

**BAKUBUNG SMART CITY NEW DEVELOPMENT PROJECT**  
**PRESENTATION TO TAIWAN ECONOMIC DIVISION OFFICE**  
**IN THE REPUBLIC OF SOUTH AFRICA**  
**FOR TAIPEI PRIVATE SECTOR INVESTMENT**  
**COLLABORATION OPPORTUNITIES**  
**@**  
**SUN CITY, BAKUBUNG CITY and MOGWASE SEZ**  
**CORRIDOR INFRASTRUCTURE INVESTMENT PROJECT**

**19<sup>th</sup> OCTOBER 2020**



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## INTRODUCTION

- Kubu Property Investment (PTY) Ltd, having reached shovel ready stage and all the support received and endorsements from the BBR Community, MKLM, NW Department of Human Settlement, Ministry of DRDLR and NWDC, has culminated into the DTI InvestSA project book pipeline forming part of the Presidential Investment Conference platform in 2019.
- The above milestones have reaffirmed Bakubung Smart City as the first integrated residential and commercial mixed use development mega project under the government targeted development of “Depressed Mining Towns estimated at R3.2billion.

## INTRODUCTION Conti .....

- The project location presents opportunities to serve more than 30 villages around Moses Kotane Local Municipality, in the North West Province.
- The project is also linked to the new major platinum mines, the new DTI approved SEZ, Pilansberg International Airport, Sun City, Pilansberg Game/Nature Reserve all within a radius of 40 km.
- The project state of readiness is 3-6 months for commencement, subject to NW/National Human Settlement funding support. EIA, Rezoning, Technical Studies, Bulk Services, Master Site Development Plans approvals are in place. Market studies are done.

## **DRDLR, DTI, NATIONAL DEPT. OF TOURISM ADDS VALUE TO THE PRESIDENTIAL PROJECT**

The above mentioned departments joined in adding value to the commitments shown by NW/National Departments of Human Settlement, in the following manner:

- a) DRDLR Ministry donating the development land to Bakubung Land company, 100% owned by the community trust, now leased to Kubu Property Investment on 99 years master lease.
- b) National Dept. of Tourism has selected our project as one of the four priority projects for government support, and to link it with Sun City, Pilansberg Nature Reserve to create a larger integrated regional tourism

## **DRDLR, DTI, NATIONAL DEPT. OF TOURISM ADDS VALUE TO THE PRESIDENTIAL Continue**

The NW Development Corporation facilitated the project registration as a Presidential Investment project, linkages with other government, private sector projects like SEZ, Sun City, Pilansberg Inter Airport, Rail infrastructure, Mines, Pilansberg Nature Reserve etc.

The National Department of Human Settlement has included our project in a government gazette for grant funding support for bulk infrastructure, and 3000 housing units both estimated at over R1billion.

To date we are at advance stage to conclude funding agreements with Dept. of Human Settlement.





## **HIGH IMPACT PROJECT ECONOMIC GROWTH FOR MKLM AND NW PROVINCE**

- The NW/National Human Settlement Mining Towns program unlocks the project through bulk services and top structure for fully subsidised rapid housing delivery.
- Platinum Mines and communities within a radius of 20 km are to benefit through fully/partially subsidised, bonded and social housing schemes. Currently, the mines and communities around MKLM are battling with accommodation, private clinic/schools, retail etc.
- We have enabled our urban design framework to accommodate government precinct for government to bring services closer to more than 20 villages

# SNAP SHOT OF PROGRESS: Urban Design



LEGEND	Nr of Units	Size (ha)
Walk-ups	± 120du/ha	± 5
Subsidised Housing	± 200-250m <sup>2</sup>	± 9
Bonded Housing	± 400-500m <sup>2</sup>	± 11
Security Village	± 500m <sup>2</sup>	± 1
Passive open space		± 5
Active open space		± 1
Sun City accommodation		± 2
Commercial node <ul style="list-style-type: none"> <li>▪ Shopping centre</li> <li>▪ Offices</li> </ul>		± 9
Social Node		± 2
Tourist Hub <ul style="list-style-type: none"> <li>▪ Hotel</li> <li>▪ Indoor Sports Centre</li> <li>▪ Sport stadium</li> <li>▪ Zip Slide</li> </ul>		± 9



# Bakubung Smart City Layout - updated



**FLOOD LINE NOTES**  
It is certified that the project area is not affected by floodwaters as per specification set down by the National Water Act, 1988 (not all of which is included).  
Pr. Eng. .... Date .....



**OUR SMARTER BUSINESS APPROACH - TO THE BENEFIT OF ALL STAKEHOLDERS**

## South African Private Sector Growing Interest at Bakubung Smart City

- Our professional team is led by two of South African companies Cliff Dekker Hofmeyr Inc-Real Estate division, and Bigen Africa Real Estate.
- Out of the 5400 housing units, the 3000 government off take, we now have a subsidiary of one of the listed property company at advance negotiation for a 1000 partially subsidised housing units.
- We have obtained a private hospital licence and we have selected from three bidders, one of the listed private hospital group in SA to be operator/manage the private hospital.
- We are currently in the process of appointing project managers for retail mall, lodges, government precinct. .

## We have a Perfect Opportunity To Properly Plan Beyond Mining In MKLM/NW Province

- At the heart of MKLM Economy we have Sun City, Pilansberg Nature Reserve and the Platinum Mines, The DTI SEZ, Pilansberg International Airport, 30 villages as key drivers of the economic corridor and prime areas for socio-economic growth
- Bakubung Smart City is catalytic for unlocking major government new mega projects, and for supporting major Multinational Mining Companies within the 40km radius.
- Through smart PPP, we have a perfect opportunity to knit all the above together and to plan beyond mining. This makes Taiwan and its companies a potential key partner



## Possible Areas For Taiwan Public/Private Entities to Explore Investment & PPP in RSA

- Information & Communication Technology is critical part of our Bakubung Smart City.
- Green Energy and water management is the second major part of mix energy supply. Our President this past week committed government to enable private sector green energy supply within the next two years.
- Our company has access to major strategic agricultural land parcels, we are packaging for food security projects, positioned for local/global PPP.
- Any interest from Taiwan private companies on the above, present opportunity to use our projects to establish South African foot print, which can be extended to the African Continent market.

# CLOSING COMMENTS

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AFRICA**

- Therefore, with our project mining town location, the proposed interventions outlined herein this report, the infrastructure, linkages to other government programs, priorities and imperatives, we have a perfect solid business case for smart PPP and for investors.
- We believe we have developed a unique bankable rural development model which could serve as a pilot project for sustainable rural development and build inclusive economic growth in South African/African continent
- We invite the Republic of Taiwan public and private companies to join hands with us, with the view of enhancing current relations and even planning a more bigger mutually beneficial partnership based on sound PPP investment frame work.



# KUBU

PROPERTY INVESTMENT (PTY) LTD

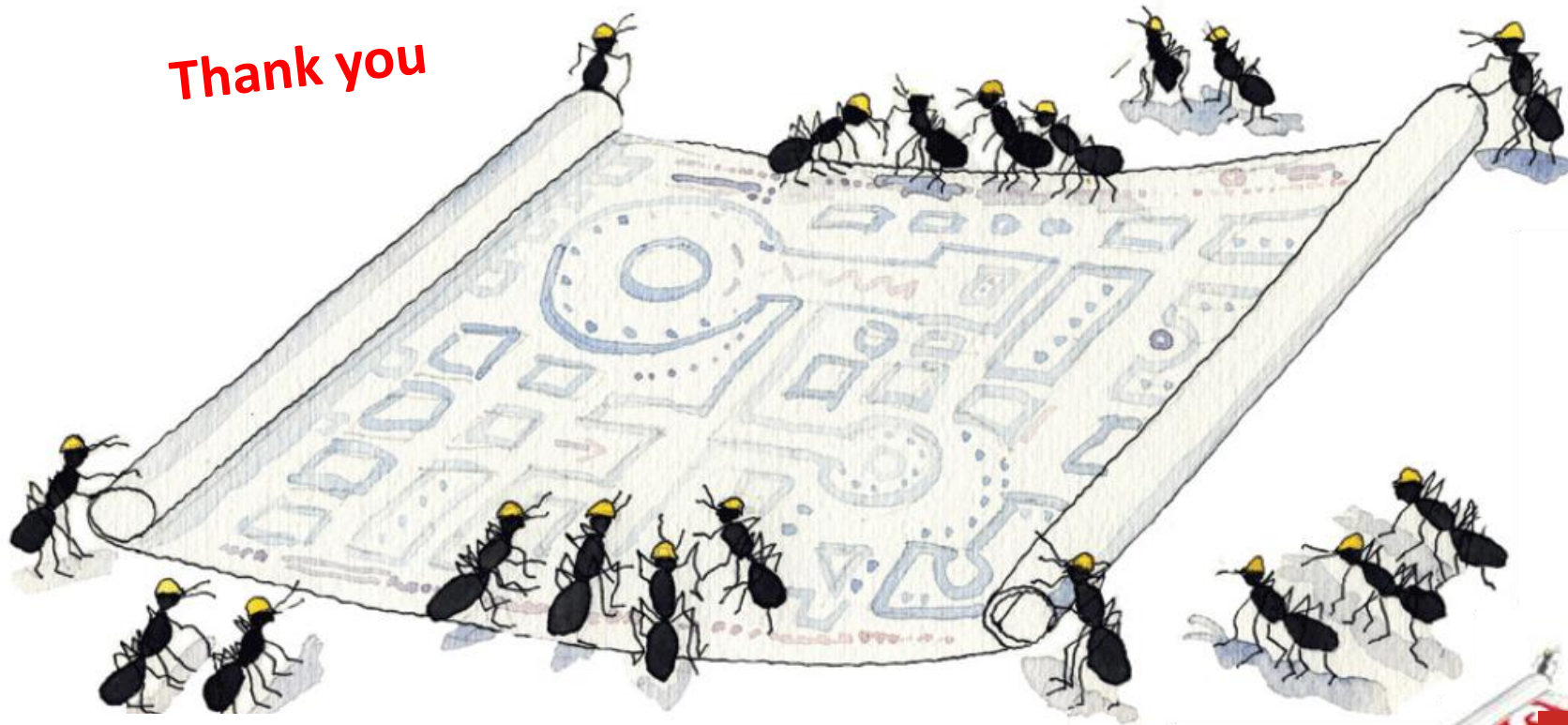


human settlements

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA

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**Thank you**



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**OUR SMARTER BUSINESS APPROACH - TO THE BENEFIT OF ALL STAKEHOLDERS**