Tshwane Investment Projects

TSHWANE ECONOMIC DEVELOPMENT AGENCY

Municipal Entity of the City of Tshwane

CITY OF TSHWANE
IGNITING EXCELLENCE

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FOREWORD BY CEO OF TEDA

The City of Tshwane Metropolitan Municipality is an important growth node of the Gauteng Province, located in the north of South Africa's biggest province in terms of GDP, population and other economic indices.

Apart from being the administrative capital of South Africa, Tshwane is spatially the largest metropolitan municipality in Gauteng. At 6 298 square kilometers, Tshwane is currently the largest city in South Africa and Africa, and one of the largest cities globally.

Its main economic drivers are the automotive and component manufacturing industry, research and development, aerospace and defence industries as well as innovation.
TEDA has taken a strategic focus in delivering its mandate focusing on the following key performance areas:

- Project Portfolio Management
- Trade Promotion
- Investment Promotion
- Investment Aftercare

TEDA has embarked on the Invest in Tshwane campaign. The goal of the Invest in Tshwane campaign is to actively identify and promote investment opportunities in the City of Tshwane, showcasing its potential as a prime destination for investors. It is for this reason that TEDA packaged available investment projects for the investor community to explore investment opportunities across the various sectors that the city has prioritized.
In addition, the city has adopted the 2025 -2029 Economic Revitalization Strategy which represents the collective vision for the future of Tshwane. It outlines targeted interventions to unlock the city's full potential and foster inclusive economic growth.

Tshwane's economic revitalization strategy aligns closely with South Africa's National Development Plan (NDP), emphasizing job creation, skills development, and sustainable growth. By leveraging its strengths in research and development, youthful population, and strategic location within the African Continental Free Trade Agreement (AfCFTA), Tshwane has the opportunity to position itself as a leader within South Africa and the continent. Tshwane's revitalization strategy is both ambitious and necessary. Through targeted investments, innovative approaches, and partnerships, the city is poised to not only address current socio-economic challenges but also to establish itself as a globally competitive urban hub.

The strategy will adopt an inclusive approach, which will establish interventions, determine effective ways to achieve them, and assess as well as report on progress, all the while supported by data and innovation. Our aim is to address the City of Tshwane's challenges and create jobs through 10 clusters: (1) Tourism and MICE, (2) Diplomatic economy, (3) Automotive sector, (4) Agriculture and Agro processing, (5) Construction sector, (6) Research and Innovation, (7) Informal sector and township economy, (8) Circular economy, (9) Digital economy and (10) Student economy.

Furthermore, the city will focus on several critical pathways: Sustainable economic infrastructure, Enterprise Development Support, Township Economy, Public-Private Partnership, Inclusive Economic Growth, Ease of Doing Business, Workforce and talent Development, Inner City Rejuvenation, Economic diversification and industrialisation, Innovation and Investment, and Rural Development.

This investment booklet was compiled to guide investors on investment opportunities that exist in the city. It was compiled in collaboration with developers and project owners who have identified Tshwane as their investment destination of choice. The City of Tshwane is ripe for investments and beckons on prospective investors to make Tshwane their partner in growing the economy and in the process attain their business objectives.

Our team of experts is ready to assist you in your investment journey, ***Invest in Tshwane and Discover Gauteng's sweet spot for growth. "We are open for business"!***

Dr. Lardo Stander
CEO of TEDA

MUNICIPAL OVERVIEW

• The City of Tshwane Metropolitan Municipality (CoT) is situated in the Gauteng Province, the economic centre of South Africa.

• Government Economy - Anchored around the economy of the Tshwane metro, as the administrative capital of South Africa since it is home for all government national, parastatals and provincial departments.

• Municipal assets – Unutilized municipal assets, the city uses its immovable assets such as land and properties, for investment.

• Automotive City - Hub of Automotive Sector in South Africa with six OEMs (BMW, Nissan, Ford, Iveco, TATA, MAN) as well as most of the major truck and bus manufacturers. Also a home to Africa's first automotive City – Tshwane Automotive Special Economic Zone.

• Innovation City – Thriving research and development environment, innovation and knowledge-based economies with the CSIR, HSRC, SABS, The Innovation Hub as major R&D facilities.

• Student Economy with four main universities (UP, UNISA, TUT and SMU), private higher educational institutions and TVET positioning the city as the educational and research hub of South Africa.

• Diplomatic Economy - Home to approximately 134 embassies and high commissions which is the second largest after the Washington DC in the United States of America.

• Home to approximately 30 Johannesburg Stock Exchange (JSE) listed companies which range from various sectors.

WHY INVEST IN TSHWANE?

The City of Tshwane is governed by investment protection legislation, The Protection of Investment Act 22 of 2015 which specifically gives foreign investors similar rights and protections available to South Africans.

Tshwane Economic Development Agency (TEDA) is an entity of the City of Tshwane Metropolitan Municipality and was formed to be a key driver in accelerating economic growth and job creation in Tshwane.

We do this by:

- Promoting and facilitating investments into the City of Tshwane.
- Capacity development for emerging exporters to make them export- ready;
- Promoting exports by Tshwane companies to international markets;
- Catalysing infrastructure-led growth and revitalising existing nodal economies.

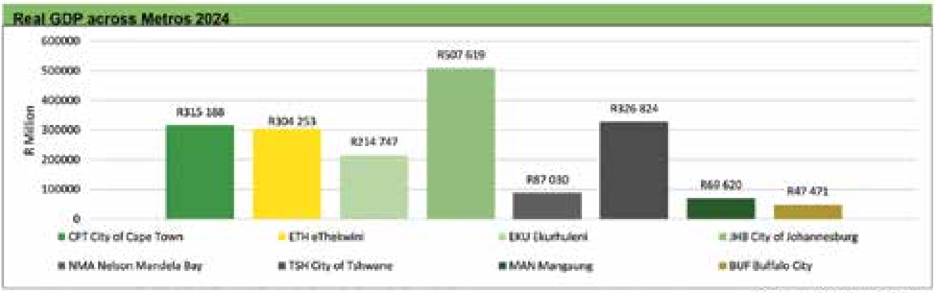
The City's Economy

Economic recovery for all the Cities in the Gauteng City Region, following the COVID 19 pandemic, only started to take place in 2023 and 2024, with real GDP values for all Cities having exceeded the 2018 value. In absolute size, the City of Tshwane is the second biggest regional economy after the City of Johannesburg followed by City of Ekurhuleni.

Real GDP for Gauteng Metros 2018 – 2024 Real GDP (Constant 2010 Prices R Millions)

	2018	2019	2020	2021	2022	2023	2024
EKU Ekurhuleni	R214 329	R212 278	R194 669	R201 597	R205 669	R210 754	R214 747
JHB City of Johannesburg	R492 934	R501 379	R465 750	R479 303	R487 246	R498 529	R507 619
TSH City of Tshwane	R316 363	R317 198	R297 008	R306 347	R312 529	R320 477	R326 824

Source: IHS Regional Explorer



Source: IHS Regional Explorer

Investment enabling infrastructure in place

Tshwane has a well-developed infrastructure and road network and is centrally situated on the national road network with direct links to Mozambique, Botswana and Namibia along the east-west N4 route, and with Zimbabwe along the south-north N1 route.
The public transport enables ease of economic activity with Gautrain. The 80-kilometre commuter rail system in Gauteng links the City of Tshwane to Johannesburg, Ekurhuleni and O. R. Tambo International Airport.

Business-friendly environment

The city offers various incentives to businesses locating in the Tshwane Special Economic Zone such as reduced corporate tax rates, duty-free imports, infrastructure. These zones provide tailored infrastructure, logistics, and support for key sectors like automotive, manufacturing, infrastructure and agribusiness fostering a conducive environment for industrial growth. We have great investment incentives such as the duty drawback schemes that provide refunds for import duties paid on the materials used in the production of goods that are re-exported.

There are no restrictions on foreign investors to acquire property, companies or businesses in South Africa. Tshwane boasts a world-class ICT infrastructure utilising both fixed and wireless services. It has the largest deployment of municipal Free Wi-Fi provided by a municipality in Africa.

Strong industrial base

Tshwane is an automotive hub with a diverse industrial base that includes automotive production, chemicals, machinery and electronics. The city is home to major global OEMs like BMW, Ford, Iveco, TATA and MAN alongside many local manufacturers.

Innovation and Skilled workforce

Tshwane is the knowledge centre of South Africa. The city has a high concentration of academic, medical, social science, technology and scientific institutions which produces 90% of medical, science and technology research in the country and 60% of the country's overall research output. The city has a student population of 60000 and high levels of literacy, giving investors access to a skilled workforce and continuous learning.

TSHWANE REGIONS

- **Region 1 (North Western: 16% GVA)**

  - 3 x Industrial Parks (Rosslyn, GaRankuwa, Klerksoord)
  - Automotive industry hub

- **Region 2 (North Eastern: 5% GVA)**

  - 1 x Industrial Park (Babelegi)
  - 4 notable foreign investors (Nestle, Maggi, Dodson International Parts, Global Material Technologies)

- **Region 3 (Central: 30% GVA)**

  - 3 x Industrial Parks
  - Host to mining and metals investors (Arcelor Mittal, Kumba Iron Ore, SASOL)

- **Region 4 (Southern: 19% GVA)**

  - 4 x Industrial Parks (Sunderland Ridge, Gateway, Irene, Hennopspark)
  - Manufacturing investment dominant in industrial parks

- **Region 5 (North Eastern: 2% GVA)**

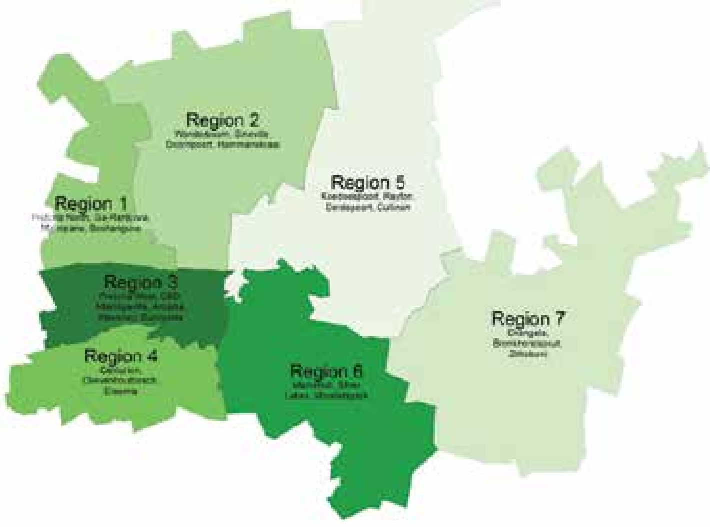
  - Mainly mining and agriculture activities

- **Region 6 (East: 25% GVA)**

  - 5 x Industrial Parks and 2 x Science Parks (SAMCOR, Watloo Silvertonadale, Koedoespoort, N4 Industrial)
  - Characterised by a significant local manufacturing activity

- **Region 7 (Far East: 3% GVA)**

  - 1 x Industrial Park (Ekandustria)
  - Few foreign investors focusing on manufacturing



INVESTMENT PROJECTS

5.1 EYE OF MENLYN

Project Summary:

The Eye of Menlyn is an observation wheel to be strategically located at the Menlyn Park Mall, designed to offer panoramic views of the city's skyline, natural beauty, and architectural marvels. It is more than an attraction; it is a symbol of Tshwane's innovation, cultural richness, and continuous growth.

Project Description and Product:

The Eye of Menlyn will attract a diverse audience, including business, leisure, shopping and sports tourists, amplifying the city's existing attractions.

Beyond tourism, the project promises job creation, increased commercial activity, and an upliftment of the surrounding communities.

The project is positioned as an architectural masterpiece, the Eye of Menlyn will enhance Tshwane's international image, attracting global tourists.

Investment Gross Value Add:

R 30 000 000

Number of Jobs:

Direct Job Creation: 21

Investment Opportunities:

Advertising Space, Restaurant, Entertainment & leisure.

Sector:

Tourism

Project Level:

Feasibility completed

5.2 LAYERED CAKE (PTY) LTD

Project Summary:

Layered Cake is a premier cannabis company committed to providing high-quality, sustainably grown cannabis products to both recreational and medicinal users. The company specializes in offering a wide range of cannabis strains, edibles, concentrates, and wellness products on a quest to foster a greater understanding and appreciation of the benefits of cannabis while promoting wellness, sustainability, and community engagement.

Layered Cake focuses on creating an exceptional customer experience through premium products, educational resources, and personalized care for both seasoned and new cannabis connoisseur. premium cannabis products that enhance the quality of life for our customers. We are dedicated to promoting health and wellness while maintaining a strong commitment to environmental sustainability, ethical business practices, and community well-being.

Project Description and Product:

• Phase 1: The distribution of hemp seed to nearly 30 selected rural farmers in Tshwane. This will help legalize the local cannabis farming sector, enabling farmers to legally cultivate and supply cannabis to Layered CAKE's processing facility.
• Phase 2: The assembly and installation of imported processing equipment. This will facilitate the extraction of CBD and THC, production of cannabis-based products, and the creation of a processing line for cannabis cigarettes.
• Phase 3: Full-scale production of cannabis products for export and local distribution, starting in February 2026. This phase will see the initiation of large-scale cultivation, with Layered CAKE's processing the raw cannabis from local farmers into finished medicinal products.

Layered Cake's facility at Tshwane will focus on the following products:
1. Cannabidiol (CBD) Extracts: Used in medical products for pain relief, anxiety, and other therapeutic uses.
2. Tetrahydrocannabinol (THC) Products: Medicinal cannabis products for pain management, nausea, and other medical applications.
3. Cannabis Cigarettes: A consumer product aimed at the recreational cannabis market, produced in compliance with local and international laws.
4. Hemp Seed Distribution: Supplying local farmers with hemp seed to legally cultivate cannabis under Layered Cake's guidance, ensuring a reliable and ethical supply chain.
5. Hemp products: Supplying construction-based companies.

LAYERED CAKE (PTY) LTD

Investment Gross Value Add:

Initial R50 million investment is part of the group's five-year R250 million investment strategy.

Number of Jobs:

10 000

Project Status:

Land development applications for Phase 1 have been submitted and are circulating for comments.

Investment Opportunities:

1.Funding requirement of R50 million for the initial phase.
2.Project requires additional funding for the project's next phase.

Sector:

Agribusiness

Project Level:

Bankable Feasibility

Project Timeline:

Site design completed by October 2025
Testing Results: December 2025
Strain Selection: January 2026

5.3 ROSSLYN HUB MIXED USE DEVELOPMENT

Project Summary:

The Rosslyn Hub Mixed Use Development is a private sector investment by Rosslyn Hub (Pty) Ltd, which is part of the Tshwane Automotive City (TAC) development. The Rosslyn Hub Mixed Use Development is earmarked for development and has three identified nodes, namely Logistics node, Commercial and Recreational nodes and Community and Civic nodes.

Project Description and Product:

• The LP 01, Extension 52 – Fuel Station.
Sponsored by Sasol. To date the developer has received town planning approvals and is busy with service agreements.
Environmental Approval (EA) for a filling station with not more than 80kl has been received but SASOL requires this to be increased to 138kl. The developer will submit this Environmental application to GDARD and requests assistance in fast-tracking this.

• The LP 02 and LP 03, Extension 56 - Private Hospital.
The operator is RH Managers (Pty)Ltd and they lodge a new license application to the Gauteng Department of Health.

• The LP 06 and LP 07, Extension 56 and 57 – 6MW and 14MW Solar plant.
Rezoning application is not yet approved, and the developer is busy negotiating the offtake agreements with potential off takers. The Developer, Lejo Matla (Pty)Ltd, is a 100% Black owned (50% Black Woman) and is funded by RH Managers.

• Rosslyn Extension 67- Affordable residential apartments. Rezoning has been approved and services installation is underway.
The Developer of the rental apartments is Urban Kraal (Pty)Ltd, 100% Black women owned company.

The project key investment measures:
Infrastructure:
• Investment Value: R 60-million
• Construction Jobs created (Direct): 60

ROSSLYN HUB MIXED USE DEVELOPMENT

• Tungsten Road- is identified as a critical road to provide access not only to their townships but also to the Inland Port. The road is currently under construction as part of the infrastructure rollout for Rosslyn Extension 58.
• The Klipfontein Reservoir needs to be commissioned- Rosslyn Hub received their wayleave approval for Water pipeline installation on 07 February 2023 and have started the installation. The installation of pipe works is only for this particular development and will not reach the Klipfonfontein Reservoir, since all other surrounding developments are to install their bulk water pipeline until, collectively, it reaches the Klipfontein Reservoir.
• Rand Water Connection: Rand Water has approved the temporary water connection to supply the Rosslyn Hub development.

Direct Job Creation:

Over 5000 direct jobs

Investment opportunity:

Commercial and Residential Property, Retail and Convenient, Medical Facility, Industrial Park, Filling station, chemical and pharmaceutical manufacturing.

Sector:

Automotive

Project Level:

Bankable Feasibility

Project Owner:

Rosslyn Hub Investment Company (Pty) Ltd

Project Level:

Implementation

City of Tshwane- TEDA

Project Timeline:

2023 – Completion TBC

5.4 THE TSHWANE FREIGHT TERMINAL

Project Summary:

The Tshwane Freight Terminal is a strategically located logistics hub designed to enhance regional and international trade connectivity. Developed by Mzansi Rail Technologies (MRT), the project aims to establish a state-of-the-art intermodal freight terminal/inland dry port, integrating rail and road transport for seamless logistics operations. Key infrastructure includes rail yard and container stacking yards (including Reefers), logistics warehouses and workshops, administrative offices and automated gate operations, high-security perimeter fencing with 24/7 CCTV monitoring. Operating 24/7, 365 days a year, the terminal will be serviced by Transnet Freight Rail (TFR), ensuring efficient cargo handling, storage and distribution. This initiative presents a strategic investment opportunity in logistics, transport infrastructure and trade facilitation, strengthening Tshwane's position as a major freight and logistics gateway in South Africa.

Project Description and Product:

Construction & Commercialization of an intermodal freight terminal hub.

Investment Gross Value Add:

R1 600 000 000

Number of Jobs:

Direct Job Creation: 390

Secondary Jobs: 1000

Sector:

Logistics

Project Level:

BFS report stage

Project Timeline:

Financial Close August 2025
Construction Commencement –Sept 2025
Commencement of Operations –Nov 2026

5.5 TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZONE (TASEZ)

Project Summary:

TASEZ is a designated Special Economic Zone (SEZ) anchored by the automotive manufacturing sector as the primary development driver. It is the fastest SEZ developed from greenfield, with 10 currently operational investors.

TASEZ is established to support South Africa's industrialisation agenda through the SEZ Act.
The SEZ exists to attract investment, create jobs, and boost export – including building linkages with the broader economy.

In line with the SEZ policy TASEZ supports inclusive economic participation by broadening participation to include SMMEs, promote skills development and technology transfer.

TASEZ is currently constructing Phase 2 earmarked for both greenfield and brownfield investor tenant occupation.

Phase 2 development spans over 81 ha and will be developed as a mixed-use development in line with market demands.

It will include:
- Phase 2: Industrial Node 41 ha
- A TASEZ Centre of Excellence Campus and residential Housing.
- Truck Staging
- Retail node: one stop shop offices
- SMMEs and retail shops.

TSHWANE AUTOMOTIVE SPECIAL ECONOMIC ZOME (TASEZ)

Investment Gross Value Add:

Phase 2 investment value is R4 billion

Location of Investment (Province and City):
Tshwane (Pretoria), Gauteng Province

Project Description and Product

Phase 2 development spans over 81 ha and will be developed as a mixed-use development in line with market demands.
It will include:
• Phase 2: Industrial Node 41 ha
• A TASEZ Centre of Excellence Campus & Housing.
• Truck Staging 24/25
• Retail node: one stop shop offices, SMMEs and retail shops.

Number Jobs

Construction jobs: 3,000
Permanent jobs: 5,000

Investment opportunities

TASEZ is anchored by the automotive manufacturing sector as the primary development driver.

Key industries targeted for investment:
• General Manufacturing and assembly
• Original Equipment Manufacturers (OEMs) including NEVs
• Tier 1, 2 and 3 automotive components manufacturers
• Sequencing and distribution
• High tech manufacturing

Sector:

Automotive

Project Level:

Phase 2 is currently at the bulk infrastructure stage. The completion and commercialization date is December 2026.

Project Owner:

TASEZ

Project Timeline:

2024-2026 Construction
2026 Phase 2 Commercialization/implementation

5.6 SOUTH AFRICAN CHEMICAL TECHNOLOGY INCUBATOR (CHEMIN)

Project Summary:

A not-for-profit business incubator, under the Small Enterprise Development Agency's incubation programme, which is dedicated to support the growth of very early-stage technology-based businesses in the South African Chemical sector.

Project Description and Product:

Chemin has identified a need to expand its incubation services to other parts of the country.
The incubator has developed a plan to setup incubation centres in strategic areas throughout the country. City of Tshwane is identified as a location for the incubator called Tshwane Metro.
The main challenge facing the organisation is the lack of resources required to establish new incubation centres closer to disadvantaged communities, such as townships and rural areas.

The incubation programme is dedicated to support the growth of very early-stage technology-based businesses in the South African Chemical sector to service the disadvantaged Tshwane community and the surrounding areas.

Chemin incubation services are subdivided into technical and business support services. Technical support services include the product development and testing of detergent, cosmetic, and Bio-life science (IKS).
Business support service offerings include business skills development, product marketing, and project fundraising.

Investment Gross Value Add:

R 35 000 000

Number of Jobs:

Direct Job Creation: 21

Investment Opportunities:

Funding, equipment and machinery, Skills development and Training

Sector:

Chemical and Pharmaceutical Manufacturing

5.7 TSHWANE EMERGENCY SERVICES TRAINING ACADEMY

Project Summary:

The training facility is multi-year project that involves the construction of a new world class multifaceted Emergency Services Training Academy for the City of Tshwane that would serve as the benchmark training centre for professional emergency services training in the region, the country and the continent. The submission is following requirements of a newly implemented CoT Project Management approach that requires projects to go through a “stage gate model” until ready for implementation.

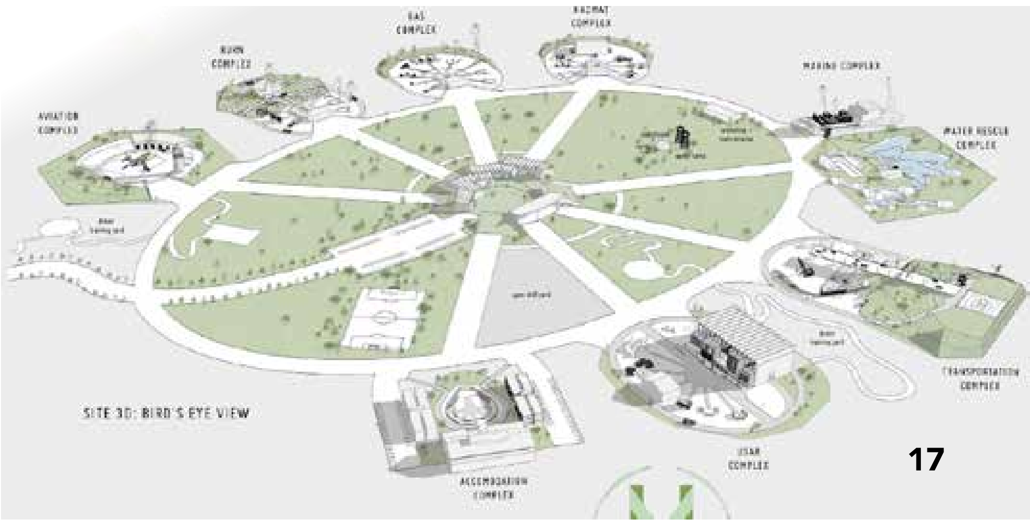
The first driver is to satisfy the inherent constitutional objectives of local government and the eventual outcome of the National Development Plan as it relates to a safe and secure South Africa.

The second driver relates to the life-saving mandate of the service as contained in the Fire Brigade Services Act, (Act No. 99 of 1987), wherein Section 7 of the Act expresses the need for the local authority to establish a training institution where proficiency training, or any part thereof, required for or connected with the prescribed qualifications of members of a service may be presented. This driver is in concert with the skills development and qualification regulatory frameworks that talks to continuous professional development of sector skills.

The third driver is the strategic goal of the Emergency Services Department which encompasses driver one and two by envisioning the delivery of exemplary services to the citizens of Tshwane.

Project Description and Product:

The Emergency Services Department desires to achieve the following at the end of the project:
a) Establish a credible and reputable world class Emergency Services Training Academy in the City of Tshwane
b) Provide a range of emergency response and management learning environments where all types of emergency scenarios can be simulated for the training and education of local, regional and continental first responders and second responders
c) Improve efficiency and effectiveness of emergency services in delivering on the public safety mandate
d) Provide a new distinguishing specialist training element for the City of Tshwane
e) Contribute towards a smart, safe and sustainable City
f) Improve customer satisfaction and satisfy customer and stakeholder expectations



Tangible outputs from the proposed project will be to realise a new modern designed and fully equipped academy that:

a) Compares and competes with the likes of any first world emergency services training facility,
b) Provides a full campus of emergency services training needs ranging from classroom activities to practical field evolutions across the range of emergency services skills development
c) Caters for onsite accommodation of students and recruits during focused programmes
d) Serves as a benchmark target destination for any form of specialized and advanced training for any in-country and out-of-country emergency services
e) Provides for real-life and simulated events through the use of real-props and simulators
f Provides for total career path development and continuous professional development to emergency services workers from raw recruit to officer
g) Becomes a partner with the Tshwane Leadership and Management Academy in expanding the vocational skills profile of the CoT Emergency Services member; and
h) Becomes a mutual partner with institutions of higher learning in the pursuit of elevating the academic profile of the CoT Emergency Services and its staff.

Investment Gross Value Add:

R1 458 040 000

Number of Jobs:

TBC

Project Status:

TBC

Investment Opportunities:

Cafeteria facilities, Shop facilities, Public Education Facilities, ICT services, Sport & Recreation Facilities, Conference facilities, Museum facilities, Research testing facilities and laboratories, Aviation Training, Student Accommodation Facilities, Marine Training, Hazardous Material Storage and Transportation, LPG Gas Supply and Storage, Firefighting Training.

Sector:

Emergency Services

5.8 NOTHANA HOLDINGS (Pty) Ltd

Project Summary:

Nothana Holdings (Pty) Ltd is developing an integrated circular infrastructure facility designed to transform Construction, Demolition, Excavation, and Asphalt Waste (CD&AW) into high-value, certified building products and recycled aggregates.

This zero-waste precinct serves as a climate-smart model for infrastructure delivery, carbon mitigation, and community inclusion anchored in Gauteng's growing demand for sustainable housing and material resilience. The facility's core objective is to reduce landfill pressure, extract full value from construction waste, and manufacture premium eco-friendly products with ultra-low embodied energy and verified carbon savings.

Project Description and Product:

The project is comprised of the following key Components
1. Material Recovery Facility (MRF): Sorts and separates recyclable materials including plastics, paper, metals, glass, and timber from incoming CD&AW streams.
2. Wet Processing Plant: State-of-the-art wash plant to recover graded aggregates (soft sand, screed sand, gravel 4–40mm, clay, topsoil) for reuse or product blending; integrated with carbon savings calculator.
3. Manufacturing Hub – Bricks & Pavers: Produces high-strength, low-cost bricks and pavers from 100% recycled waste materials using proprietary additive technology and compression systems; no raw or virgin material input.
4. Environmental & Community Integration: Features green buffer zones, on-site water reuse, solar energy systems, training classrooms, and local SMME collaboration platforms.

Investment Gross Value Add:

The estimated investment value for the project is R500 000 000 million for all the three facilities.

Number of Jobs:

1000

Investment Opportunities:

Equity Shares

Sector

Infrastructure

Project Timeline:

Breaking ground 2027.

Project Level:

Equity Shares

6. ENQUIRIES

Investment propositions and enquiries can be directed to:
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