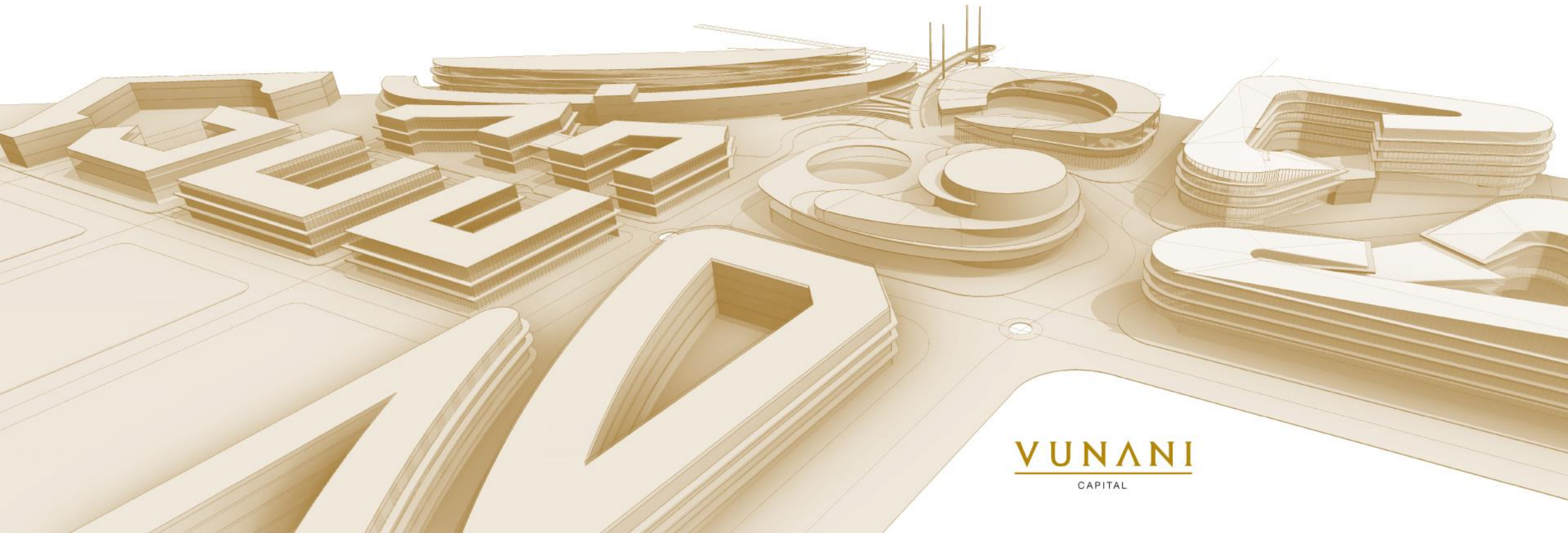




REQUEST FOR PROPOSALS

Sleeper Site Mixed use Development

November 2019



VUNANI
CAPITAL

Development Vision for the Sleeper Site

- **Mixed Use development** intended to be an **attractive, efficient, secure and easily** accessible lifestyle option;
- The **strategic location** and attention to detail in all areas of development,
- Development promotes an integrated **live/work/play environment**
- Development that is **ecologically sensitive** and provides a new standard in **quality living, working** and **leisure**.

Sleeper Site – Erf 72868

Ownership:

Buffalo City Metropolitan Municipality

Extent of Size:

13,667 Hectares

Zoning:

Authority Zone 2



Uses within the Precinct

- **Municipal Offices:** 40 000m²
- **Other offices:** 20 000m²
- **Civic Centre:** 2 5000m²
- **Theatre/Art/Cultural Centre** 6 000m²
- **Mayoral Chambers (250 cllrs + 50 seats Public/media gallery)** 1 000m²
- **Retail:** 15 000m²
- **Student Accommodation:** 6 000 Beds
- **Residential (rental):** 300 units
- **Community Hall** 3000 - 5000 seater

3. Development Phases Plan

This mixed use development is phased as follows:

- 1.) Phase 1: Municipal offices, Municipal chambers and Civic centre
- 2.) Phase 2A: Offices
- 3.) Phase 2B: Residential apartments
- 4.) Phase 3A: Retail, Entertaining / Arts / Culture centre
- 5.) Phase 3B: Residential apartments and Student accommodation
- 6.) Future Phase

A viability for each phase of the project has been prepared and is attached hereto, together with the summary viability.



Artistic Impressions









Project Implementation Plan

- Project can start in: **1 December 2019**
- Project is likely to take the following timeframes
 - **Phase 1: Municipal Offices/Council Chambers/Civic Centre :-**
 - Start Date: 1 December 2019
 - Duration: 30 Months
 - **Phase 2A – Offices: -**
 - Start Date: November 2020
 - Duration: 18 Months
 - **Phase 2B – Residential Apartments:-**
 - Start Date: November 2020
 - Duration: 18 Months
 - **Phase 3 A- Retail/Entertainment/Arts/Culture Centre**
 - Start Date: June 2021
 - Duration: 15 Months
 - **Phase 3 B- Student Accommodation**
 - Start Date: 1 December 2019
 - Duration: 18 Months