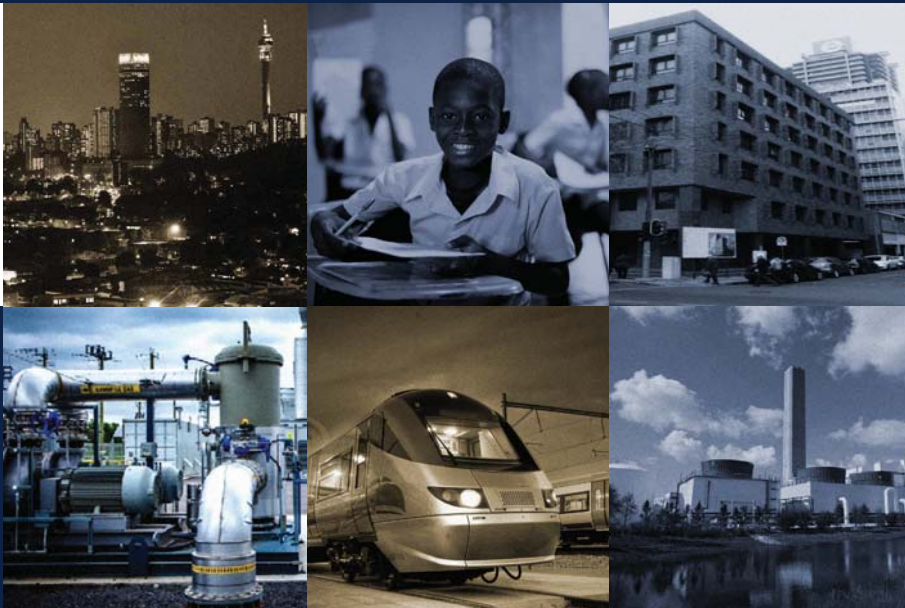


# INVESTORS PACKAGE: WHY INVEST IN GAUTENG



**GAUTENG**  
PROVINCIAL GOVERNMENT  
REPUBLIC OF SOUTH AFRICA

**GAUTENG**  
Infrastructure Financing Agency



# CONTENTS

**1** FOREWORD

**2** BACKGROUND

**3** PROJECTS

**4** CONCLUSION





## Foreword BY **GAUTENG** Premier

It is my pleasure, on behalf of the government and the people of Gauteng, to welcome all of you to the inaugural Africa Investment Forum (AIF).

As the Gauteng Provincial Government we are delighted to be the hosts and to be part of the conveners of this Forum which is the biggest, first of its kind investment market place on our continent.

I have no doubt that this Forum will be a major success. Hosting the AIF is in line with one of the pillars of our programme for Transformation, Modernisation and Reindustrialisation: taking a lead in Africa's industrialisation.

Gauteng also has strong credentials as a proponent of intra-Africa trade and investment as well as regional economic integration. In this regard Gauteng based companies are significant investors on the continent and the provincial government is working with key industry leaders to assist Gauteng firms in accessing major value and supply chains on the continent. We are also strengthening relations with key economies in the SADC region and in the rest of the continent. We are of the firm view that the best of our continent still lies ahead. Africa's economy is capable of delivering sustainable, decent and reliable returns for investors.

Our continent, therefore, is a compelling investment destination. It has entered a new and exciting era of growth and development.

Our drive to attract greater investment is informed by the understanding that investment, especially by the private sector, contributes towards increasing the productive capacity of the economy, supports industrialisation, innovation, diversification, job creation and growth. Ultimately our goal is to ensure a better standard of living for the people of our continent.

It is encouraging that we are hosting the AIF soon after a highly successful South Africa Investment Conference convened by His Excellency President Cyril Ramaphosa.

At the AIF we will build on the partnerships, the positive mood and the enthusiasm generated by the South Africa Investment Conference. In particular we will use the AIF to once again position our country and our province as a destination of choice for investors. We will showcase our world class infrastructure, sound and investor friendly regulatory environment supported by a highly efficient Invest SA-Gauteng – our one stop shop assisting investors with fast-tracking applications and securing regulatory approvals.

We will draw investors' attention to the work we are doing to reduce red tape, eliminate bureaucratic inefficiencies and to institutionalise integrity, clean and transparent governance.

Our primary message is that Gauteng is open for business. We are a springboard to the rest of the continent. Gauteng is where Africa's business starts.

We wish all those participating in the AIF all the best. May the AIF achieve its noble intentions. Africa's time is now.

**David Makhura**

Premier of Gauteng



## BACKGROUND

### GAUTENG PROVINCE – KEY FACTS

The economic and financial hub of South Africa, Gauteng is a northern province of the country, with most of its territory defined by 3 of the nation's largest cities, Tshwane (Pretoria), Johannesburg and Ekurhuleni. ■

Together with 2 district municipalities, the metros form the Gauteng City Region. ■

**Land Area:** 18 176 km<sup>2</sup> (about 11% of total) ■

**Population:** 14,7 million (28% of total population) ■

**GDP:** US\$100 billion (2017, nominal), equivalent to 35% of RSA ■

### INFRASTRUCTURE GAP & GIIMP

- Given its economic attractiveness (relative to other Provinces), Gauteng faces huge challenges of in-migration, including immigrants from neighbouring countries.
- Increased pressure on Gauteng's economic and social infrastructure, with additional pressure on the maintenance of existing assets.
- In response to these challenges, the Gauteng Province developed the Gauteng Integrated Infrastructure Master Plan ("GIIMP"), a 20 year intersectoral infrastructure plan, which estimated the infrastructure gap at ZAR 1,592 trillion.



# GIIMP – SECTORAL COMPOSITION

SECTOR	COST (ZAR BILLION) TO 2030	% OF TOTAL
Transport	538.0	33.8%
Energy	438.7	27.5%
Education	143.9	9.0%
Human Settlements	141.0	8.9%
Water	130.0	8.2%
Health	88.0	5.5%
Sanitation	65.0	4.1%
Municipal social services	20.1	1.2%
Solid waste	17.4	1.1%
Sports, Arts & Culture	7.3	0.5%
ICT	2.6	0.2%
Total	1 592	100%

## OFF-BALANCE APPROACH & GIFA

- Gauteng Provincial Government has limited resources to finance infrastructure projects from the GIIMP.
- The Province developed an alternative financing mechanism, leading to the establishment of the Gauteng Infrastructure Agency (“GIFA”).
- The GIFA is a Provincial Government Entity responsible to the MEC for Finance.
- The mandate of GIFA is to accelerate the delivery of key infrastructure projects through **project development, structured financing and partnerships** in support of the Ten-Pillar Programme which aims to achieve the strategic goals of radical transformation, modernisation and re-industrialisation.

## GIFA MANDATE

- Serves Gauteng departments and municipalities by supporting key infrastructure projects and ensuring their successful execution through **partnerships and innovative financing solutions**;
- Institutionalises **alternative funding models** for the provincial government;
- Preparation of high quality, viable projects to bankable state that are ready to **attract financing from public and private sources**.
- To date, the GIFA has developed a strong pipeline of projects in different phases of development, whose capital cost is estimated at close to ZAR 70 billion.



3

PROJECTS FOR  
MARKET RELEASE  
2018/19

PROJECT MEMORANDUM FOR INVESTORS



# GAUTENG SCHOOLS INFRASTRUCTURE PROJECT

## PROJECT HIGHLIGHTS

**Promotor:** Gauteng Department of Education

**Estimated Project Cost:** ZAR 4,7 billion

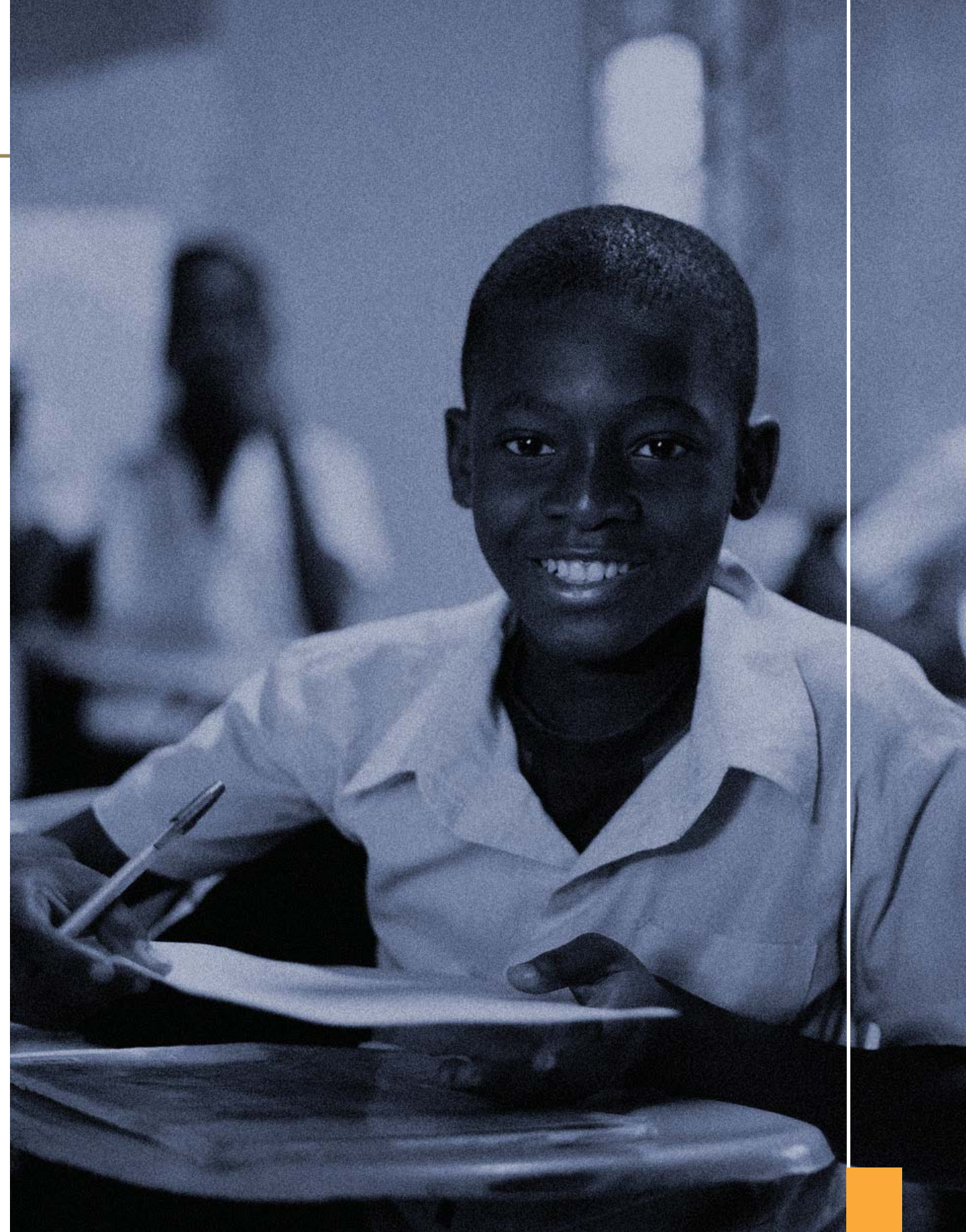
**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility Completed, project in structuring phase

## PROJECT BACKGROUND AND SCOPE:

The design, construction and financing of circa. 64 new school infrastructure. The programme will potentially result in a substantial reduction in the backlogs in school infrastructure.

The school designs will be in line with the Gauteng Department of Education's initiatives to provide smart classrooms as a way of modernising public education and responding to new educational imperatives for quality learning.







# KOPANONG PRECINCT

## KOPANONG PRECINCT

### PROJECT HIGHLIGHTS

**Promotor:** Gauteng Department of Infrastructure Development

**Estimated Project Cost:** ZAR 7,6 billion

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility completed, project in structuring phase.

### PROJECT BACKGROUND AND SCOPE:

The project involves the refurbishment of GPG owned buildings within the City of Johannesburg, for Government office accommodation. The feasibility study has been completed. The project would be delivered through a regulated PPP model, with the private sector expected to provide hard infrastructure, develop structured packaging, offer maintenance and facilities management.



# PWV 15 ROAD PROJECT

## PROJECT HIGHLIGHTS

**Promotor:** Gauteng Department of Roads & Transport

**Estimated Project Cost:** ZAR 6 billion

**Expected Delivery Model:** Regulated PPP (TBA)

**Status:** Technical Feasibility Completed and the project requires Bankable Feasibility Studies

## PROJECT BACKGROUND AND SCOPE:

PWV 15 is a 35,5 km long, planned north-south freeway for which preliminary designs were completed over the years 1981 to 1996.

The planned road is situated a short distance east of the O R Tambo International Airport and will provide a much needed eastern bypass to the airport precinct. As such it will generate major road user benefits.

National and international freight transport in particular will benefit greatly from the road in view of it providing an alternative to the congested Gillooly's Farm area, while the road will act as a North-South mobility axis for developments envisaged by the Ekurhuleni Metropolitan Municipality.



## PWV 15 ROAD PROJECT



## COJ ALTERNATIVE WASTE TREATMENT TECHNOLOGY PROJECT

# COJ ALTERNATIVE WASTE TREATMENT TECHNOLOGY PROJECT

### PROJECT HIGHLIGHTS

**Promotor:** City of Johannesburg

**Estimated Project Cost:** ZAR 4,5 billion

**Expected Delivery Model:** Municipal PPP

**Status:** Feasibility studies completed, and the project is in structuring phase.

**Estimated Gen capacity:** 25 MW

### PROJECT BACKGROUND AND SCOPE:

The Johannesburg Metropolitan Municipality is experiencing challenges of waste management and disposal. The COJ Alternative Waste Treatment Technology project is a solution to the challenges and aims to reduce waste to landfill (about 500,000 t.p.a.) and generate about 25 MW of energy from municipal solid waste material generated from the municipal areas.



# EKURHULENI ALTERNATIVE WASTE TREATMENT TECHNOLOGY PROJECT

## PROJECT HIGHLIGHTS

**Promotor:** Ekurhuleni Metropolitan Municipality

**Estimated Project Cost:** ZAR 6.5 billion

**Expected Delivery Model:** Municipal PPP

**Status:** Feasibility studies completed and project in the Structuring Phase

## PROJECT BACKGROUND AND SCOPE:

The Ekurhuleni Municipality is experiencing few challenges of Waste management and disposal.

The Ekurhuleni Alternative Waste Treatment Technology project is a solution to the challenges and aims to reduce waste to landfill and generate about 33 MW of energy from municipal solid waste material generated from the municipal areas.



EKURHULENI ALTERNATIVE  
WASTE TREATMENT  
TECHNOLOGY PROJECT

# TSHWANE ALTERNATIVE WASTE TREATMENT TECHNOLOGY PROJECT

## PROJECT HIGHLIGHTS

**Promotor:** City of Tshwane

**Estimated Project Cost:** ZAR 7.0 billion

**Expected Delivery Model:** Municipal PPP

**Status:** Feasibility studies completed and the project is in the structuring phase.

## PROJECT BACKGROUND AND SCOPE:

The Tshwane Municipality is experiencing challenges of Waste management and disposal.

In order to solve the above the Tshwane Municipality intends to embark on a project that aims to reduce waste-to-landfill, and generate approx. 88 MW of energy from all waste material generated from the municipal areas.

TSHWANE ALTERNATIVE  
WASTE TREATMENT  
TECHNOLOGY PROJECT



# SEDIBENG/WEST ANAEROBIC DIGESTER PLANTS (ENERGY FROM BIOGAS)

## PROJECT HIGHLIGHTS

**Promotor:** Sedibeng and West Rand District Municipalities

**Estimated Project Cost:** ZAR 300 million

**Expected Delivery Model:** Lease, Operate and Transfer

**Status:** Feasibility studies completed

## PROJECT BACKGROUND AND SCOPE:

The Sedibeng and West Rand Districts Municipalities waste water treatment facilities are experiencing challenges in sludge disposal and plant inefficiencies. The existing infrastructure requires upgrade to incorporate new technologies.

In order to solve the above the Sedibeng and West Rand District Municipalities intend to embark on a project that aims to generate alternative energy from 4 waste water treatment works, 2 in each District municipality, respectively.



SEDIBENG/WEST ANAEROBIC  
DIGESTER PLANTS  
(ENERGY FROM BIOGAS)

# LINDLEY WASTE WATER TREATMENT WORKS

## PROJECT HIGHLIGHTS

**Promotor:** Mogale City

**Estimated Project Cost:** ZAR 1.5 billion

**Expected Delivery Model:** Finance lease (BOT)

**Status:** Technical Feasibility completed, project now in Structuring Phase.

## PROJECT BACKGROUND AND SCOPE:

The project entails development of a new waste water treatment plant to adequately service the North Eastern part of Mogale City, including the N14 corridor. The new 100 mega litre wastewater treatment works, which will be situated in Lindley, will be able to service all of the areas in the municipality not serviced, including future developments.

LINDLEY WASTE WATER  
TREATMENT WORKS



PROJECTS FOR MARKET RELEASE  
2018/19

PROJECTS  
FOR MARKET  
RELEASE  
2018/19

PROJECT HIGHLIGHTS	DESCRIPTION	STATUS	PREFERRED DELIVERY MODEL
1. Sedibeng Agro Processing Hub	<p>The project involves the upgrade of a Fresh Product Market and the development of an Agro Processing hub in the Emfuleni/Sedibeng district.</p> <p><b>Estimated cost: ZAR 500 million</b></p>	Feasibility studies completed	Municipal PPP
2. Tshwane Agro Processing Hub	<p>The project entails the establishment of an agro-processing facility with the focus on food and beverages capabilities to supply processed products to the local and international markets.</p> <p><b>Estimated cost: ZAR 600 million</b></p>	Feasibility studies completed	Municipal PPP
3. Constitutional Hill ("ConHill")	<p>The project aims at development a precinct in and around the Constitutional Hill area creating linkages with Johannesburg inner City and all relevant sectors to support a growing and competitive City region, which is the heartbeat of Africa's economic growth and an international gateway to Africa.</p> <p><b>Estimated Project Cost: ZAR 1 billion</b></p>	Feasibility studies completed	Regulated PPP

PROJECT HIGHLIGHTS	DESCRIPTION	STATUS	PREFERRED DELIVERY MODEL
<b>4. West Rand Agro Processing Hub</b>	The project entails the development of an integrated intervention to enhance/support agricultural production, establishment and/or strengthening of fresh produce markets as well as agro-processing in the West Rand.  <b>Estimated project cost: ZAR 550 million</b>	Feasibility studies completed	Project Finance
<b>5. Gauteng Planning House</b>	The project involves the development of a dedicated provincial planning nucleus referred to the Gauteng Planning House (GPH). This project will serve as a key catalyst to enhance integrated spatial planning in the province.  <b>Estimated cost: ZAR 1 billion</b>	Feasibility studies completed	Regulated PPP
<b>6. Merafong Solar</b>	The project aims to create solar farms around the Merafong area in Western Gauteng. These farms would shared solar infrastructure and would be linked to an industrial park.  <b>Estimated generation capacity: TBC (post-feasibility)</b>  <b>Estimated cost: TBC (post-feasibility)</b>	Feasibility studies completed	Project Finance

# PROJECTS UNDER FEASIBILITY 2018/19



# PROJECTS UNDER FEASIBILITY

## 2018/19

PROJECT HIGHLIGHTS	DESCRIPTION	STATUS	PREFERRED DELIVERY MODEL
1. Rooftop Solar Panels (Phase II)	Phase II of GPG’s Solar PV Programme, aimed at developing Rooftop Solar PV panels on GPG owned properties and building to generate electricity throughout the province. Phase II will target approx. 258 sites, is expected to generate approx. 50MW  <b>Estimated Programme Costs: To be determined after feasibility</b>	Feasibility Phase	Regulated PPP
2. Co/Tri-generation Programme in Hospitals (Phase II)	Phase II of the Co/tri-Generation programme to provide power, hot water and chilled water to the buildings on 24 hospitals.  <b>Estimated Project Costs: To be determined after feasibility</b>	Feasibility Phase	Regulated PPP
3. Merafong BioEnergy Park	The project takes the form on an Energy conversion Eco-Industrial Park based on renewable bioenergy, resource recovery, economic clustering as well as energy-, water- and materials cascading. Infrastructure will promote industrial symbiosis between ‘tenants’ which will enable cost reductions and new revenue streams. A modular approach with built in flexibility will enable integration with the West Rand Agri-Parks concept.  <b>Estimated Project Costs: To be determined after feasibility</b>	Feasibility Phase	Project Finance

PROJECT HIGHLIGHTS	DESCRIPTION	STATUS	PREFERRED DELIVERY MODEL
4. Silverton Industrial & Retail Park	Silverton Industrial & Retail Park is part of the Tshwane Automotive City, which aims to boost the localization drive by attracting Investments in the Auto Components Field by:  Investing in bulk infrastructure required,  Dedicating Land for Logistics and components manufacturing,  Securing Development finance, special incentives and business rates/taxes relief.  components making is an area of strength and/or opportunities within Gauteng.  <b>Estimated cost: To be determined after feasibility</b>	Feasibility Phase	Project Finance
5. AIDC Knock Down Hub	The AIDC is currently working with Gauteng OEMs; as the drivers of automotive value chain sourcing activities and has identified the establishment of a Multi OEM Disassembly Knock Down (DKD) Hub as a potential Black Industrialist/s opportunity.  <b>Estimated cost: To be determined after feasibility</b>	Feasibility Phase	Project Finance
6. Sedibeng Precinct	Government Office Accommodation for the Sedibeng District Municipality and Government Departments in the District. The project will be delivered on a Build Operate and Transfer PPP Model, with Unitary Payment being the main revenue driver.  <b>Estimated cost: To be determined after feasibility</b>	Feasibility Phase	Municipal PPP





# FREIGHT AND LOGISTICS IN ROSSLYN

## FREIGHT AND LOGISTICS IN ROSSLYN

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** To be determined upon completion of feasibility study

**Expected Delivery Model:** Regulated PPP

**Status:** Pre-feasibility

### PROJECT BACKGROUND AND SCOPE:

Implementing the outcome of a feasibility study (to be performed) with regard to appropriate freight logistics infrastructure and systems at Rosslyn in the northern parts of the City of Tshwane.

The purpose of the project is to increase the value benefits of the site through a longterm lease arrangement involving the design, construct, and financing of the site (land parcel 4) called EB2 and EB3 (land parcel 5) in The Innovative Hub (TIH) requiring both infrastructure and top structure to accommodate tenants fitting the TIH tenant profile. The development will comprise a 2 storey building



# AUTOMOTIVE SUPPLIER PARK

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** App R 2bn

**Expected Delivery Model:** Regulated PPP

**Status:** Proposed site is ready for top structure construction

## PROJECT BACKGROUND AND SCOPE:

The project involves the design, construct and financing of the remainders of Phases 1, 2 and the whole of Phase 3 and 5 in the Automobile Supplier Park which still need both infrastructure and top structure to accommodate tenants fitting the AIDC profile.

The Design, construction, financing, maintenance and operations of a jewellery manufacturing precinct of app. 42 000 m2 within the Industrial Development Zone of the OR Tambo International Airport.



# AUTOMOTIVE SUPPLIER PARK



## TSHWANE AUTOCITY

# TSHWANE AUTOCITY

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** 5/16 FY R4.8 Million  
16/17 FY R3.5 Million  
17/18 FY R2.7 Million

**Expected Delivery Model:** Regulated PPP

**Status:** Active, Currently completing the TAC Development Framework

### PROJECT BACKGROUND AND SCOPE:

The project entails the establishment of a mixed-use, multi-functional zone that is anchored around the automotive sector. With the Automotive Industry Development Company's (AIDC) strategic positioning and a mandate to support the automotive industry to become globally competitive, the AIDC developed the Tshwane Automotive City concept.

This implies that all automotive related industries are located in a geographic area or 'Auto City'. It is not uncommon for component manufacturers to locate in close proximity to Original Equipment Manufacturers (OEMs) that they supply to.



The Auto City concept acts as an enabler to ensure critical mass is achieved so as to gain the potential benefits of subsidised utilities, reduced rental, consolidated logistical flows, bulk infrastructure improvements and dedicated logistics hubs; not to mention a key attraction for foreign direct investment as well as establishing the Gauteng Province as an 'area of choice' for the automotive manufacturing sector.

The TAC concept aims to assist the local automotive industry to become globally competitive by increasing locally manufactured parts and components. It also aims to boost Gauteng's economy. These aims could be achieved by attracting both foreign and local direct investment into a multi-billion rand infrastructure programme that will transform Rosslyn and Klerksoord into the world's largest centre for original equipment manufacturing in the automotive industry.

The TAC concept aims to emulate well-established automotive cities such as Shanghai Automotive City in China, Autostad in Germany and Toyota Automotive City in Japan.

The TAC development will include:

1. Logistics node
2. Commercial and recreation node
3. Community and civic node



PROJECT MEMORANDUM FOR INVESTORS

# SUIKERBOSRAND HOTEL, CAMP & WATERPARK

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** To be advised per feasibility study

**Expected Delivery Model:** Regulated PPP

**Status:** Pre-feasibility

## PROJECT BACKGROUND AND SCOPE:

Suikerbosrand Hotel, Camp & Waterpark is located in the Suikerbosrand Nature Reserve on a 11,500 hectare land in South Central Gauteng, less than an hour's drive from the Johannesburg city center. Suikerbosrand Nature Reserve offers breathtaking hiking and cycling trails in the midst of a rich fauna and botanical setting. The Diepkloof Farm Museum heritage site gives visitors a view of life in the past, showcasing the lifestyle of one of the first farmers who settled in the reserve along with the Nature Exhibit & Visitor Centre reception for all visitors arriving to the park. Investment required is for further development of 3 properties inside the Nature Reserve, namely the 14 chalet hotel with a pool, bar and kiosk; a 12 unit cabin site with conference & catering facilities; and a large waterpark with indoor/outdoor pools, game room, food concession, outdoor agility games and activities, picnic areas and caravan camp sites for up to 100 parked caravans.

SUIKERBOSRAND HOTEL,  
CAMP & WATERPARK



# TOWER OF AFRICA HIGH-END GROUP DEVELOPMENT

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R7 billion

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility studies

## PROJECT BACKGROUND AND SCOPE:

- Mix use development in the heart of Sandton CBD
  - Tallest building in Africa
  - Most Iconic structure in Gauteng
  - Branded International Hotels
- Entertainment (Ice Rink, 4d Theatres, Water park ect)
- Most Exclusive retail in Africa, with International Anchors
  - Highest planetarium and observatory World Wide
  - Residential apartments
- Plan to initiate the “work , play and live” environment in Sandton CBD
  - Office component and Medical offices



TOWER OF AFRICA HIGH-END  
GROUP DEVELOPMENT



# NATIONAL HERITAGE MUSEUM

## NATIONAL HERITAGE MUSEUM

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R916m

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility studies done

### PROJECT BACKGROUND AND SCOPE:

National Heritage Museum (NHM) will serve as a platform to celebrate the struggle for democracy, showcase artistic and aesthetic beauty, become an iconic heritage and tourism initiative (domestic and international and earmarked as a local recreational, educational and research resource, with contribution to the local economy and towards nation-building and pride. The NHM will incorporate the following elements in Phase 1:

- Long walk to freedom, a monumental parade of more than 400 lifesize sculptures of individuals across all social spectrums
- Memorial gardens of remembrance
- Structure housing liberation struggle archives
- Visitor centre with auditorium

The Tshwane Economic Development Agency (TEDA) has identified a potential opportunity to establish an agro-processing hub within the confines of the City of Tshwane (CoT). The proposed facility will focus on the processing of agricultural output from the CoT and surrounding areas to produce food and beverage related products. It is anticipated that the envisaged hub will capitalise on the large tracts of available farm land in the City and the Tshwane Fresh Produce Market, to create a facility that will lead to significant job creation and economic development within CoT.



# TSHWANE EAST CAPITAL

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R44 billion

**Expected Delivery Model:** Regulated PPP

**Status:** Fimplementation Phase

## PROJECT BACKGROUND AND SCOPE:

The TSHWANE EAST CAPITAL involves the regeneration of the Tshwane East Capital (consisting of Ekandustria, Ekangala, Rethabiseng, Bronkhorstspuit, Zithobeni and Bronkhorstbaai). It comprises of the following four key anchor projects:

**GREEN INDUSTRY:** 350ha of land has been set aside for green industry in the northern part of the East Capital.

**AGRO-PROCESSING:** The East Capital is located within an area of high potential agricultural land that forms part of one of the five Gauteng Agricultural Hubs. It is thus perfectly suited for agro-processing. 120 ha of land has been set aside for Agro-processing.

**AQUA LIFESTYLE ESTATE:** The Aqua Lifestyle Development will encompass a beautiful country lifestyle with the plateau and waterfront stands offering an unrestricted view of the Bronkhorstspuit Dam where water and leisure will form part of the lifestyle.

Resorts and tourism activities will be incorporated into this lifestyle creating viable income opportunities built around the Bronkhorstspuit Dam. 70ha has been set aside for aqua lifestyle estates around the Dam.

**EKANDUSTRIA REVITALISATION:** The Ekandustria Industrial Estate is located in the northern part of the East Capital. It consists of 230 vacant stands covering 670ha. This land is available for industrial development. It is one of only a few industrial areas that allow for heavy industry. The estate is provided with rail sidings for easy access to the rail network.







## TSHWANE INTEGRATED RAPID PUBLIC TRANSPORT

# TSHWANE INTEGRATED RAPID PUBLIC TRANSPORT

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R5.6 billion

**Expected Delivery Model:** Regulated PPP

**Status:** Operational

### PROJECT BACKGROUND AND SCOPE:

The Tshwane Integrated Rapid Public Transport Network (IRPTN) provides the City with an operational plan pertaining to the future status of the rapid transit component of the integrated public transport network.

The rapid transit component of public transport comprises of Quality Bus Services, Bus Rapid Transit, Light Rail Transit, Rapid Rail (Gautrain) and Metro Rail services. The operational plan provides priorities (phasing), routes, modes, stations, operational parameters, guidelines (plans), land use planning and estimated costs for the future implementation of rapid public transport in the city.

# TSHWANE INTERMODAL FREIGHT TERMINAL AND LOGISTICS HUB

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R3 Billion

**Expected Delivery Model:** Regulated PPP

**Status:** Pre-investment (Feasibility Study)

## PROJECT BACKGROUND AND SCOPE:

The City of Tshwane is geographically well positioned at the crossroads of several Strategic Infrastructure Programmes (SIPs) and central to Southern Africa. The CoT is not only the Capital City of South Africa but is also a key trading hub within the region. This presents a major opportunity for the development of a Tshwane centric rail-road freight terminal (+aviation linkage) and logistics hub to facilitate cargo consolidation, intramodal transfer and distribution within a logistics value-add environment. Key attributes of the project include:

- Incubation of MSME entrepreneurs.
- Extensive rail, road and air freight connectivity to key Gauteng, national and SADC transport corridors.
- Effective road connectivity for localised Tshwane freight distribution.
  - Effective employee commuting.
- Consolidated single site to support transportation and value adding logistics operations.
- Reliable provision of power, water and communication services.
  - Experienced and high quality commercial, transportation and logistics service providers.
  - Localisation and development of skills.



## TSHWANE INTERMODAL FREIGHT TERMINAL AND LOGISTICS HUB





## ADVANCED BIOMANUFACTURING PROJECT

# ADVANCED BIOMANUFACTURING PROJECT

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** To be determined through business plan development process

**Expected Delivery Model:** Regulated PPP

**Status:** Conceptual

### PROJECT BACKGROUND AND SCOPE:

The project entails of the establishment of an advanced bio-manufacturing facility that will be accessed and utilised by specific SME's in the Bio-economy sector. The companies located at the Bio-manufacturing park will be supported through:

- Market access opportunities through The Innovation Hub's International Science Park community and a global network of business incubation support and access to subsidised manufacturing facilities technical support through facilitating collaborations with universities in the Gauteng region.
- Access to technical skills through the partnerships that The Innovation Hub has with the various Science Councils, Universities and SME's in the region.
- Access to new innovative technologies through collaborations with companies of the Bio Park on the TIHMC campus.

# CENTURION AEROSPACE VILLAGE

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R1.754 bn

**Expected Delivery Model:** Regulated PPP

**Status:** Operational

## PROJECT BACKGROUND AND SCOPE:

The Centurion Aerospace Village (CAV) is an Industrial Park Development located on the eastern boundary of the Waterkloof Air Force Base in Centurion.

The Centurion Aerospace Village is an initiative of the Department of Trade and Industry (the dti). It was established as a strategic response within the Aerospace Industry Support Initiative (AISI) Supply Chain development programme. It is a high tech/ aero mechanical and defence Industrial Park aimed at integrating sub tier suppliers of the local industry into the global supply chains.

The main objective of the CAV is to strengthen the supply (value) chain by bringing Aerospace and Defence companies in proximity to one another, such as tier 1 supplier companies and anchor partners, in a cluster type development.



CENTURION AEROSPACE  
VILLAGE



# FUTURE GENERATION OF CITY OF TSHWANE POWER STATIONS

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** Rooiwal – R 1.3bn to R8bn  
Pta West – R 0.3 to R 1.6 bn

**Expected Delivery Model:** Regulated PPP

**Status:** Technical & commercial due diligence completed

## PROJECT BACKGROUND AND SCOPE:

The refurbishment of the 600 MW Rooiwal and 200 MW Pretoria West power stations, by way of any of a variety of technologies, viz. original coal fired technology, new coal fired technology, gas-fired plant, combination of technologies, including using a portion of the site for solar power and municipal waste to energy plant.

FUTURE GENERATION OF CITY  
OF TSHWANE POWER STATIONS

# CENTURION PRECINCT

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** Symbio City: R20.7 Billion

African Gateway: R4.5 Billion

Tshwane Convention Centre: R2.5bn (Equity and

**Expected Delivery Model:** Regulated PPP

**Status:** Implementation Phase

## PROJECT BACKGROUND AND SCOPE:

The CENTURION PRECINCT comprises of the following key anchor projects:

**SYMBIO CITY:** The conversion of some 10 hectares of land, surrounding and including the man-made Centurion Lake, into a vibrant mixed use Symbio-City, linking the Centurion Gautrain Station with the existing Centurion Mall.

**AFRICAN GATEWAY:** African Gateway represents a significant landmark mixed use development in the heart of Centurion, Gauteng.

The project is strategically located on an 8 ha site in close proximity to 5 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 project comprises 500 hotel rooms, 150,000 sq m of offices, 35,000 sq m commercial space and high end residential apartments, giving a total development of circa 240,000 sq m. African Gateway is also intended to become the new government precinct for the City of Tshwane Centurion council offices.

This is a sustainable project with reduced car parking, green buildings and parklands provide a 'green lung' to an otherwise built-up area.

**TSHWANE CONVENTION CENTRE:** The convention centre project aims to position the City of Tshwane as Africa's leading business tourism destination of choice. The Tshwane International Convention Centre is strategically located at the centre of the Gauteng, Mpumalanga, Limpopo and North West axis in Centurion. On completion, the centre will comprise of a plenary hall, auditorium, breakaway rooms, exhibition facilities, an arena for special events, parking facilities, banking facilities, travel clinic, culinary and associated facilities.







## TSHWANE BPO PARK

# TSHWANE BPO PARK

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R525 million

**Expected Delivery Model:** Regulated PPP

**Status:** Business Plan done

- Construction Plans submitted
- Tender documents for the appointment of a constructor for Phase 1 done

## PROJECT BACKGROUND AND SCOPE:

The BPO Park represents a big opportunity to stimulate socio-economic growth in the Hammanskraal, Region 2 area. The Park is poised to become a centre of excellence for BPO in SA and will offer BPO operators modern and high quality integrated contact centre services, providing a one stop-shop approach to all BPO needs.

The park will create 3300 new jobs upon completion of all the three development phases and will also be offering an Incubator and a Training Academy. This initiative is set to be a game changer in this space 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 and positioning the City as the BPO location of choice for local and global BPO operators.

The Park will be developed in 3 Phases:

**Phase 1:**

Mainly Voice Work

- BPO/Services Academy (pre phase 1)
- BPO Incubator
- Government BPO

**Phase 2:**

Voice Work with more Back Office

- Private sector BPO

**Phase3:**

Some voice work and Extensive back office

- Offshore BPO



PROJECT MEMORANDUM FOR INVESTORS



# TAMBO SPRINGS: NEXT GENERATION INLAND PORT

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R 2bn for initial stages of the multi-year development

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility complete

## PROJECT BACKGROUND AND SCOPE:

The development of a new inland port consisting of a real estate venture and a sprinter freight venture on 1 050 ha land at Tambo Springs. The startup phase includes intermodal rail, handling & manufacturing, warehousing & distribution, office & retail and transportation backbone facilities as well as rail and road connectors and ICT network.

# TAMBO SPRINGS: NEXT GENERATION INLAND PORT

# GERMISTON INNER CITY RENEWAL

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R3bn

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility studies done.

## PROJECT BACKGROUND AND SCOPE:

An initiative seeking to identify and package a variety of development opportunities within the city of Germiston by clustering them on to different development blocks like social infrastructure, transport and housing is promoting various packages to investors as opportunities.



GERMISTON INNER CITY  
RENEWAL





## MATHAKENI ECO-VILLAGE

# MATHAKENI ECO-VILLAGE

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R3.5m

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility study done

### PROJECT BACKGROUND AND SCOPE:

An environmentally friendly tourism village that offers overnight and spa facilities.

# LESEDI TRANSIT HUB

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R5bn

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility studies

## PROJECT BACKGROUND AND SCOPE:

Based on the concept for the development of industrial infrastructure hub targeting the N3 logistic and other earmarked route specific initiatives like the Tambo Spings hub. This is an initiative by the Lisedi Local Municipality and is in partnership with an emerging black owned real estate development group, Tecino. Multiple plat of industrial land (200 hactares) and 22 ha of commercial land have been /are in a process of transfer from the local government to the private sector for further development.



LESEDI TRANSIT HUB





## AFRIMED MEDICAL PRECINCT

# AFRIMED MEDICAL PRECINCT

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R50 Billion

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility study done

### PROJECT BACKGROUND AND SCOPE:

Establish a World Class, the Largest in South Africa, and a Reliable Health Care Community in South Africa.

### PROJECT BACKGROUND AND SCOPE:

The West Rand and Sedibeng district are close to the agricultural production areas of Gauteng and neighbouring provinces, as well as to markets in the province. The nature, scope and cost estimate of the proposed agro-processing plant earmarked for this area still needs to be determined.

# MAROPENG AMPHITHEATRE

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R 41m

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility studies done

## PROJECT BACKGROUND AND SCOPE:

The proposed development is a multi-function amphitheatre which has been designed to seat or accommodate 5000 people at peak periods. It will be used for events, overflow picnic areas, and other such activities.

The venue should capture human inspiration and exploration through engineered kinetic structures or giant musical installations.

These will include: staging facilities, ablution facilities, performer accommodation, back of house facilities, refreshment kiosk, road-works and landscaping.



# MAROPENG AMPHITHEATRE





## MAROPENG HOTEL

# MAROPENG HOTEL

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R185.6m

**Expected Delivery Model:** Regulated PPP

**Status:** Feasibility

### PROJECT BACKGROUND AND SCOPE:

This investment opportunity is for the expansion of Maropeng hotel into 125-room deluxe resort with a a full service restaurant with a bar, spa, fitness, wellbeing and indoor/outdoor family activity facilities.

# DONALDSON DAM

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** To be advised

**Expected Delivery Model:** Regulated PPP

**Status:** Pre-Feasibility

## PROJECT BACKGROUND AND SCOPE:

The plan is to re-develop tourism facilities at the Dam, to include fishing, rowing, bird watching, walking trails, tented accommodation with associated services such as ablution facilities, meals and boat rides.



DONALDSON DAM





## CRADLE SCIENCE PARK

# CRADLE SCIENCE PARK

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** To be advised per feasibility study

**Expected Delivery Model:** Regulated PPP

**Status:** To be advised per feasibility study

### PROJECT BACKGROUND AND SCOPE:

The development of a Science Park aims to provide a space for continued scientific engagement in palaeontology and human origins. The proposed development will include, amongst other facilities, an exhibition area including all displays / educational material; a casting facility and lecture theatre; curator's office, commercial activity areas, and associated reception and administrative accommodation.

# MAROPENG INFRASTRUCTURE UPGRADE

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R500m

**Expected Delivery Model:** Regulated PPP

**Status:** Concept report completed

## PROJECT BACKGROUND AND SCOPE:

The upgrading of infrastructure at Maropeng, the existing visitor center at the Cradle of Humankind World Heritage Site. The upgrade consists of the expansion at the Maropeng Hotel from 24 to 85 rooms, facilities at the amphitheater, expansion of student facilities, upgrade of exhibition area, creation of virtual laboratory and picnic sites.

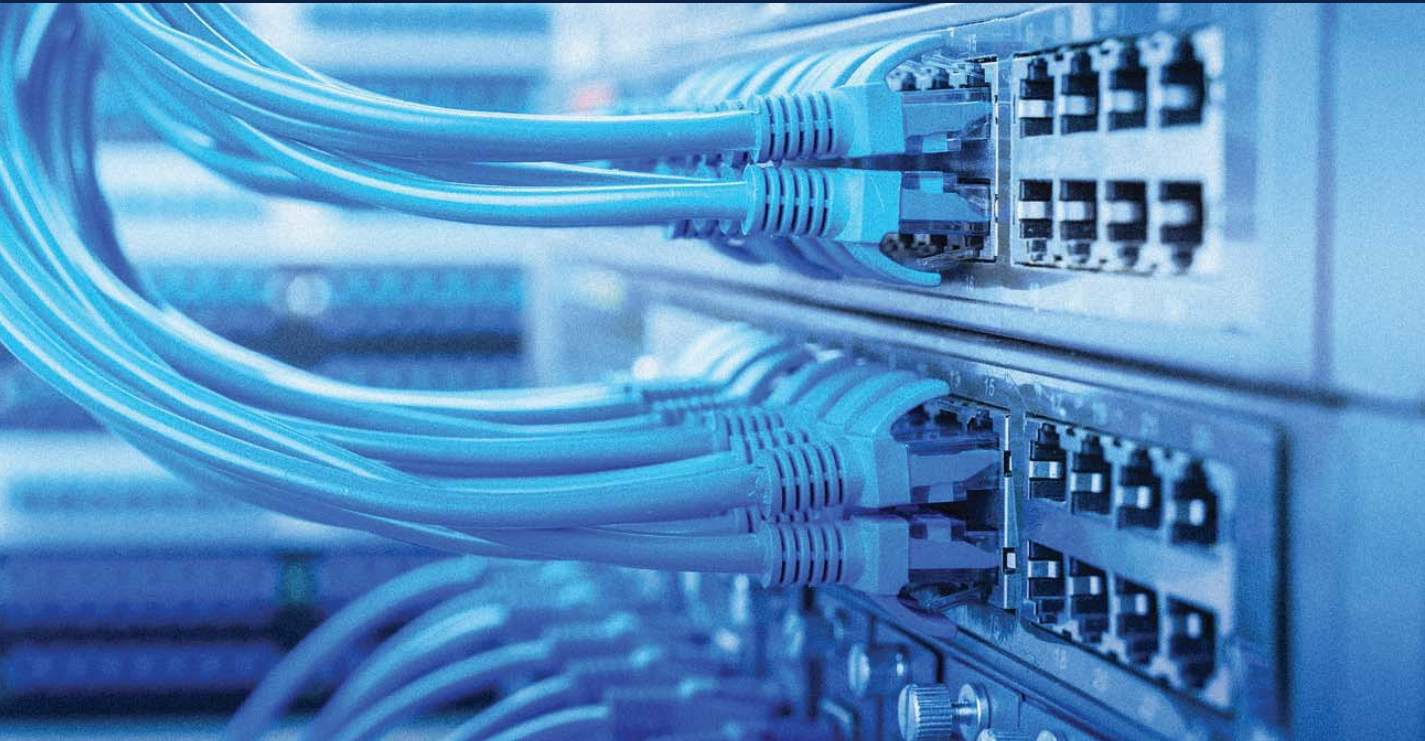
The Design, construction, financing, maintenance and operations of tri-generation (electricity, heating and cooling) plants (app. 2MW each) at the following 6 hospitals, viz.:

Chris Hani Baragwaneth  
Charlotte Maxeke  
Dr. George Mukhari  
Steve Biko  
New Natalspruit  
Zola Jabulani District



## MAROPENG INFRASTRUCTURE UPGRADE





# GAUTENG BROADBAND NETWORK PROGRAMME

## GAUTENG BROADBAND NETWORK PROGRAMME

### PROJECT HIGHLIGHTS

**Promotor:** GGD

**Estimated Project Cost:** R 1.5bn

**Expected Delivery Model:** Regulated PPP

**Status:** In implementation

### PROJECT BACKGROUND AND SCOPE:

A 5 year rollout and maintenance project to initially connect 400 Gauteng Government buildings consisting of 8 Core Nodes across the province (2200 schools). The strategic technology infrastructure is required by government to delivery technology enabled services (e-government services), to stimulate economic growth by attracting new ICT Industries and improving the education environment.

The Design, construction, financing, maintenance and operations of a programme of rooftop solar panel installation on Gauteng Provincial Government's buildings (more than 500, with a total roof surface area of app. 8 million m<sup>2</sup>). The technology is not limited but could consist of any mature and internationally utilised technologies such as crystalline silicon and thin film solar photovoltaic panels.

# GAUTRAIN

## PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R2,9 billion

**Expected Delivery Model:** Regulated PPP

**Status:** Procurement

## PROJECT BACKGROUND AND SCOPE:

The Gautrain is a state of the art passenger rail system on Gauteng. It has experienced exceptional growth since opening in June 2010 and requires 48 new train coaches as well as additional signalling, a maintenance depot and trackwork. The suppliers will be required to create and or purchase local content and production and in maintenance facilities to maintain the new rolling stock over a fifteen year period.



GAUTRAIN





## OR TAMBO INTERNATIONAL AIRPORT SPECIAL ECONOMIC ZONE (SEZ) PRECINCT 2

# OR TAMBO INTERNATIONAL AIRPORT SPECIAL ECONOMIC ZONE (SEZ) PRECINCT 2

### PROJECT HIGHLIGHTS

**Promotor:** GGDA

**Estimated Project Cost:** R1,4b

**Expected Delivery Model:** Regulated PPP

**Status:** Phase 1 under construction. Master Plan and Financial Model for Phase 2 complete; market uptake for this phase secured based on successful phase 1 uptake.

### PROJECT BACKGROUND AND SCOPE:

The OR Tambo International Airport SEZ forms part of the broader South African SEZ programme legislated to facilitate national economic growth and export by using defined support measures to attract targeted foreign or domestic investment and technology in the manufacturing sector.

Supported by efficient globally competitive air cargo capabilities to move products within the continent and globally, the OR Tambo International Airport Precinct is an ideal location for companies looking to manufacture for export from Africa, using air freight.

The rationale for establishing an SEZ as part of the broader Airport development is centred around the competitive capabilities of OR Tambo International Airport and also include access to national SEZ incentives that include:

## CONCLUSION

reduction of the company corporate tax to 15%, duty free importation in respect of production related material or assets, VAT exemption for the exportation of value-added products from a designated SEZ and infrastructure funding support from government, assisting to reduce development turn-around times and secure positive market uptake.

The project involves the design, financing and construction of ORTIA Precinct 2 with further opportunities for the manufacturing and export of high value light weight products through OR International.

The Province through GIFA ensure that there is a sustainable pipeline of new projects that are integral to the Gauteng Integrated Infrastructure Master Plan 2030

The Province seeks to invite private sector partners to invest through funding and development of these strategic projects

Over the next 2 years the project pipeline is estimated at more than ZAR 40 billion, and to be funded off-balance sheet.





PROJECT MEMORANDUM FOR INVESTORS

**ADDRESS**

82 Grayston Drive, Sandton  
Johannesburg

+27 11 290 6600  
[www.gifa.co.za](http://www.gifa.co.za)

Oupa Seabi - CEO  
[O.Seabi@gifa.co.za](mailto:O.Seabi@gifa.co.za)

Nathaniel Munetsi - Head Structured Finance  
[n.munetsi@gifa.co.za](mailto:n.munetsi@gifa.co.za)

