



KWAZULU-NATAL INVESTMENT CONFERENCE

KZN CATALYTIC PROJECTS

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General Manager: Investment Promotion

Provincial Catalytic Projects

Catalytic Project Pipeline

- Green Hill Development
- Kings Estate
- Club Med Development
- Auto Supplier Park
- Eyamakhosi Resources
- Whetstone Business Park
- Beachwood Development
- Umdoni Point Development
- Princess Mkabayi Development
- Photon Energy
- Waterstone Private Hospital
- Serenity Hills
- Oceans Mall Development

PROVINCIAL CATALYTIC PROJECTS

INVESTMENT VALUE

R54.5bn

Job Opportunities

21 789

Infra: R5.17bn

CENTRAL KZN

Beachwood R3.5bn
(jobs 2 500)

Whetstone R1.4 bn
(jobs 1 850)

NORTHERN KZN

Green Hill R1 bn
(jobs: 2 500)

Kings Estate R18 bn
(jobs 5 000)

Club Med R2 bn (jobs
1 200)

Prince Mkabayi Mall
R600 m (jobs 1400)

Waterstone Hospital
R409 m

Inland KZN

Photon R6bn (500
jobs)

Southern KZN

Auto Supplier Park
R11.5 billion (jobs:
1339)

Umdoni Point
Development R3.6
billion (1000 jobs)

Serenity Hills R800
million

CATALYTIC PROJECTS PIPELINE

PROJECT NAMED	DISTRICT MUNICIPALITY	INVESTMENT VALUE:	INFRASTRUCTURE COST	JOB OPPORTUNITIES
Green Hill Development	King Cetshwayo	R1 billion	R50 million	2 500
Kings Estate	ILembe District	R18 billion	R1.1 billion	5 000
Club-Med	ILembe District	R2 billion	R21 million	1 200
Auto Supplier Park	eThekwini Municipality	R11 billion	R1 billion	1 339
Whetstone Business Park	eThekwini Municipality	R1.4 billion	Not Required	1 850
Beachwood Development	eThekwini Municipality	R4 billion	Not Required	
Umdoni Point	UGU District	R3.6 billion	R50 million	1 000
Photon Energy	uThukela District	R6 billion	R800 million	500
Princess Mkabayi Mall	Zululand District	R600 million	Not Required	1 400
Waterstone – Private Hospital	King Cetshwayo	R409 million	Not Required	
Serenity Hills	UGU District	R800 million	Not Required	500
TOTAL		R54.5 billion	R5.17 billion	21 789

GREENHILL DEVELOPMENT

Development of a 42000 square metre regional mall.

- Location: eMpangeni
- Investment: R1bn
- Jobs: 2 500 Jobs
- Anticipated opening October 2025



KINGS ESTATE

Development of a mixed-use commercial, industrial and residential estate in the north near KSIA.

- **Location:** Border of Ethekwini Municipality and KwaDukuza Municipality
- **Investment:** R18 billion
- **Jobs:** 5 000
- Developer
- Looking for additional partners



CLUB MED DEVELOPMENT

Development of Tinley beach resort, together with its 30000ha Big Five bush lodge satellite.

- **Location:** Border of Ethekewini Municipality and KwaDukuza Municipality
- **Investment:** R2 billion
- **Jobs:** estimated at 800 direct and 1200 during construction.
- Regulatory approvals done to date include EIA, Act 70 of 1970 while WULA is underway.
- Construction has commenced on site.

AUTO SUPPLIER PARK

The project seeks to establish a component supplier park in the south

- **Location:** Durban South ASP, Illovo
- **Investment:** R11.5 billion
- **Jobs:** 1339
- **Project Impact:** Downstream investments in the automotive sector. Unlock development in the south of eThekweni.

Eyamakhosi Pty Ltd

Comprises of an Intermodal Terminal, a Logistics Park for manufacturing and warehousing, Mega Truck Stop with 1000 parking bays

- **Location:** Richards bay
- **Investment:** R2 billion
- **Jobs:** 250 1st phase and 5000 over time
- The project is under construction



WHETSONE BUSINESS PARK

Light industrial, logistics and
general business:

- **Location:** Durban North
- **Investment:** R1.4 billion
- **Jobs:** 1850 (P&C)



BEACHWOOD DEVELOPMENT

7-star feet in the sand dining contemporary urban resort. This entails a 9-hole golf course with club house, hotel sophisticated dining, boutique health spa treatments, health & fitness centre.

- **Location:** Durban North
- **Investment:** R3.5 billion
- **Jobs:** 2500 (P&C)
- Construction will commence in December 2024.
- First occupancy will start mid 2026
- Feasibility study, design development and business plan, EIA and rezoning completed. Land acquired through sales.

UMDONI POINT DEVELOPMENT

The commercial node will encompass a variety of shops and businesses that will not only benefit our residents but also the broader municipal community.

- **Location:** Pennington
- **Investment:** R3.6 billion
- **Jobs:** 1000
- Phase 1 fully occupied (31 homes)

UMDONI POINT DEVELOPMENT



UMDONI POINT DEVELOPMENT



PRINCESS MKABAYI DEVELOPMENT

Development of a +- 30 000 square meter mall classified as a regional mall serving the wider region.

- **Location:** Vryheid
- **Investment:** R600 million
- **Jobs:** 1400
- Project completed



PHOTON ENERGY

300 MW concentrated solar power generation project

- **Location:** Winterton
- **Investment:** R6 billion
- **Jobs:** 500
- Project under construction: phase 1 and 2 complete
- Project to be fully operational in 2027/28
- Country of Origin Czech Republic



WATERSTONE PRIVATE HOSPITAL

Waterstone is predominantly a Residential Development located at Empangeni, along the route to Nkwalini. In addition, there are social and commercial nodes which will encompass schools and a variety of retail shops that will not only benefit residents but also the broader community. There is an investment opportunity for a Private Hospital.

- **Location:** Empangeni
- **Investment:** R409 million
- **Jobs:** 300
- Under construction: Phase 1 Residential Cluster.

SERENITY HILLS

Serenity Hills is a 120-hectare eco-estate located in Margate. The estate is centred on sustainability, community, and modern amenities for all residents of the 600 beautifully appointed units planned for the three neighbourhoods

- **Location:** Margate
- **Investment:** R800 million
- **Jobs:** 500
- **Under construction:** Infrastructure and show houses.



Project Background (Oceans Precinct)

OCEANS
VACATION CLUB

- R 4.2 billion mixed-used development (largest in SA)
- 250,000 bulk m²
- 2,620 parking bays
- Radisson Blu Hotel
- Oceans Mall
- Oceans Residences
- Oceans Vacation Club

Project Background (Awards)

OCEANS
VACATION CLUB

INTERNATIONAL AWARDS

- Best Mixed-Use Architecture Development.
- Best Mixed-Use Development design in the world.
- Best Curvilinear Building in Africa.

South African Awards.

- SAPOA (South Africa Property Owners Association) Development Award.
- Most empowered project in SA.
- eThekweni Municipality investment award.
- PMR Property Excellence Award



Market Positioning

OCEANS

- **Umhlanga's Rapid Growth:** One of South Africa's leading real estate markets.
- **Tourism & Business Hub:** Durban attracts both tourists and business travellers, supported by its international airport and port.
- **Prime Location:** Strategically situated in Umhlanga, close to major infrastructure like the airport, business hubs, and popular tourist attractions.
- **Aligned with Global Trends:** Oceans' timeshare model fits global trends, appealing to international investors seeking secure, flexible investments



NGIYABONGA