

leading
edge
logistics



CRDP

CATO RIDGE DRY
PORT...TRANSFORMING
THE FACE OF LOGISTICS

Welcome to Cato Ridge, KwaZulu-Natal

Executive Chairman, Sibusiso Mazibuko

From an international perspective, shipping is regarded as the most important method of trade globally, and South Africa is no exception.

The Port of Durban is one of the largest in Sub-Saharan Africa. It currently generates in excess of 60% of total revenue when aggregated with other South African port facilities and handles 80 million tons of cargo annually. It also has the fourth largest container terminal in the Southern Hemisphere.

However, the port is not operating optimally, achieving only 75% of the efficiency expected of a major global hub port. The inhibitor is congestion.

And that is where the Cato Ridge Logistics Hub Consortium is making an impact, changing the logistics landscape by eradicating the decades-old obstacle.

Eight years in the planning and our Private Sector Participation is on the cusp of shifting the status-quo, improving the port's efficiency and, indeed, enhancing even greater capacity.

The development of a Dry Port at Cato Ridge will immediately decongest Durban's port precinct and Central Business District, giving rise to improved port performance, the potential for increased economic growth and a positive impact on South Africa's Gross Domestic Product.

We, of the Cato Ridge Logistics Hub Consortium, are spearheading this ground-breaking R20 billion catalytic development; a progressive new endeavour geared for both domestic and foreign direct investment.



We are pleased to invite you to learn more about the Cato Ridge Dry Port and its associated key business projects and to invest in the future, unlocking a range of new economic opportunities for the City of Durban, in the Province of KwaZulu-Natal on South Africa's strategic Eastern seaboard.

I encourage you to join us now as we embark on a new phase of development; A development destined to transform the Port of Durban and related economic activities, changing the face of logistics in Durban, KwaZulu-Natal and South Africa.

Sibusiso Mazibuko
Executive Chairman
Cato Ridge Logistics Hub Consortium



**R20
BILLION**

**SOUTH AFRICA'S SINGLE BIGGEST
INFRASTRUCTURE PROJECT**



DEVELOPMENT OF MORE THAN
850 HECTARES
OF LAND AND TOP-STRUCTURE



CATO RIDGE

50KM ↑

INLAND OF DURBAN ON THE
STRATEGICALLY IMPORTANT N3
HIGHWAY BETWEEN DURBAN AND GAUTENG

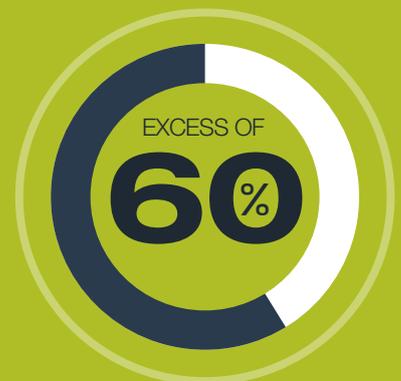


80
MILLION
TONS OF CARGO
ANNUALLY



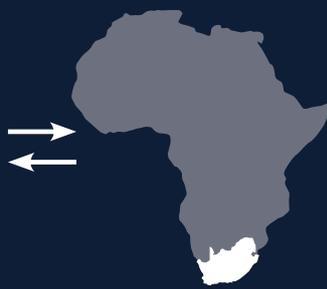
ACHIEVING
ONLY
75%

OF THE
EFFICIENCY
EXPECTED



OF TOTAL REVENUE WHEN
AGGREGATED WITH OTHER
**SOUTH AFRICAN PORT
FACILITIES**

Locational Maps focusing on South, Southern Africa and the World



Africa



South Africa



KwaZulu-Natal



Durban's Dry Port.... Following International Best Practice

INTRODUCING THE CATO RIDGE LOGISTICS HUB CONSORTIUM:

The Cato Ridge Logistics Hub Consortium, a subsidiary of Inkanyezi YeZulu Investment (Pty) Limited - a Black-owned and managed entity - was established in 2014 specifically to drive the Cato Ridge development.

After years of planning, the consortium and its partners are now set to break ground, initiating one of the most exciting business developments in KwaZulu-Natal's history; a business development rich in diverse opportunities for local and foreign investors alike.

Valued at some R20 billion, this private sector and AmaXimba community-driven initiative is set to become South Africa's single biggest infrastructure project, incorporating the extensive development of more than 850 hectares of land and top-structure.

The consortium, with its offices located at Cato Ridge, some 40km inland of Durban, is strategically located on the N2 highway between Durban and Gauteng, which is South Africa's economic heartland. The consortium comprises a number of role-players, inclusive of AmaXimba Development Trust (community), Transnet, the IDC, eThekweni Municipality, SANRAL, KZN DOT, Trade & Investment KwaZulu-Natal and Invest Durban.



A dramatic silhouette photograph of construction workers on a large steel framework. The scene is set against a sunset sky with soft, golden light and scattered clouds. The workers are positioned at various levels of the structure, with some standing on beams and others near vertical rebar. The overall mood is one of industriousness and scale.

R20 BILLION...
SOUTH AFRICA'S
SINGLE BIGGEST
INFRASTRUCTURE
PROJECT



PROJECT OVERVIEW:

The project's fundamental purpose is two-fold. It is to:

- Improve the Port of Durban's overall efficiency; and
- Create additional capacity.

South Africa's seaports already outshine those in the rest of Sub-Saharan Africa and Durban, in particular, is ranked 25th globally in terms of its attractiveness. Inefficiencies and the lack of infrastructure are the consequences of congestion around the port precinct and city infrastructure, and are regrettably contributing to the erosion of South Africa's competitiveness and economic potential.

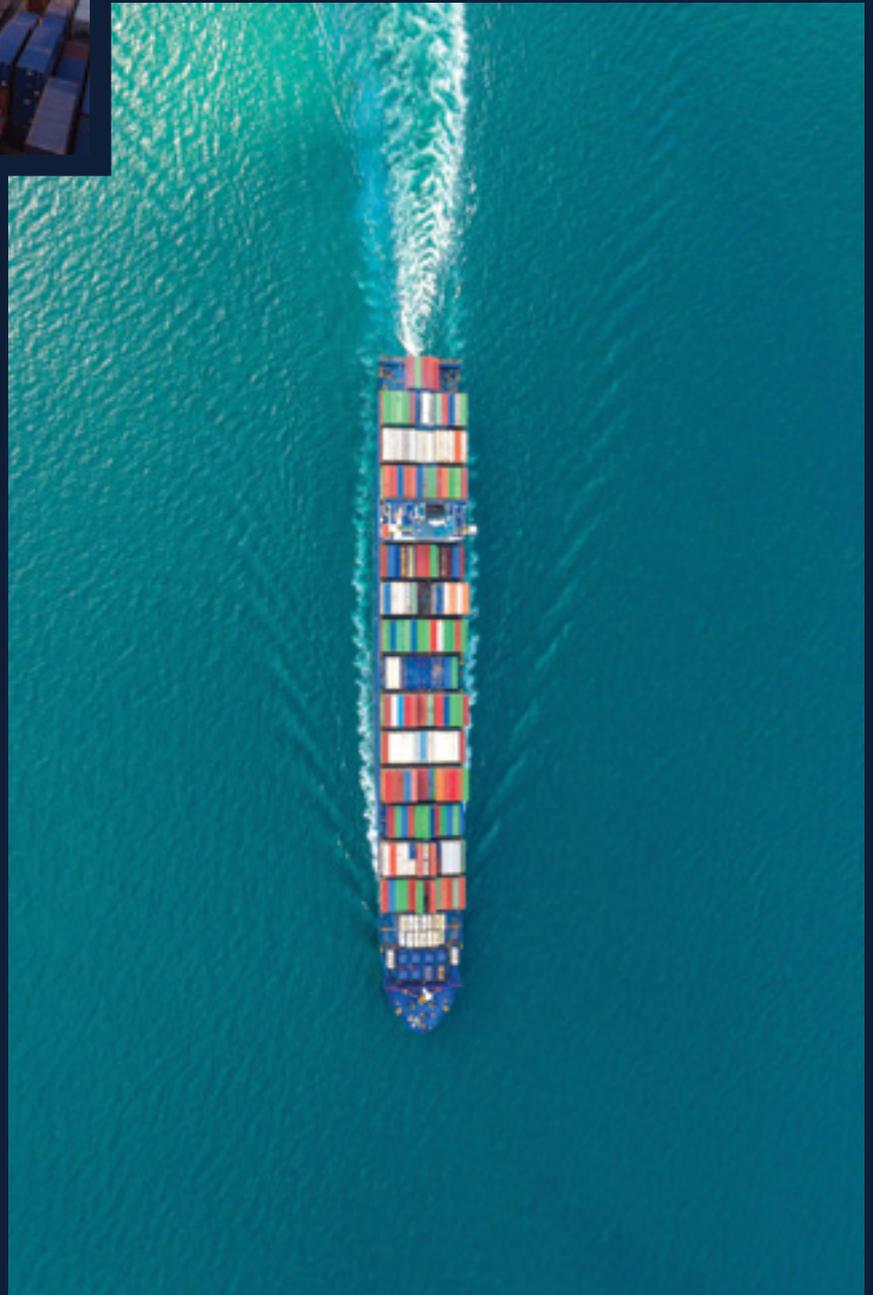
The solution lies in following international best practice... developing a Dry Port and associated business opportunities on this country's primary arterial corridor between the harbour and the economic epi-centre of South Africa, Gauteng.

In essence, the new Dry Port will comprise infrastructure development to support an inter-modal terminal, with a mega truck-stop and staging facility, together with a tank farm, an automotive terminal and a logistics and industrial park.

Functionally, cargo from the port will, upon unloading, be immediately transported by rail to the inter-modal facility located at Cato Ridge. Here, the cargo will be transferred to the road network or returned to the rail network and transported to its inland destinations.

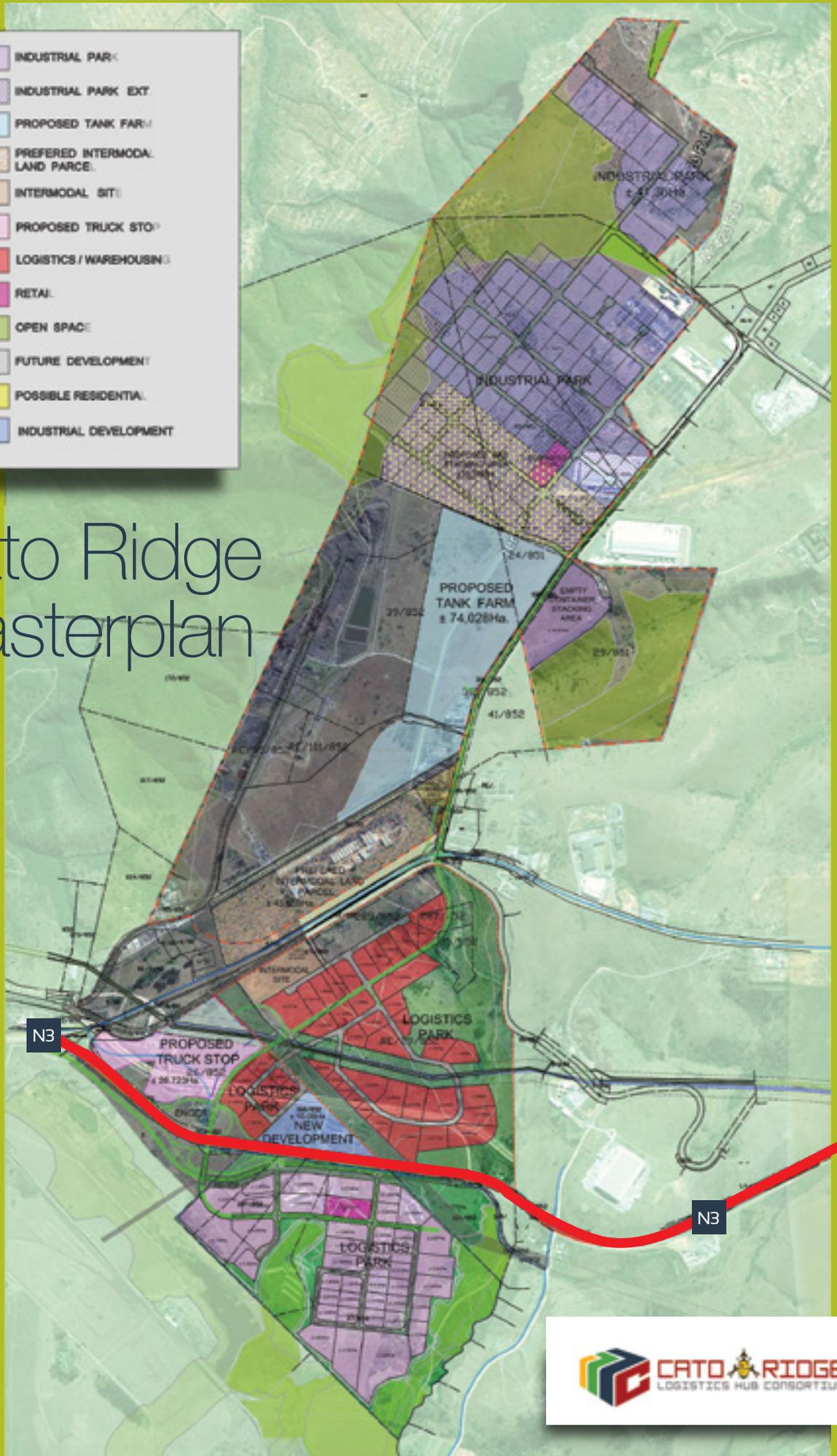
The adjacent logistics park will house industrial tenants seeking to relocate part or all of their operations to Cato Ridge as a means of reducing handling costs.

Project investment will include land purchases, rail and road infrastructure costs, building infrastructure, bulk services provision, professional fees and the like.



Cato Ridge Masterplan

	INDUSTRIAL PARK
	INDUSTRIAL PARK EXT.
	PROPOSED TANK FARM
	PREFERRED INTERMODAL LAND PARCEL
	INTERMODAL SITE
	PROPOSED TRUCK STOP
	LOGISTICS / WAREHOUSE
	RETAIL
	OPEN SPACE
	FUTURE DEVELOPMENT
	POSSIBLE RESIDENTIAL
	INDUSTRIAL DEVELOPMENT





ONE OF THE
WORLD'S MOST
SOPHISTICATED
EMERGING
MARKETS



A Blue-Sky Investment Opportunity

SOUTH AFRICA IS ONE OF THE WORLD'S MOST SOPHISTICATED EMERGING MARKETS.

First-world economic infrastructure and a bright emerging market economy has given effect to a powerful entrepreneurial and vibrant investment landscape here. The strategically located east coast province of KwaZulu-Natal is home to the country's second largest economy, as well as two of Africa's busiest and biggest seaports, Durban and Richards Bay.

It has a great export propensity and boasts the second highest level of industrialisation in the country. The province is also a leading role-player in the manufacturing, transport and logistics sectors.

KwaZulu-Natal and Durban, in particular, enjoy the competitive advantage of being a global gateway for trade into South and Southern Africa and the world. This favourable business platform has seen KwaZulu-Natal emerge as a leading business destination for investors, local and foreign.

This is a project at an advanced stage of planning, ahead of the implementation of an Interim Inter-modal Terminal at Cato Ridge.

Both a pre-feasibility study, detailing business opportunities, and EIA studies have been completed, together with both infrastructure and urban design plans. In-principle funding approval is in place and the project master plan has also been concluded.

Unlocking New Business Potential

The Cato Ridge development project is set to focus on an integrated development approach with regard to key projects, so unlocking a number of economic opportunities across multiple business sectors.

These opportunities are founded on four primary pillars which constitute the Cato Ridge Dry Port and related activities, as follows:

T	I	L	T
Truck-stop and Staging Facility	Inland Port	Logistics and Industrial Parks	Tank Farm

Primary level catalytic core projects include both the Tank Farm and Inter-modal and Automotive Terminal, while at the secondary level, projects and opportunities include:

- Agro-processing;
- Timber manufacturing;
- Automotive assembly and parts;
- LED light manufacturing; and
- Jet toilet manufacturing.

At a tertiary level, social and commercial projects include:

- Human settlement;
- Office parks and retail shopping facilities;
- Hospitals and schools;
- An innovation hub;
- Recreational parks; and
- Transportation.

The Cato Ridge project is intended to create a major socio-economic impact.

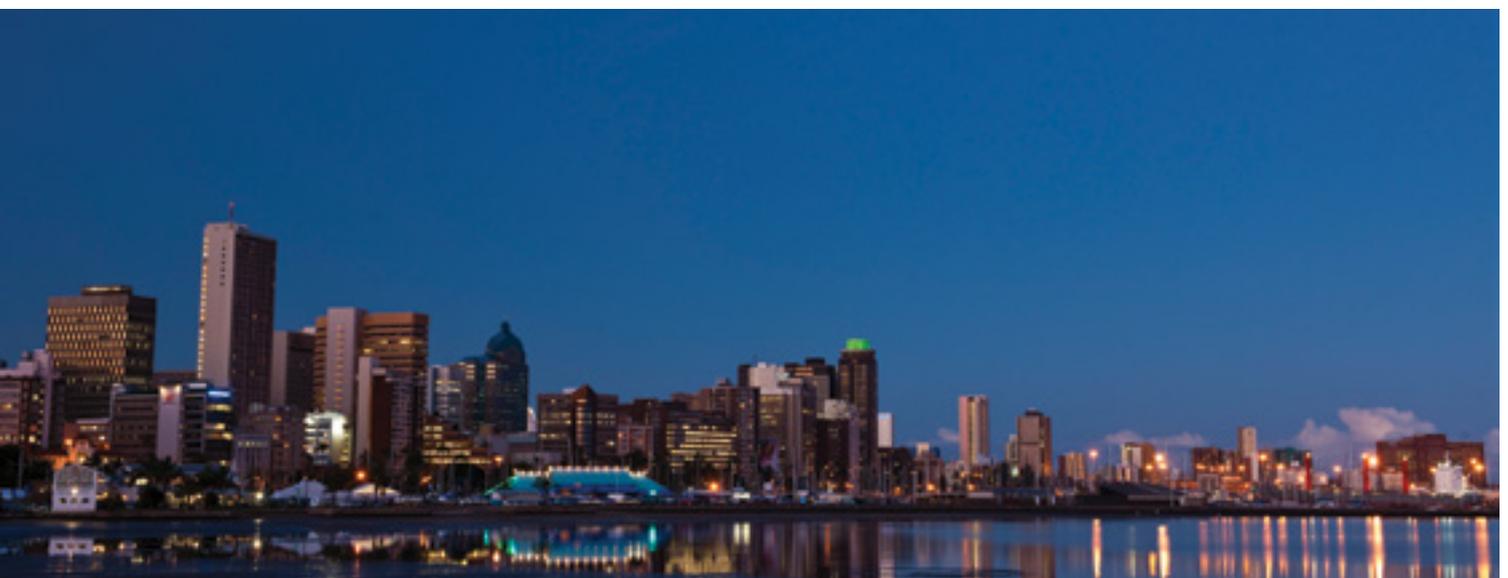
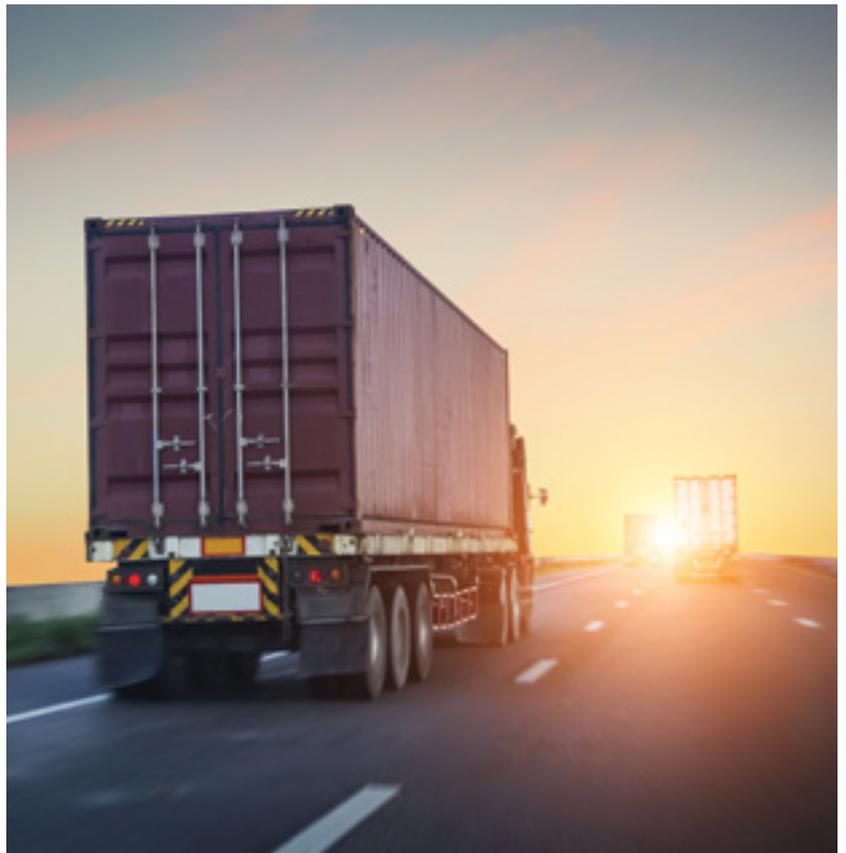
This is a region largely rural in nature, with a high unemployment rate within the community. It is estimated that some 5 000 employment opportunities will be created during the construction phase, whilst the developed project will provide for between 10 000 and 15 000 new permanent positions. In addition, it is envisaged that through the establishment of a project-specific incubation hub, the existing small and medium-sized industry environment will be supported, developed and grown.

The Cato Ridge Dry Port will undoubtedly improve the Port of Durban's overall efficiency, consequently reducing logistics costs, while improving port capacity which will, in turn, increase Transnet's freight market share and revenue.





The facility will advance the country's economic growth potential, assist in empowering Black-owned businesses, promote skills development and training and open the door to South African and foreign investors in primary, secondary and tertiary project opportunities. The development is also expected to attract tourism opportunities and improve infrastructure for commuter and freight transporters, whilst improving and strengthening trade in the SADC region, the rest of Africa and the world.



ALIGNING WITH NATIONAL GROWTH GOALS

Crucially, the Cato Ridge development project has been designed to closely align with South Africa's national goals and objectives.

The project aims to:

- Encourage sizeable new local and international investment in productive sectors of the economy, reducing poverty and inequality;
- Stimulate economic growth and employment creation;
- Contribute towards the National Development Plan, by way of increasing total fixed investment;
- Increase Foreign Direct Investment;
- Advance economic integration in Southern Africa and across the continent;
- Promote intra-African co-operation on investment and infrastructure development;
- Support enterprise and supplier development, as well as youth development through an incubation hub;
- Increase investment in manufacturing and related sectors;
- Create opportunities for new market entrants; and
- Support investment, growth, job creation and meaningful economic transformation.





CLOSELY ALIGNED
WITH SOUTH AFRICA'S
NATIONAL GOALS AND
OBJECTIVES



Giving Back

Creating decent jobs and growing the economy has always been an intricate and difficult exercise for both the Private and Public sectors since time immemorial, because the twin dilemmas are inextricably linked to one another - and also influenced, to a large degree, by the national and international economic growth environment. The Cato Ridge Project will resolve this problem by:

Building an inclusive economy that creates decent jobs:

Inclusive, expanded and sustained economic output are fundamental drivers for creating decent jobs and shared economic growth. As such, part of our strategy is to facilitate access for new entrants into the mainstream economy and to promote a shared economy. We will ensure that the community (through Small and Medium Enterprises and Co-operatives) own a sizeable shareholding in, and manage, business opportunities accruing from our CORE (TILT) business.

Transforming rural areas:

KwaXimba, where the project is located, is 100% rural, has a high unemployment rate and is afflicted by the inherent social ills of such an environment (poverty, crime, lack of social cohesion and the like). It will be transformed into a semi-urban area because of this project. This transformation will trigger the provision of bulk electricity and water infrastructure, decent sanitation facilities in schools and homes, recreational centers, safe modes of public transport, health-care and retail shopping centers. Importantly, this rural transformation effect will help KwaZulu-Natal achieve its adopted Goal 7 of the Provincial Growth and Development Strategy (PGDS), emphasising the need for spatial equity in a manner that ensures that the full extent of the Province, including its rural areas, are developed to their full potential.

Ensuring decent living conditions and sustainable human settlements:

More than 3 000 habitable houses, with access to safe drinking water and decent sanitation, will be built around the project area. All basic amenities, like street lights, tarred roads, public transport and recreational facilities, and solid waste removal services will come on-stream as a package through this development.

Improving and expanding education and training:

The building of schools, a TVET college and training centres for manufacturing (clothing, textile, timber and LED lights) will give effect to the improvement and expansion of education and skills development in the area. This will ensure that suitable candidates will acquire knowledge and skills, enabling them to be gainfully employed or become self-employed.



Reducing crime and impacting on social cohesion/security:

Social ills like crime and the lack of food security are closely linked to unemployment. Thus, it is our belief, as project drivers that the development of this project will reduce unemployment, thereby impacting positively on crime reduction and food security, leading to a more meaningful life for the community.

CSI role definition and description:

CSI encompasses projects that are external to the normal business activities of a company and not directly for the purpose of increasing company profit. These projects have a strong developmental approach and utilise company resources to benefit and uplift communities and are not primarily driven as marketing initiatives. Over and above benefits accrued through the AmaXimba Development Trust, a special fund will be established for community project disbursement, in collaboration with the Cato Ridge Logistics Hub Consortium.



Community as partners:

The Consortium has established relationships with community development and empowerment organisations from the government, private sector and non-governmental organisation environments to form partnerships with the community. Partnerships will, amongst others, focus on children, people with disabilities, people at risk and the vulnerable, as well as dealing with other social issues and ills.

Community development:

The Cato Ridge development will undertake a community development process through collective actions relating to social, health, economic and environmental issues that impact the community. It will incorporate and integrate interventions that provide learning and growth through social outreach and engagement processes. This will ensure participation, involvement, buy-in and ownership by communities in and around the Cato Ridge and AmaXimba areas, as the project is rolled-out.

Entrepreneurial development:

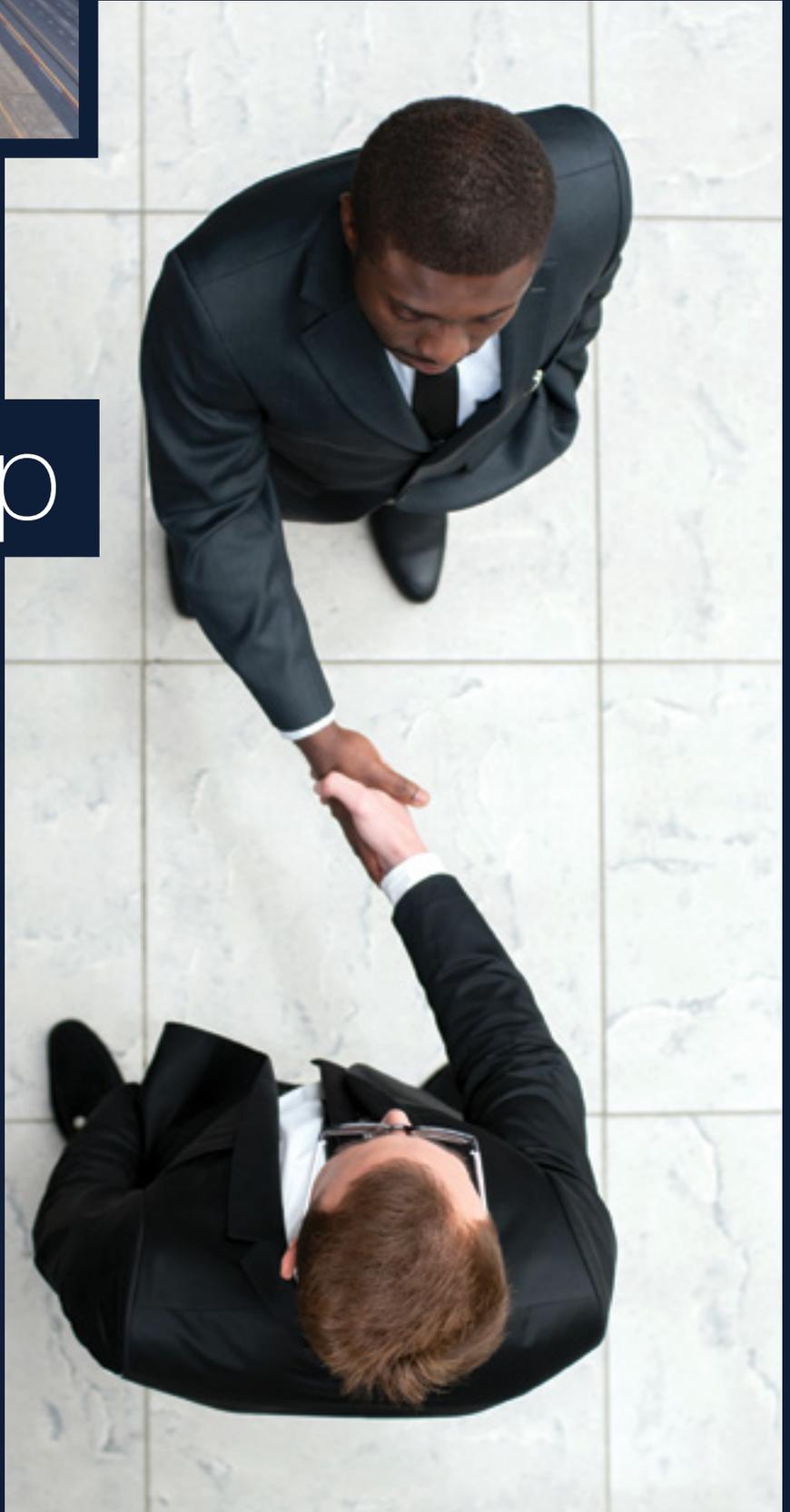
The Consortium will embark on entrepreneurial development through the identification of individuals and small businesses who and which want to start new enterprises or expand existing operations. This will entail a process of enhancing entrepreneurial skills through structured training and institutional programmes to hone skills, thus enabling the successful running and management of such businesses.



Our Partnership

The Cato Ridge development is widely regarded as the key to decongesting the Port of Durban and the city, so unlocking vast new economic potential for the wider region and improving standards of living for the greater Cato Ridge community.

This would not have been possible without the foresight and commitment of our partners, Transnet and the Industrial Development Corporation (IDC).





Transnet is the largest and most crucial component of the freight logistics chain which delivers goods in South Africa. As the custodian of ports, rail and pipelines, Transnet's objective is to ensure a globally competitive freight system which enables sustained growth and diversification of South Africa's economy.



The Industrial Development Corporation is a national development finance institution whose primary objective is to contribute to the generation of balanced, sustainable economic growth in Africa. The IDC achieves this by promoting entrepreneurship through the building of competitive industries and enterprises, based on sound business principles.

Equally, we have been most grateful for the exceptional support for the project displayed by such organisations as:

- Trade & Investment KwaZulu-Natal;
- The Department of Trade & Industry;
- The KZN Growth Fund; and
- Invest Durban.



Engage With Us

The multi-billion Rand development and establishment of the Cato Ridge Dry Port and related business opportunities forms South Africa's single biggest infrastructural undertaking; an undertaking with mega investment potential.

The project is poised to become South Africa's next big development opportunity. So, shouldn't you be talking to the Cato Ridge Logistics Hub Consortium? We look forward to engaging with you.

Cato Ridge Logistics Hub Consortium

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CATO RIDGE DRY PORT