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# WESTOWN URBAN DEVELOPMENT BREAKS GROUND

By Victor Smith, membership manager: MBA KwaZulu-Natal

The breaking of ground on the first phase of the Ntshongweni Urban Development, known as Westown, is the start of a long-awaited stimulus of the eThekweni economy.

The development, which covers over 2 000ha of land, will include a retail and urban core precinct and a significant residential area. Associated social facilities, as well as commercial, logistics and recreational components, will be developed in phases. It is an integrated human settlement development conceptualised by Tongaat-Hulett Developments, a company responsible for numerous high-profile projects including Umhlanga Ridge, Zimbali Coastal Resort and Riverhorse Valley.

“The R30 billion development is a nine-phase urban mixed-use project that aims to create a new

economic hub in the region,” says Mxolisi Kaunda, the mayor of eThekweni.

## JOB CREATION AND SOCIAL DEVELOPMENT

The development will be a catalyst for job creation and further investment. It is being developed by the Fundementum Property Group in partnership with eThekweni Municipality and Tongaat-Hulett.

The Westown component is phase 1A of the project and is valued at R2,5 billion. Phase 1 will be completed in the third quarter of 2024. R200 million will be allocated to local suppliers and 8 000 jobs will be created.

According to Carlos Correia, CEO of the Fundementum Property Group, tender calls have gone out for the first key infrastructure components.

Infrastructure development will be the first priority for developers,



(Above): The eThekweni Municipality is working with numerous partners on the development of an ambitious mixed-use development project.

with the first phase focusing on upgrading Kassier Road to a two-lane road with medians and sidewalks. This upgrade has been awarded to Stefanutti Stocks and engineering consultants SMEC South Africa. Work began in September 2022 and will take place in tandem with the construction of a 45 000m<sup>2</sup> shopping centre. ■

(Top): Aerial view of a similarly specified mixed-use development in the USA.