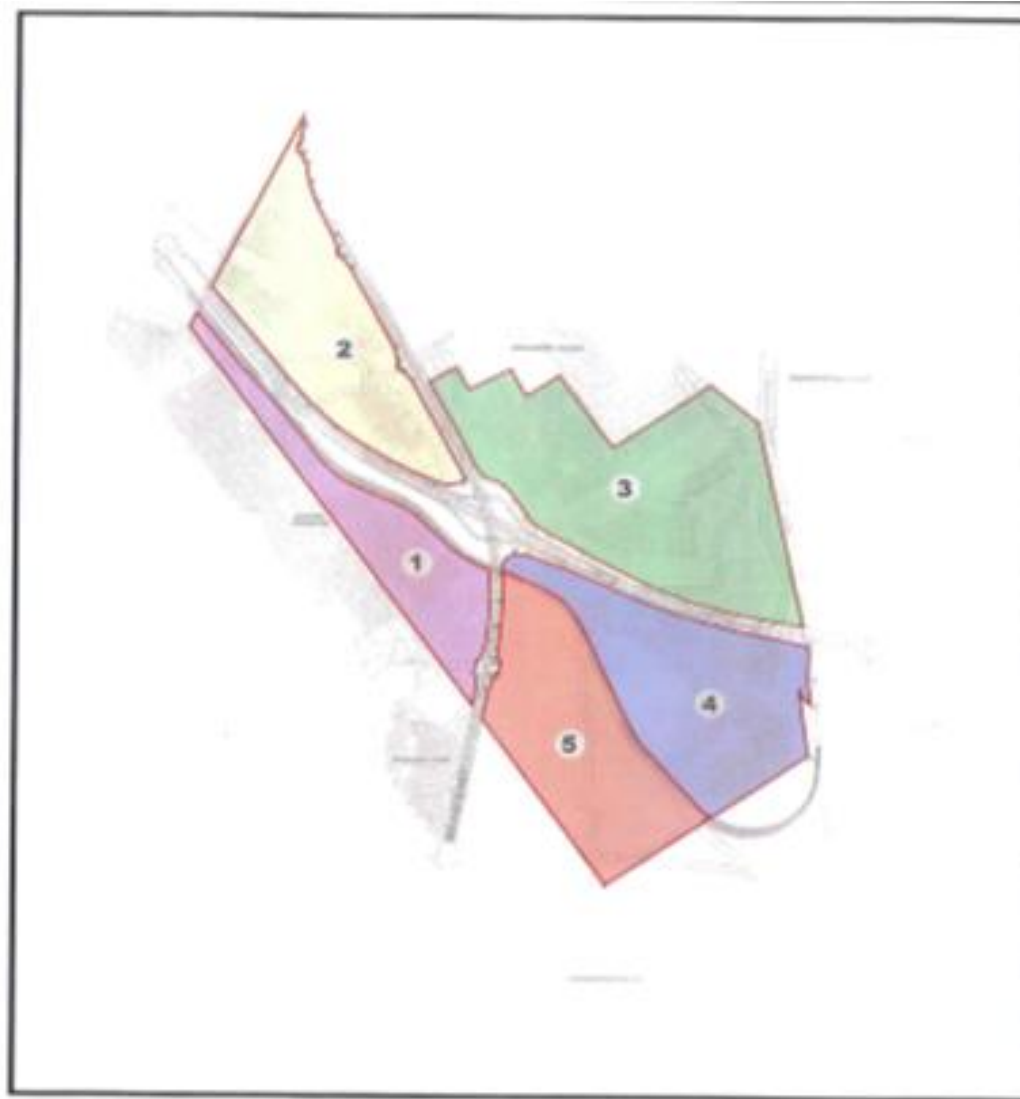


JOHN DUBE VILLAGE MEGA CITY DEVELOPMENT PROFILE





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Together, Moving Gauteng City Region Forward

PROJECT BOARD

JOHN DUBE MEGA CITY COMING SOON



Together, Moving Gauteng City Region Forward



human settlements

Department
Human Settlements
REPUBLIC OF SOUTH AFRICA



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City of
Ekurhuleni



GPF
GAUTENG
PARTNERSHIP
FUND



JD
JOHN DUBE
MEGA CITY

JOHN DUBE VILLAGE DEVELOPMENT PROFILE

LOCALITY	: Eastern part of Ekurhuleni Municipality, in the Nigel Customer Care Area. Adjacent to Duduza on the NE and E, with Dunnottar Village situated N and Prosperita Industrial Area situated to E.
PROJECT SIZE	: 497.22 hectares
PROPERTY DESCRIPTION	: Portion 77, Farm Grootfontein 165 I.R Remainder of Portion 41, Farm Grootfontein 165 I.R Portion 29, Farm Spaarwater 171 I.R Portion 7, Farm Spaarwater 171 I.R
OWNERSHIP	: Ekurhuleni Metropolitan Municipality

JOHN DUBE VILLAGE DEVELOPMENT PROFILE

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Theme Park, Hotels and Convention Centre



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JOHN DUBE TECHNICAL SKILLS HUB



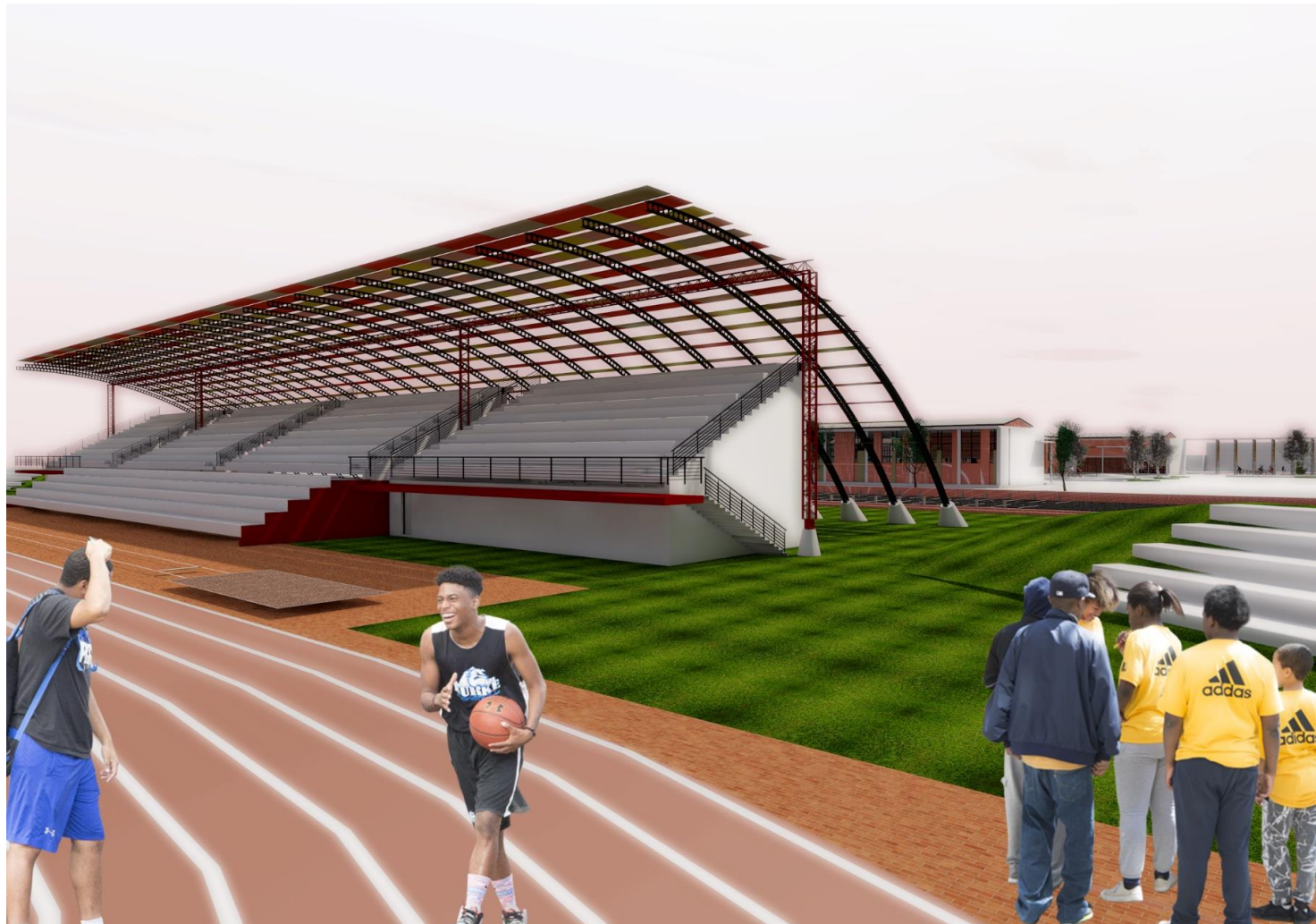


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