TSHWANE INVESTMENT SUMMIT 2025

Tshwane Rising – Partner, Invest, Revitalise

Investment Incentive Toolkit 2025

TSHWANE ECONOMIC DEVELOPMENT AGENCY

CITY OF TSHWANE
IGNITING EXCELLENCE

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Foreword by the Executive Mayor

As the Executive Mayor of Tshwane, the capital city of South Africa, I am more than delighted to endorse this investment incentive and business service offering toolkit. I am pleased that this publication contains crucial information about our city. In line with my commitment to building a capital city that works for all of its people, which places special emphasis on economic growth, job creation and the reduction of red tape, my administration is committed to ensuring faster and more effective implementation of our developmental programmes and the creation of a conducive environment for trade and investment.

Tshwane, like all major cities across the globe, faces a world that has been radically changed by the COVID-19 pandemic. As a result, economic recovery is expected to be characterised by instability and ongoing change. Notwithstanding this, there is significant opportunity to recouple economic growth with social progress by working together to create a stronger and more inclusive economy. By means of effective collaboration with the private sector and other key stakeholders, the City of Tshwane is committed to effectively leveraging research, technology, connectivity and innovation in order to propel the capital city to the very apex of the great cities of the future.

Our annual economic growth rate is projected to grow at an average of 3,9% per annum over the next five years, ending in 2029. Furthermore, the City of Tshwane recorded R326,82 billion in real gross domestic product (GDP) in 2024, making it the second-largest economy in South Africa behind the City of Johannesburg, followed by the City of Cape Town. Tshwane boasts a vibrant and diverse economy, contributing approximately 26,8% to Gauteng's GDP and around 9,4% to South Africa's national economy.

A conducive business and investment environment is imperative to achieving our economic recovery, growth and developmental objectives. Against this backdrop, the City has published its investment incentive and business service offerings in the form of a toolkit. The toolkit, which is one of many resources provided by the Strategic Trade and Investment, Attraction, Facilitation and Aftercare Section, aims to promote investment and boost the economy of Tshwane.

I trust that our efforts to lower investment costs and risks, reduce obstacles to invest and foster an investor-friendly environment will encourage you to consider Tshwane as your preferred destination for trade and investment.

Message from the MMC for Economic Development and Spatial Planning

Tshwane is on course to develop a high-growth economy that is attractive to both domestic and foreign investors.

This investment incentive and business service offering toolkit provides a rich source of information for business leaders, potential investors and entrepreneurs who are interested in doing business in the capital city. It highlights Tshwane's favourable business and investment environment, sector and industry potential, as well as the financial and non-financial investment incentives available to investors.

By means of collaborating with industry role players and assisting businesses to realise their true growth potential, the political administration of the City of Tshwane is fully geared to position Tshwane as the preferred destination for trade and investment, and the gateway into the Southern African Development Community. Investing in economic infrastructure to provide a competitive business environment, ensuring an uninterrupted supply of municipal services, and providing investment incentives and business services that will realise inclusive economic growth are central to our efforts of growing the economy of Tshwane.

To attract foreign direct investment and stimulate domestic investments by means of business retention and expansion, we are committing ourselves to a broad spectrum of creative and sustainable initiatives. Among others, these include addressing red tape and bureaucracy, fast-tracking strategic projects and investment initiatives, and developing new and existing industries in partnership with the private sector and academia in order to leverage the research and development sector in Tshwane.

This publication aptly highlights the conduciveness of Tshwane as a preferred destination for trade and investment and related offerings, services and support.

May this document inspire you to make Tshwane your investment destination of choice in Africa.

1 Key information about Tshwane

Major residential areas	Akasia, Atteridgeville, Babelegi, Bronberg, Bronkhorstspruit, Centurion, Crocodile River, Cullinan, Eersterust, Ekangala, Elands River, Ga-Rankuwa, Hammanskraal, Laudium, Mamelodi, Pretoria, Rayton, Refilwe, Rethabiseng, Roodeplaat, Soshanguve, Themba, Winterveld and Zithobeni
Population	4,04 million (2022)
Area	6 298 km² Tshwane is the largest city in Africa and the third largest in the world based on land area.
Municipal area GDP-R	R552,34 billion (2022 current prices) (2022 Integrated Development Plan)
GDP-R per capita	R3 597 000 (2022 current prices)
GGDP growth	3,9% (2024 constant prices)
Labour force	Labour force: 2,78 million people 70,9% labour force participation rate *All figures are for 2022.*
Unemployment	33,5% (2024) (official definition)
Principal languages	English, Sepedi, Afrikaans, Xitsonga and Setswana
Principal economic activities	Government and community services (35%) Finance (26%) Manufacturing (11%) *All figures are for 2021.*
Focus sectors	Agriculture Mining Manufacturing Electricity Construction Wholesale retail trade and repair of vehicles Transportation and storage Finance and insurance Community service
Interesting facts about Tshwane	Home to over 135 foreign missions and organisations Highest concentration of medical institutions per square kilometre in South Africa Knowledge, research and development capital of South Africa 26,8% of the Gauteng GDP (2022) 9,4% of the national GDP (2022) 53% of transport equipment exported from South Africa originates in Tshwane

2 Brief economic profile of Tshwane

Looking at the relative size of the economies across all the metropolitan municipalities in South Africa, it is noted that Tshwane has the second-largest economy with respect to real GDP, behind Johannesburg and followed by Cape town.

Tshwane's average annual growth since 2018 has been at a rate of 0,3% per annum. This is a significant slowdown from the early 2000s, when the city grew at 6,3% per annum. This slowdown does not necessarily indicate that the city's economy is failing, but rather highlights the impact of consecutive shocks which the city had to weather, such as load-shedding, COVID-19 and other disruptions like the Ukraine war. The result of all of these impacts is a drastic slowdown in economic growth to a point where it can be said that the city's economy is stagnating. The revitalisation of the economy is crucial within this context, because without increased economic activity, there is no potential for meaningful job creation.

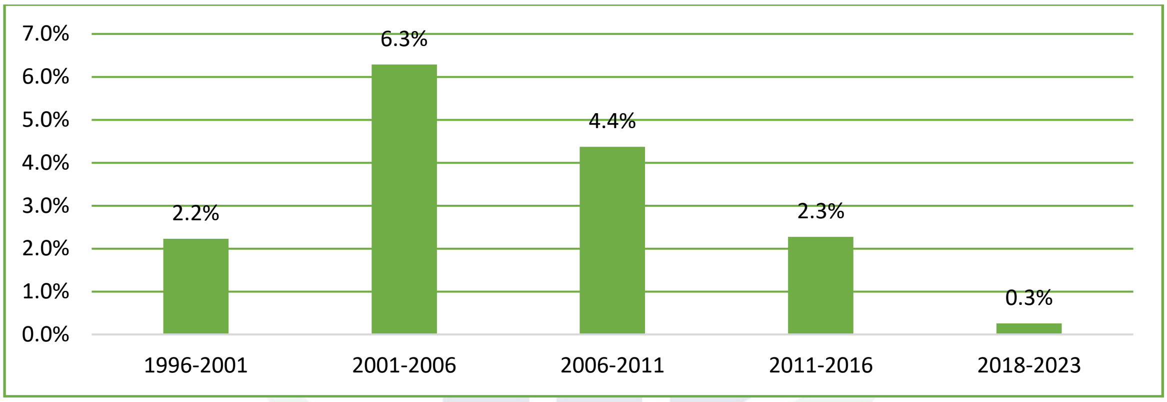

Figure 1: Average annual real economic growth for Tshwane
Source: IHS Regional Explorer

GDP per capita between 2022 and 2024 has increased from approximately R78,8 thousand to R79,4 thousand across the city. Despite the low growth of the economy overall, at least there is a marginal improvement in the GDP per capita.

Table 1: Real GDP per capita

Real GDP per capita (R 1000)			
	2022	**2023**	**2024**
GDP per capita	R78,8	R79,3	R79,4
Growth %		0,7%	0,1%

Source: Own calculations, Census 2022 and IHS Regional Explorer

3 Spatial nodes in Tshwane

Economic development activities take place within a space. It is therefore important to ensure that the economic development agenda or strategy and the City of Tshwane's spatial vision as outlined in the Spatial Development Framework (SDF), are aligned. The SDF provides a spatial interpretation of the desired growth and development directions for the city. It focuses on economic and infrastructure development and gives spatial expression to key development plans. Prioritisation within the SDF is built upon a network of nodes and corridors. An important distinction is made between four main nodal typologies at the metropolitan scale, as follows:

- Capital core: The Tshwane inner city is identified as the capital core, as it is the city's first-order node among all metropolitan nodes.

- Metropolitan nodes: These are primary nodes of the highest order. They accommodate the highest degree of service specialisation and offer the widest range of services. Often, metropolitan nodes will have regional or provincial relevance. In the context of Tshwane, metropolitan nodes are those nodes within the city (economically) that benefit primarily from private sector investment. Equally important is that these nodes serve as economic hubs and focus points for employment opportunities.

- Urban cores: During apartheid, these so-called township areas were developed because of forced relocation programmes. Inevitably, these townships, which are the urban cores, grew to accommodate large populations of low-income or unemployed people. The Capital Expenditure Framework, 2023/24, an implementing leg of the SDF, shows that the highest densities of people over the past 30 years have been and remain concentrated in the urban core. This underscores the fact that individuals and communities, particularly in these areas, need support from public institutions.

- Specialised activity areas: These are nodes that comprise a significant portion of Tshwane's economic network. They are characterised by largely mono-functional land uses taking up large, concentrated and defined spaces. The character of the areas ranges from industrial to high-technology smart industries, medical facilities and educational and research facilities. It is important to acknowledge these specialised activity areas, not just in terms of their scale, but because of their sphere of influence in terms of generating movement, opportunities and linkages with other areas. A total of 40 industrial parks or areas are situated throughout the city. All these areas are critical role players as part of economic development, job creation and income-generating streams for Tshwane. Special emphasis should be placed on proper service delivery to these areas through the establishment of internal municipal services districts.

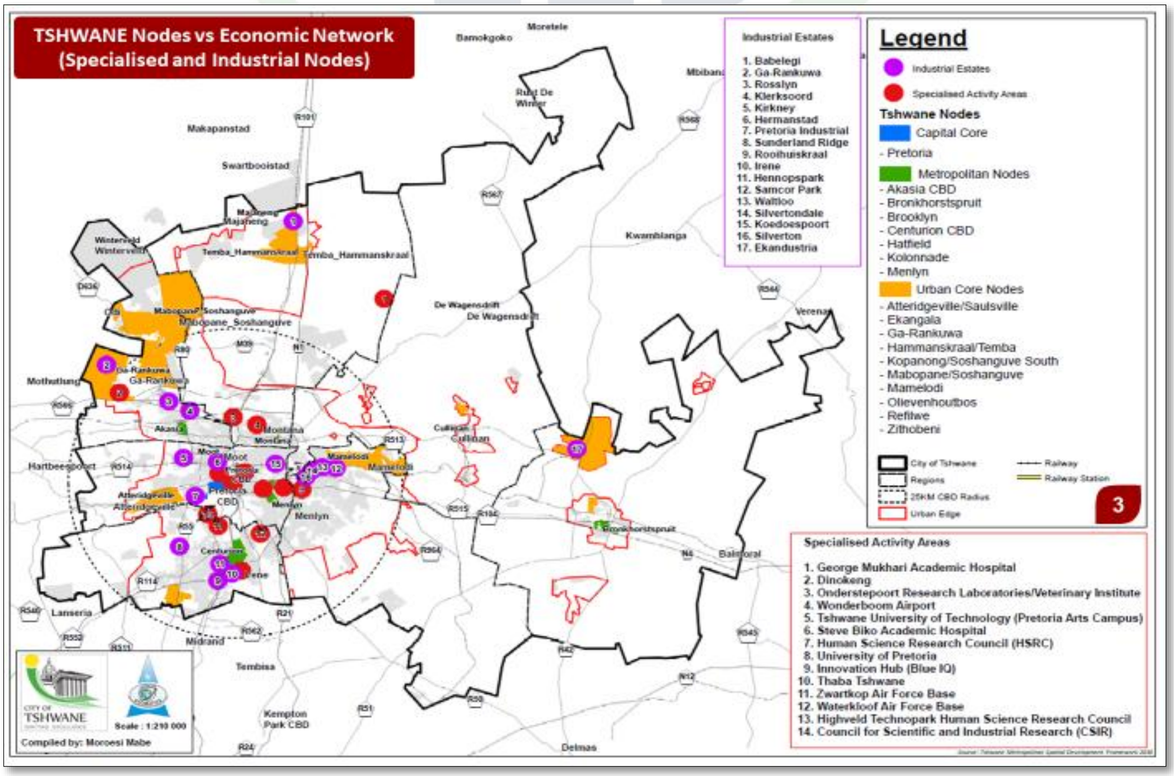

Figure 2: Nodes in Tshwane

Source: Draft Tshwane Regionalised Spatial Development Framework, 2024

These nodes within the metropolitan area are characterised by largely mono-functional land uses occupying large, concentrated and defined spaces. The character of these areas includes industrial and high-technology smart industries, medical facilities and educational and research facilities. It is important to acknowledge these specialised activity areas, not just in terms of their scale, but also because of their sphere of influence in terms of generating movement and creating opportunities and linkages with other areas. The specialised activity nodes are as follows:

3.1 Research, innovation, education and technology institutes

Research, innovation, education, and technology institutes in Tshwane include the following:

- Council for Scientific and Industrial Research and The Innovation Hub
- Highveld Technopark
- Human Sciences Research Council
- Sefako Makgatho Health Sciences University
- Onderstepoort Research Laboratories/Veterinary Institute
- Steve Biko Academic Hospital
- Tshwane University of Technology
- University of Pretoria
- University of South Africa

3.2 Airports

The following airports are located in Tshwane:

- Waterkloof Air Force Base
- Swartkop Air Force Base
- Wonderboom National Airport

3.3 Tourism nodes

The following tourism nodes are located in Tshwane:

- Dinokeng Nature Reserve
- Cullinan

3.4 Industrial estates

The following industrial estates are located in Tshwane:

- Babelegi
- Bronkhorstspruit
- Despatch
- Ekandustria
- Ga-Rankuwa
- Gateway
- Hennopspark
- Hermanstad
- Irene
- Kirkney
- Klerksoord
- Koedoespoort
- Lyttelton Manor
- Pretoria North

- Pretoria West
- Rooihuiskraal
- Rosslyn
- Samcor Park
- Silverton
- Silvertondale
- Sunderland Ridge
- Waltloo

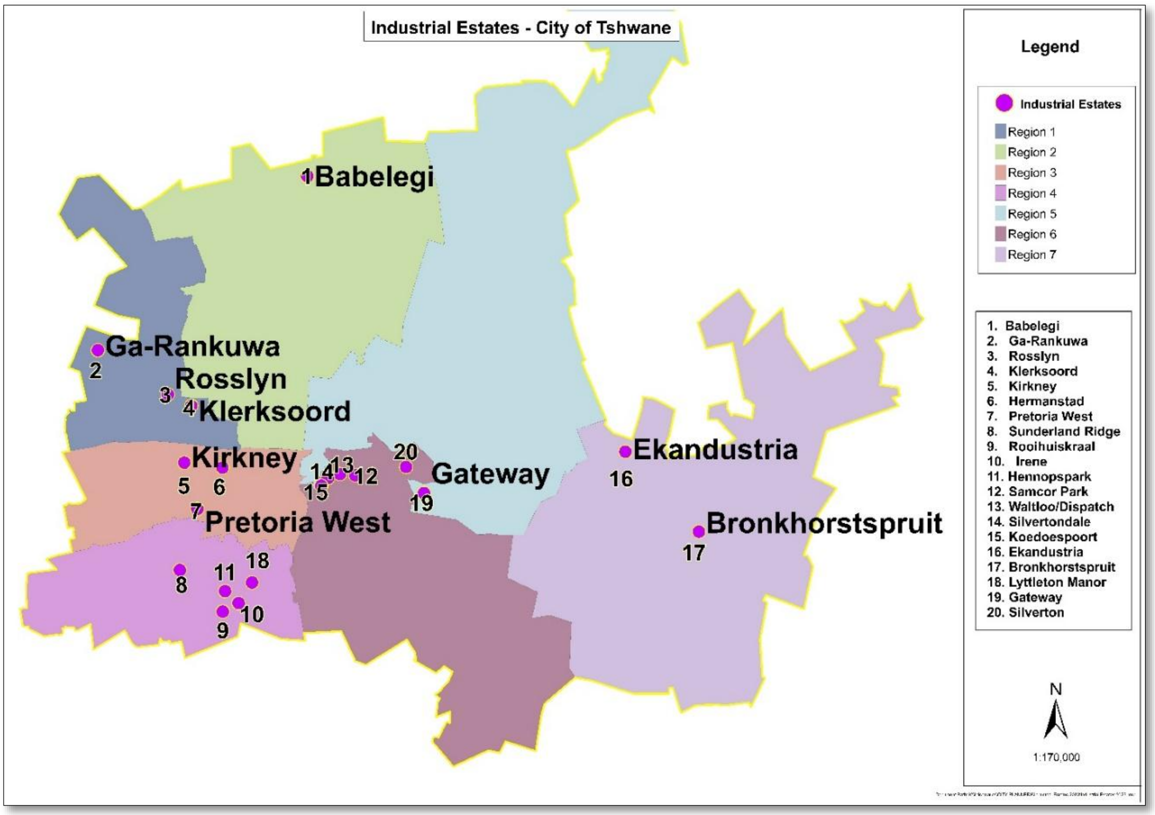

Figure 3: Location of industrial areas
Source: Draft Tshwane Regionalised Spatial Development Framework, 2024

4 Brief overview of priority sectors in Tshwane

The study of the sectoral composition of the economy of Tshwane considered the relative importance of each of the sectors. In 2024, the community services sector was the largest in Tshwane, accounting for 35,8% of the total gross value added (GVA) in the city's economy. The sector that contributes the second-most to the GVA is the finance sector at 19,7%, followed by the trade sector at 13,3%. The sector that contributes the least to the economy is the agriculture sector, with a contribution of 0,64% of the total GVA.

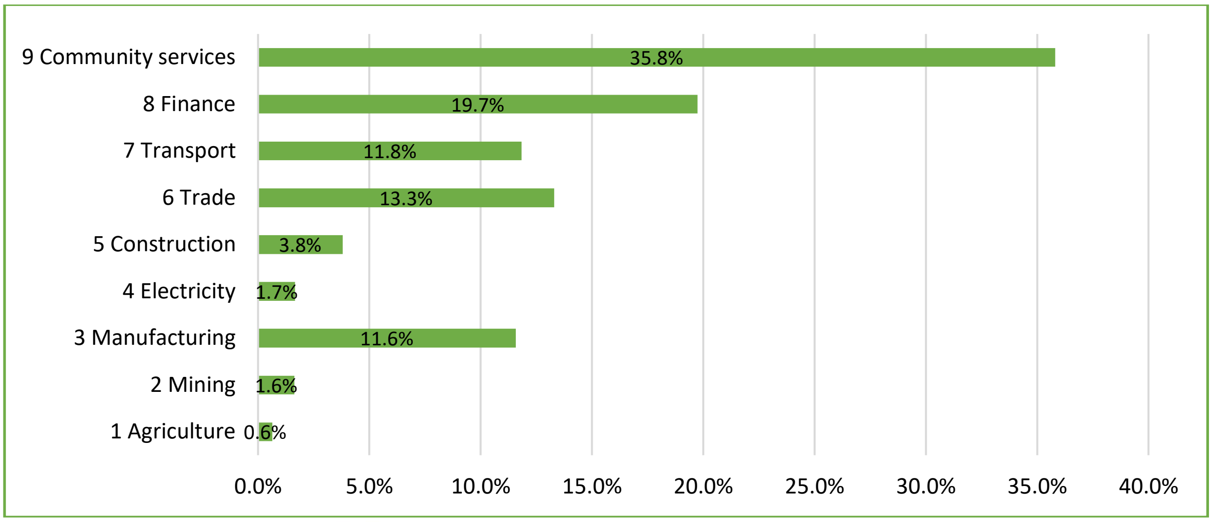

Figure 4: Gross value added contribution of each sector to the Tshwane economy
Source: IHS Regional Explorer

4.1 Agriculture

A look at each sector across the regions gives an overview of the share of each region's activity and relative importance in the sector output to that region. Region 7 has the largest agricultural sector at 3,4% of its output, followed by Region 5 and Region 2 at 1,2% and 1% respectively. In line with expectations, the agricultural sector's contribution to the economy becomes smaller as a region becomes more urban, but there is still an opportunity to engage in modern agricultural activities in the urban areas, such as precision farming and so on.

4.2 Mining

The mining industry is not a large part of the Tshwane economy. However, there are some notable quarry activities in Region 5 and Region 4. The sector contributes approximately 4,4% and 2,2% to these regions' output respectively, and Region 7, with the Petra diamond mine, contributes 4,1% to the city's output. The other regions' mining output contributes between 1% to 1,5% to the Tshwane economy. There are also recent mining developments, namely Vergenoeg Mining Company and Palesa Coal Mine. The regional shares are likely not due to actual mining activities in each region, but rather the head office effect, where output is recorded in the location where it is reported. It is, however, noteworthy to observe that there is mining-related economic activity in all the regions, whether it is actual mining or through the mining-related businesses.

4.3 Manufacturing

The manufacturing sector is an important component in a city's economy. Given the presence of the motor/automotive manufacturing industry and other advanced manufacturing activities in Tshwane, manufacturing is a key sector in the city. Manufacturing activity in Region 2 is the highest, contributing roughly 18,6%. This is expected, due to the Babelegi industrial area. This is followed by Region 7, with a contribution of 15,8%, which may likely be due to Ekandustria Industrial Park in that region. Region 1 is also a strong contender, contributing 15,3%. The likely reason for this is the scattered industrial activities in the area as well as the industrial park in Ga-Rankuwa and the automotive industry in the Rosslyn area. A notable a concern is that Region 3 is the smallest contributor in Tshwane at 9,5%, likely due to the decline of industrial activity in Pretoria West.

4.4 Electricity

The electricity sector or rather, the energy sector, includes related activities such as gas, steam and air-conditioning supply. This sector is not a significant contributor to Tshwane's economy across all the regions. The largest is 6,1% in Region 7, possibly due to the Bio2Watt generation facility located in the region. There is a possibility of an increase in Regions 1 and 3, should the redevelopment of the Pretoria West and Rooiwal power stations be completed.

4.5 Construction

At best, the construction industry contributes 5,1% to the regional output of Region 7, with the smallest share being recorded in Region 3, with a contribution of 3,5%. Even though cities often have more construction activities taking place than non-metropolitan areas, comparatively speaking, this activity is notably small in the larger Tshwane economy. However, it presents a greater opportunity for growth across the entire city.

4.6 Wholesale retail trade and repair of vehicles

The contribution of this sector to regional economies exceeds 10% across all regions, with Region 7 contributing the smallest share of 12%. The relative ranking of regional outputs in this sector is logical, with motor-vehicle-related activities concentrated in Regions 1 and 2. These regions include Rosslyn and other vehicle-related industries with output shares of 14,3% and 14,2% respectively. Region 3, as the business hub of Tshwane, ranks third at 13,2%. Regions 4 and 6 also have significant retail activity.

4.7 Transportation and storage

Wonderboom National Airport is situated in the north of Pretoria and contributes to Region 2's output in the transportation and storage sector. Given Tshwane's geographical position, linking South Africa with neighbouring countries through Region 2 via Limpopo and through Region 7 via Mpumalanga, it is not surprising that Tshwane serves as a hub of transport-related activity. Furthermore, the size of the city's transport sector plays a crucial role in the mobility of residents and businesses, given the relative size of the population. The presence of original equipment manufacturers in the automotive sector in Tshwane is a boon to this industry, as they would inevitably undertake related activities that positively impact the industry. As can be expected, Regions 1 and 2 are the largest contributors to this sector. However, it must be noted that all regions, except for Region 7, account for more than 10% output, with Region 7 contributing just under 10%. Situated between the Brakfontein interchange and Samrand off-ramps, Louwlardia Industrial Park is a well-developed logistics and warehousing hub due to its excellent highway exposure. Shoprite-Checkers, Woolworths, QK Meats, OBC Chicken, Clicks, Volkswagen and many other national retailers have their distribution centres located in Louwlardia. Furthermore, QK Meats, Shoprite-Checkers and Woolworths are all currently undertaking significant investment expansions, which serve as a testament of the area's investment potential and competitive advantage.

4.8 Finance and insurance

The presence of the finance and insurance sector is significant across Tshwane. Four of the regions recorded sectoral contributions of more than 20% in this sector. Region 4 is the largest contributor at 22,8%. Major corporations, such as Merchant, OUTsurance and Momentum Call Centre, are all located in Region 4. Centurion is a well-known location for businesses of this kind. As it has become much easier for businesses to move their operations to Tshwane, the output contributions of Regions 3 and 6 become obvious and explicable. Among others, First National Bank has moved to Menlyn, Investec to Atterbury Road near the N1 and Absa Waltloo Call Centre is located in Region 6. Furthermore, Tshwane has a good internet backbone, which is an enabler for these kinds of businesses and an important consideration for them when deciding on where to invest.

4.9 Community services

The high concentration of government departments in Tshwane underscores the significant importance of this sector in the city. Given that Tshwane houses the presidency and has a substantial concentration of military activities compared to other cities in the Gauteng region, the size of this sector's contribution is unsurprising. This sector accounts for more than 37% of regional output for both Regions 1 and 3, with all other regions recording shares over 30%, except for Region 7 at 28%.

The community services sector has the largest competitive advantage (1,39%). This is due to the strong presence of government offices and Tshwane being the seat of national government. This is followed by the transport sector at 1,28%. This is explained by the presence of original equipment manufacturers for vehicles such as Nissan, BMW and Ford in the city. These are followed by the finance sector at 1,12% and the trade sector at 1,05%. The remaining sectors are below 1%. However, this does not mean that these sectors are not competitive at all. It is likely that, at a smaller geographic level, they are indeed competitive, otherwise they would not be able to survive in the absence of government safeguards. Furthermore, given that South Africa has an open economy, it is possible that these sectors are boosted by foreign trade and their competitiveness lies outside the country's borders. What the location quotient reveals is that these sectors are less efficient than in other national counterparts on average.

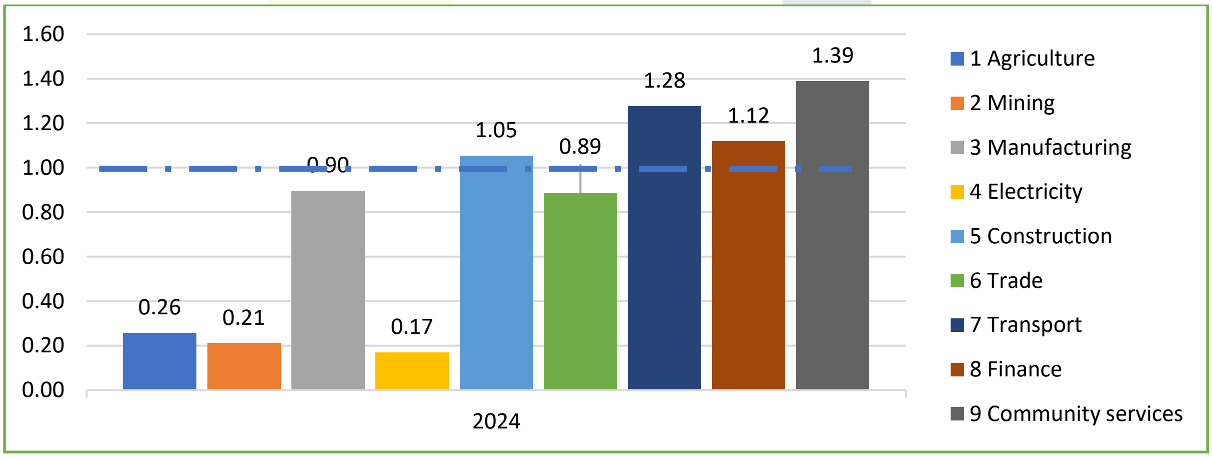

Figure 5: Location quotients 2024 – Tshwane
Source: IHS Regional Explorer

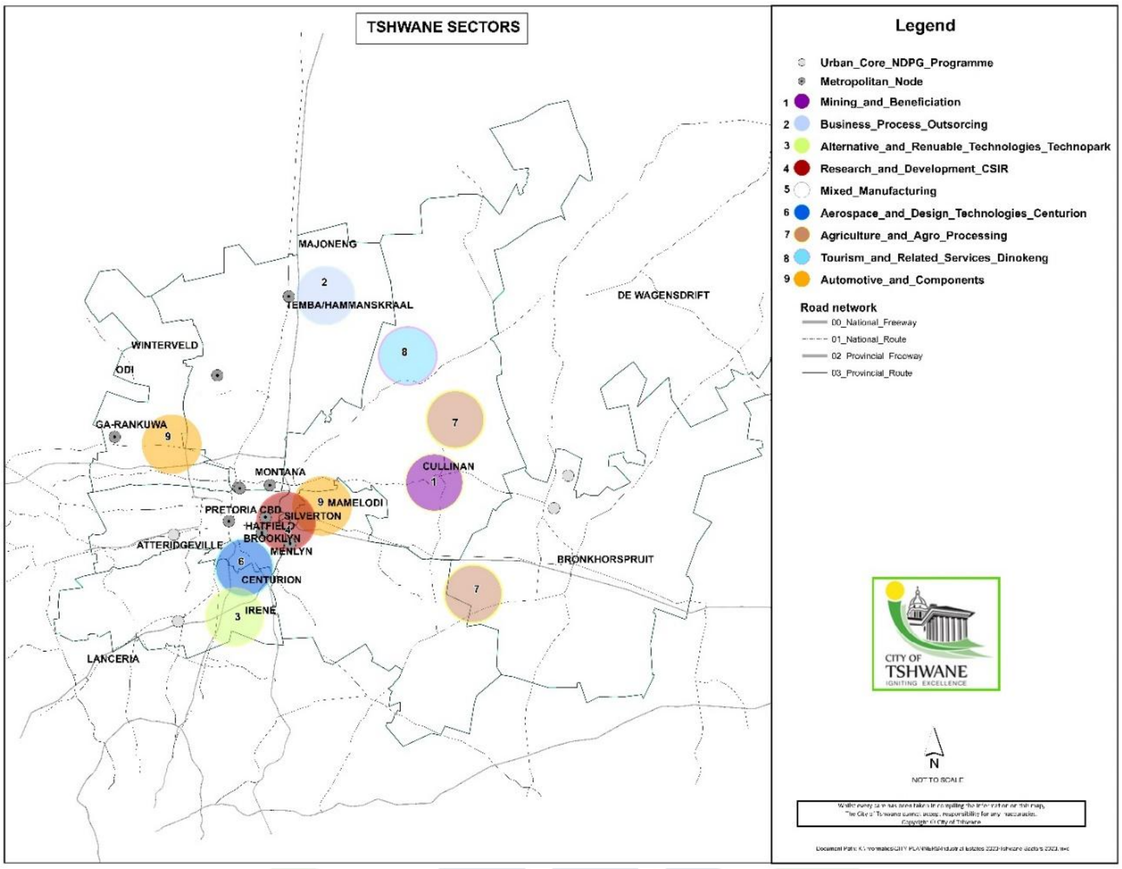

Figure 6: Location of economic sectors and industries
Source: Draft Tshwane Regionalised Spatial Development Framework, 2024

5 City incentive offerings: Fiscal incentives

5.1 Rates

5.1.1 Residential rates and rebates

The first R15 000 of the value of all residential properties is legislatively impermissible for charging property rates. In addition, a further valuation reduction of R135 000 is granted by the Council for charging property rates. All residential properties are thus not charged any property rates on the first R150 000 of the property's value and registered indigent households are exempt from paying property rates. Furthermore, the social package will be extended to all properties valued at R250 000 and lower.

Rebates for pensioners, people living with disabilities and/or medically boarded persons are also granted, subject to the criteria set in the Rates Policy.

5.1.2 Rebate on the total market value of all unregistered erven in a township

Incentive description	This incentive is intended to allow property rates to be levied under the category of "Township Development" instead of "Vacant". When a developer proclaims a township, an entry is opened in the valuation roll that contains all unregistered erven (the properties still belong to the developer). There will be a rebate on the total market value applicable for the entry in the valuation roll, the category will be

	"Township Development" and the rate will be lower than for the "Vacant" category.
Qualifying criteria	This includes all proclaimed townships of which the unregistered erven still belong to the developer, excluding those portions in respect of which a certificate of registered title has been issued by the Deeds Office.
Application procedure	As soon as the township has been proclaimed and registered in the Deeds Office and the conditions of establishment have been received, the valuation process will commence.

5.2 Spatial planning

5.2.1 Offsetting development charges on multiple townships

Incentive description	Where a developer has offered to provide and construct bulk engineering services that will serve multiple townships owned by the same developer, offsetting of engineering services contributions may be done for multiple townships instead of on a township-by-township basis, provided there is a causal link between the service and the townships that are being developed. The objective of the service is for developers to be able to develop within a municipal infrastructure zone or precinct for the purposes of investment and to be able to connect to bulk engineering services that are constructed for the purposes of these townships.
Qualifying criteria	Developers that are developing multiple developments within the same municipal infrastructure zone or precinct may qualify. The townships must be developed by the same developer, and the developer must offer to build or construct the bulk engineering services. The offer and the terms of the offsetting must be captured in an overarching engineering services agreement (and individual agreements for the townships) and form part of the conditions of establishment for the townships.
Application procedure	The townships must be developed by the same developer, and the developer must offer to build or construct the bulk engineering services. The offer and the terms of the offsetting must be captured in an overarching engineering services agreement (and individual agreements for the townships) and form part of the conditions of establishment for the townships.

5.3 Water and sanitation

5.3.1 Bulk service contribution rebate scheme

Incentive description	A 10% rebate on water and sanitation bulk service contributions entails the provision of rebates on bulk service contributions for water and sanitation in respect of all land use applications, such as rezoning, township establishments and consent use.
Qualifying criteria	To qualify for the rebate scheme, the development must be approved in accordance with the following process: • There must be approved conditions of establishment.

	• The application is received and assessed for availability of bulk services to accommodate the proposed development. • If bulk services are available, the conditions of establishment will be approved. • Upon approval of the conditions of establishment, bulk service contributions are calculated and incorporated into the service-level agreement.
Application procedure	• Submission of an application for development in line with the above-mentioned qualifying conditions • Time frame: 60 days to draft the service-level agreement from the time of receiving the service report with the approved conditions of establishment • Possible fast-tracking and prioritisation for approved strategic investments

5.4 Electricity and energy

5.4.1 Bulk service contribution rebate scheme

Incentive description	• The bulk service contribution is calculated based on the relevant connecting point on the network. The contribution covers the portion of the network preceding the connection point, in accordance with the applicable tariffs. • Developers contribute according to the load impact of their development. • The bulk levying policy is pro-developer. • The developer can install external services and obtain 100% offset of this cost from the bulk contribution payable. • The developer can control the timing of its township development. • The developer benefits from the reimbursement medium-voltage refund factor for the installation of internal services and pays half of the shared network cost of a township. • Consideration of the socio-economic conditions for residential development (after diversity maximum demand) is possible, based on the location of the development. • The developer benefits from installing a more cost-effective network and saves paying a full quota charge per erf. • Application of the reimbursement medium-voltage refund factor for the installation of internal services contributes to half the shared network cost of a township and the bulk service contribution for residential developments is subject to a quota charge calculation based on after-diversity maximum demand.
Qualifying criteria	All new township developments are subject to the successful conclusion of a service agreement with the relevant department.
Application procedure	Once the conditions of establishment of the township are approved, the developer or a duly appointed electrical engineer can request access to the incentive.

5.5 Events

5.5.1 Destination events incentive: Hosting

Incentive description	This incentive entails providing and securing appropriate and relevant services on behalf of the event organiser as well as financing select services in line with the City of Tshwane's policy on marketing and events. Once a partnership agreement between the event organiser and the City is signed, the City will assist with securing and financing services such as metro police services, emergency services, bus services and waste management services. Waste management services are only incentivised for events that are held at venues owned by the City of Tshwane.
Qualifying criteria	To qualify for this incentive and service offering, the event must be approved in accordance with the following process: • The event must demonstrate a measurable socio-economic impact. • The event must take place in a venue owned by the City to qualify for incentivised waste management services. • The event must be approved by the Joint Operations Committee before the incentive and services can be granted.
Application procedure	• The process commences with the event organiser submitting a proposal to the Communication, Marketing and Events Department. • The proposal is evaluated in line with the City of Tshwane's policy on marketing and events. • Feedback is provided within seven to 30 days to the event organiser as to whether the proposal has been approved or declined.

6 City incentive offerings: Non-fiscal incentives

6.1 Spatial planning

6.1.1 Prioritisation of strategic urban developments

Incentive description	The developer will introduce the project to the Development Facilitation and Implementation Section. The developer will be advised to submit a draft profile report according to the set template. The project will be subjected to evaluation according to the criteria for strategic urban developments (SUDs), based, *inter alia,* on its economic, spatial and social potential. Should the project meet the set requirements, a report is generated for consideration by Council. Following endorsement by Council, the project is facilitated and all related processes and procedures up to the post-approval stage are fast-tracked. The purpose and objective of the service is to oversee the implementation and management of the project development landscape by fast-tracking the project and ensuring that it is

	facilitated and fast-tracked internally (by the Development Facilitation and Implementation Section) and externally (by the developer) in order to reach maximum expedition of land development applications.
Qualifying criteria	Developers and other spheres of government, together with their entities within the City of Tshwane's jurisdiction, are eligible. SUD projects are large-scale urban developments that are of a citywide strategic nature and of critical importance in building Tshwane as envisaged in the Integrated Development Plan, the Metropolitan Spatial Development Framework, the Built Environment Performance Plans and the Capital Expenditure Framework.
Application procedure	Submission of a project profile report leads to the generation of a report to the Strategic Investment Committee for consideration through its processes and structures. The Strategic Investment Committee is a municipal manager's executive subcommittee. Assessment by the committee is as follows: • Determining the investment readiness of a project, the investment application status, the investment appraisal and investment aftercare • Evaluating a proposal with a view to granting a preferential status which is intrinsically an administrative function • Overseeing the implementation and management of the project development charter that controls the City of Tshwane's responsibilities for fast-tracking the project. This includes ensuring that those matters which require political intervention and/or approval are addressed in a timely manner and submitted for consideration by the relevant political structure. • Once the Strategic Investment Committee is satisfied that the project meets the above-mentioned criteria, a report will be submitted to the Council for SUD status adoption.

6.1.2 Prioritisation of strategic investment projects and/or initiatives

Incentive description	When a building plan and site development plan are submitted, the Building Control Office Section will fast-track the submission by scrutinising both within five days of submission, thereby significantly reducing the approval time. This will enable the developer to do the necessary corrections and to circulate the files to the required departments.
Qualifying criteria	This is only applicable to projects that meet the minimum criteria for strategic investment projects.
Application procedure	The applicant must submit the relevant documentation to the Strategic Trade and Investment Attraction, Facilitation and Aftercare Section for evaluation. Should the project meet the minimum criteria for strategic project status, a letter will be issued which is to accompany the building plans and the site development plan submission.

6.1.3 New Application Processing System

Incentive description	The new electronic online submission system called the New Applications Processing System serves to improve the efficiency and turnaround times for reviewing and approving building plans, improving transparency and reducing manual interventions submitted to the City of Tshwane. The launch of this system expands the current range of automated processes available to developers and property owners. This service will be expanded to incorporate more development application types and to allow applicants to track and review progress.
Qualifying criteria	None.
Application procedure	Applicants can access the New Applications Processing System on the e-Tshwane portal at https://www.e-tshwane.co.za.

6.2 Economic development

6.2.1 Prioritisation of strategic investment initiatives

Incentive description	This incentive involves the efficient and effective facilitation of smaller projects that do not qualify for SUD status. The developer will introduce the project to the Strategic Trade and Investment, Attraction, Facilitation and Aftercare Section. The developer will be required to complete the investment fact sheet and any additional supporting documents required to enable the evaluation according to the criteria for strategic investment initiatives, and should it meet the set requirements, a report is generated for submission to the Executive Committee. After successful evaluation, the section will facilitate contact with internal and external stakeholders, where required, to assist with ensuring that all related processes and procedures are fast-tracked.
Qualifying criteria	All developments that meet the minimum criteria of strategic investment initiatives projects within the City of Tshwane's jurisdiction are eligible.
Application procedure	Developers must contact the Strategic Trade and Investment, Attraction, Facilitation and Aftercare Section, which will set up a meeting to ascertain the nature of the investment or development, whereafter the following takes places: • The developer submits a completed investment fact sheet and any other required documentation. • The development is evaluated in terms of set criteria. • The developer is informed of the outcome, and if it is successful, the section will facilitate assistance as and when required by the developer. • The development is monitored, and on completion, the Business Retention and Expansion Programme commences.

6.2.2 Business retention and expansion

Incentive description	The City of Tshwane has several channels through which its Business Retention and Expansion Programme is managed. The channels are as follows: • There is a dedicated customer care service which caters for all municipal utility-orientated issues throughout Tshwane. • A rapid response unit is dedicated to overseeing the rendering of utility services within several industrial estates. • The Strategic Trade and Investment, Attraction, Facilitation and Aftercare Section not only focuses on the above, but also assists investors, developers and businesses with those issues (internal and external) that enhance and facilitate investment in Tshwane. These services are key mechanisms through which the City is able to bring services closer to businesses and the people by ultimately transforming Tshwane into a conducive place to live, work and play.
Qualifying criteria	Any developer, investor and/or business that wishes to make or has made Tshwane its place of business is eligible.
Application procedure	The application is processed in accordance with policy, projects and programmes developed by the City.

6.2.3 VIP Business Support Line

Incentive description	The City of Tshwane has introduced a VIP Business Support Line to assist its top 200 commercial clients, aiming to provide a fast and responsive approach to service delivery issues affecting major businesses and investors in the region. This initiative is part of the City of Tshwane's commitment to reducing bureaucratic delays and fostering a more efficient business environment. This service allows VIP users to submit queries as well as track the status of the application by viewing the status of the submitted query.
Qualifying criteria	Phase 1 is only available to the top 200 VIP business clients of the City of Tshwane.
Application procedure	The VIP Business Support Line is accessible via the e-Tshwane home page at https://www.e-tshwane.co.za/. In order to register for the e-Tshwane service, users are required to provide their username, title, initials, name, surname, South African identity or passport number and their preferred contact method for registration.

6.2.4 Online Investor Portal

Incentive description	In line with the principles and objectives of the smart city vision, the City of Tshwane has modernised its approach to investment attraction, facilitation and aftercare through digital adoption and the employment of the latest information and communication technology. This ensures adequate exposure and interaction between the City and the investor or business community. Apart from centralising all Strategic Investment Initiative applications, the implementation of the investor portal will enable the City to engage with potential foreign and local investors in an electronic manner using the City's

	successful e-Tshwane platform that is underpinned by e-enablement. In addition to the electronic submission of investment project applications, the investor portal will also enable potential investors to submit innovative investment proposals, request investment specific information and escalate service delivery issues.
Qualifying criteria	None.
Application procedure	The investor portal is accessible via the e-Tshwane home page at https://www.e-tshwane.co.za/. In order to register for the e-Tshwane service, users are required to provide their username, title, initials, name, surname, South African identity or passport number and their preferred contact method for registration.

6.3 Water and sanitation

6.3.1 Prioritisation of strategic investments

Incentive description	The bulk service contribution rebate scheme provides for fast-tracking and prioritising strategic investments. This entails providing rebates on bulk service contributions for water and sanitation in respect of all land use applications, such as rezoning, township establishment and consent use.
Qualifying criteria	This incentive involves all commercial, industrial and residential development applications. However, the rebate does not apply to stand-alone private residential developments. • To qualify for the rebate scheme, the development must be approved in accordance with the following process: • Conditions of establishment are approved. • An application is received and assessed for availability of bulk services to accommodate the proposed development. • If bulk services are available, the conditions of establishment will be approved. • Upon approval of the conditions of establishment, bulk service contributions are calculated and incorporated into the service-level agreement.
Application procedure	• Submission of an application for development in line with the qualifying conditions above. • Time frame: 60 days to draft the service-level agreement from the time of receiving the service report with the approved conditions of establishment • Possible fast-tracking and prioritisation for approved strategic investments

6.4 Roads and transport

6.4.1 Prioritisation of strategic investments

Incentive description	This incentive involves fast-tracking and prioritising steps in the application and approval process for developments enrolled as SUDs. The main purpose and objective of the offering are to expedite, and as far as possible, stimulate, encourage and support commercial, industrial and residential developments throughout Tshwane.
Qualifying criteria	This incentive involves developments enrolled by the City of Tshwane as SUDs after approval by the Mayoral Committee. To qualify for the incentive, the development must be approved in accordance with the following process: • Applications are evaluated by the technical team and the Strategic Investment Committee and approved by the Mayoral Committee. • Individual townships in the development must be listed. • The service report must be complete, and they must adhere to the guidelines for such.
Application procedure	• Submission of applications for development within the SUD in line with the above-mentioned qualifying conditions • Approval as SUD • Possible fast-tracking and priority attention for approved SUDs.

6.5 Economic intelligence

6.5.1 Economic data

Incentive description	This incentive involves the provision of economic data, subject to investor requests and data availability. The need will be evaluated on a case-by-case basis. Data dump requests will not be entertained.
Qualifying criteria	This incentive applies to investors looking for industry data based on Standard Industrial Classification and possibly Harmonised System tariff classifications.
Application procedure	Applicants must contact the Strategic Trade and Investment, Attraction, Facilitation and Aftercare Section, which will facilitate the necessary contact.

6.6 Tshwane Economic Development Agency

6.6.1 Export development offerings

Description of the service or offering	Export development offerings
Purpose and objective of this service or offering	Developing and enhancing the capabilities of Tshwane-based companies to compete globally and increase the export of goods,

	services and capital from Tshwane, with the aim of creating job opportunities
Type of service or offering	• Facilitate export awareness • Facilitate capacity-building workshops • Facilitate the participation of Tshwane-based companies in standard export-related programmes • Facilitate export readiness assessment programmes
Who is eligible	Tshwane-based companies
Qualifying conditions, costs and/or factors (if applicable)	Tshwane-based companies
Application procedure	• Register on the Tshwane Economic Development Agency (TEDA) export database • Visit the TEDA offices or website

6.6.2 Export promotion offerings

Description of the service or offering	Export promotion offerings
Purpose and objective of this service or offering	Tshwane-based exporters are assisted to overcome barriers and constraints in accessing global market and business opportunities.
Type of service or offering	• Undertake and host inward and outward business missions with Tshwane-based companies to exhibit their products or services • Provide trade leads • Provide market intelligence and export market penetration information
Who is eligible	Tshwane-based companies
Qualifying conditions, costs and/or factors (if applicable)	• Tshwane-based companies • Ready for export
Application procedure	• Register on the TEDA export database • Visit the TEDA offices or website

6.6.3 Investment promotion and attraction offerings

Description of service or offering	Investment promotion and attraction (greenfield)
Purpose and objective of this service or offering	To attract investment into Tshwane and promote Tshwane as a preferred investment destination
Type of service or offering	• Provide sales and marketing services for the development or investment • Provide recruitment and promotion services for key target sectors • Facilitate advertising, missions and events • Facilitate presentations and direct investor meetings

	• Assist in mobilising funding (incentives) or project funding sources (public and private funding) • Provide peer-to-peer marketing • Convert leads to results
Who is eligible	Any investor who wishes to provide facilities, produce products or render services in Tshwane
Qualifying conditions, costs and/or factors (if applicable)	TEDA screening and investment pipeline and priorities
Application procedure	• Contact TEDA • Visit the TEDA offices or website

6.6.4 Investment aftercare offerings

Description of service or offering	Investment aftercare related to greenfield investments
Purpose and objective of this service or offering	To provide investment aftercare services external to the City of Tshwane, which include other facilitation services or activities from post-establishment through to development support to retain investment, encourage follow-on investment and achieve greater local economic impact
Type of service or offering	• Facilitate permits and licences for investors • Facilitate company registration for investors • Facilitate incentives • Assist in the creation of an enabling and conducive business environment • Identify and facilitate stakeholder coordination and engagement
Who is eligible	Any investor who produces products or renders services in Tshwane
Qualifying conditions, costs and/or factors (if applicable)	None
Application procedure	• Contact TEDA • Visit the TEDA offices or website

6.6.5 Project development facilitation offerings

Description of the service or offering	Project development facilitation and implementation of greenfield investments
Purpose and objective of this service or offering	• To make the establishment of investment in Tshwane as seamless as possible • To assist investors or developers in navigating the development compliance requirements (processes in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)) and in progressing feasibility studies through to implementation and close-out
Type of service or offering	• Assist in driving intergovernmental relations facilitation support services

	• Assist in identifying and profiling key stakeholder liaison and strategic partnerships • Identify and facilitate stakeholder coordination and engagement • Secure active support for the project from the various stakeholders responsible for the provision and/or implementation of other municipal services and community services as required by the projects • Facilitate project preparation and support throughout the development value chain, from conceptualisation and inception through to close-out • Facilitate and assist in unblocking procedural bottlenecks that affect or may affect investment projects • Facilitate and ensure that land is available for development • Facilitate applications for municipal service connections on properties earmarked as investment projects • Coordinate and facilitate the provision of bulk infrastructure for the investment project
Who is eligible	Any investor who wishes to provide facilities, produce products or render services in Tshwane
Qualifying conditions, costs and/or factors (if applicable)	• TEDA project impact parameters • TEDA screening and investment pipeline and priorities
Application procedure	• Contact TEDA • Visit the TEDA offices or website

7 National incentives

- 12I Tax Allowance Incentive
- Agro-processing Support Scheme
- Aquaculture Development and Enhancement Programme
- Automotive Investment Scheme
- Medium and Heavy Commercial Vehicles Automotive Investment Scheme
- People-carrier Automotive Investment Scheme
- Black Industrialists Scheme
- Capital Projects Feasibility Programme
- Critical Infrastructure Programme
  - Critical Infrastructure Reconstruction Programme
- Clothing, Textiles, Footwear and Leather Growth Programme
- Export Marketing and Investment Assistance
- Film incentives:
  - Foreign Film and Television Production and Post-production Incentive
  - South African Film and Television Production and Co-production Incentive
  - South African Film and Television Production Incentive
  - South African Emerging Black Filmmakers Incentive

8 Other incentives

- Global Business Service
- Innovation and Technology Funding Instruments
- Manufacturing Competitiveness Enhancement Programme

- Production Incentive
- Sector Specific Assistance Scheme
- Strategic Partnership Programme
- Support Programme for Industrial Innovation
- Technology and Human Resource for Industry Programme
- Workplace Challenge Programme

Source: *www.dtic.gov.za*

9 Useful websites

- City of Tshwane Metropolitan Municipality: www.tshwane.gov.za
  - Budgets and Tariffs: https://www.tshwane.gov.za/?page_id=15847
- Business Partners Limited: www.businesspartners.co.za
- Capital City Business Chamber: www.ccbc.co.za
- Companies and Intellectual Property Commission: www.cipc.co.za
- Development Bank of Southern Africa: www.dbsa.org
- Doing Business in South Africa: www.doingbusiness.org
- Gauteng Growth and Development Agency: www.ggda.co.za
- Industrial Development Corporation: www.idc.co.za
- InvestSA: www.investsa.gov.za
- Johannesburg Stock (Securities) Exchange: www.jse.co.za
- National African Federated Chamber of Commerce and Industry: www.nafcoc.org.za
- Small Enterprise Development Agency: www.seda.org.za
- Council for Scientific and Industrial Research: www.csir.co.za
- National Empowerment Fund: www.nefcorp.co.za
- World Bank: www.worldbank.org

10 South African government departments

- South African Government: All departments: www.gov.za
- Competition Commission South Africa: www.compcom.co.za
- Department of Land Reform and Rural Development: www.dlrrd.gov.za
- Department of Communications and Digital Technologies: www.dcdt.gov.za
- Department of Basic Education: www.education.gov.za
- Department of Forestry, Fisheries and the Environment: www.dffe.gov.za
- Department of Home Affairs: www.dha.gov.za
- Department of International Relations and Cooperation: www.dirco.gov.za
- Department of Employment and Labour: www.labour.gov.za
- Department of Mineral Resources and Energy: www.dmr.gov.za
- National Treasury: www.treasury.gov.za
- Department of Science and Innovation: www.dst.gov.za
- Department of Trade, Industry and Competition: www.thedtic.gov.za
- Department of Transport: www.transport.gov.za
- Financial Services Board: www.fsb.co.za
- South African Reserve Bank: www.resbank.co.za
- South African Revenue Service: www.sars.gov.za
- Statistics South Africa: www.statssa.gov.za

Disclaimer

This guide is intended for investors and developers seeking ready-made information that can be used to support investment decisions.

It should be noted that the cost figures contained in this publication are indicators and may vary over a relatively short period of time. It is therefore advisable for researchers and analysts to obtain current figures from the sources quoted in this document.

Although every effort has been made to verify the accuracy of the information, the Economic Development Division of the City of Tshwane shall not be held liable for any loss or damage suffered by any person or entity arising from the use of the information contained in this document.

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