



Amdec Group
introduces
Harbour Arch

Harbour Arch will represent an iconic gateway to the Cape Town CBD

Our vision for Cape Town is to:

- Invest R15 billion private equity to stimulate the local economy
- Create thousands of jobs during and post construction
- Significantly boost individual and business confidence in our City

The purpose of this presentation is to:

- Articulate the Amdec Group's value proposition
- Illustrate the benefits of Harbour Arch to Cape Town
- Inspire the general public to support the development of Harbour Arch

South African Economic Reality

SA Fiscal and Employment Crisis

- SA Unemployment – 30% and getting worse

Stats SA – Q1 2020

- 100,000 construction jobs in Western Cape at risk

David Maynier, Western Cape Minister of Finance & Economic Opportunities, 19 May, Fin 24

- SA economy to contract by 7%

Minister of Finance Tito Mboweni, Supplementary Budget Speech, 24 Jun 2020

- National debt of R4 trillion, or 82% of GDP

Minister of Finance Tito Mboweni, Supplementary Budget Speech, 24 Jun 2020

- SA will miss its tax target by more than R300 billion

Minister of Finance Tito Mboweni, Supplementary Budget Speech, 24 Jun 2020

Reality of the
existing site

CBD Gateway Site – not very inspiring





Elevated freeway imposes design challenges

Status quo on the adjacent Culemborg Site



Amdec Group Creates Communities

The Amdec Group

- SA's leading mixed-use developer
- 31 year history
- Privately funded real estate developments
- Create and serve our communities
- Excellent delivery capability
- Deliver great urban environments
- Establish iconic real estate precincts
- Leads to multiple International awards



amdec group

inspiring tomorrow's lifestyles

MIXED USE	INCLUSIONARY HOUSING	RETIREMENT VILLAGES	SECURE LIFESTYLE ESTATES	INTERNATIONAL
	120 END STREET	 Bergvliet Broadacres Diep River Lake Michelle Muizenberg Noordhoek Sitari Val De Vie	WESTBROOK <hr/> Port Elizabeth	
	GOLDEN GROVE ESTATE	 Hilton Somerset West Umhlanga Ridge Westbrook Zimbali Lakes	 	
				
 HARBOUR ARCH CAPE TOWN				

Our Inclusionary Housing Division

120 End Street

- Doornfontein, Johannesburg
- Ground breaking mixed-use precinct
- Affordable homes to 1,500 families
- 6,000 disadvantaged residents housed
- Street level retail anchored by Shoprite
- City school, book and toy library
- Inner-city sport and recreational facilities



Golden Grove Estate

- Ottery, Cape Town
- R500 million development launched
- Affordable homes to 1,000 families
- 4,000 disadvantaged residents housed
- Neighbourhood convenience retail
- Communal gardens, creche and day-care
- Sports and recreational facilities



Harbour Arch

- Cape Town CBD
- Mixed-use precinct
- Incorporates inclusionary housing
- Affordable homes to 100 families
- Adjacent to employment opportunities
- Close proximity to city schools
- Nearby entertainment amenities



Founders Garden

- Cape Town CBD
- Land owned by Provincial Government
- Amdec Group is a registered bidder
- Mixture of 2,100 homes
- Social homes for 700 families
- Affordable homes for 400 families
- 4,400 disadvantaged residents housed



Our Retirement Division

Sense of Community



Peace of Mind



Evergreen Lifestyle



Continuous Care



Exceptional Hospitality

Our Lifestyle Estates Division



Award Winning Estates



WESTBROOK
Port Elizabeth

Our International Division

Florida, USA



Norwich, UK



USA and UK Projects



Atlanta, USA



London, UK

Our Mixed-use Division



YACHT
CLUB





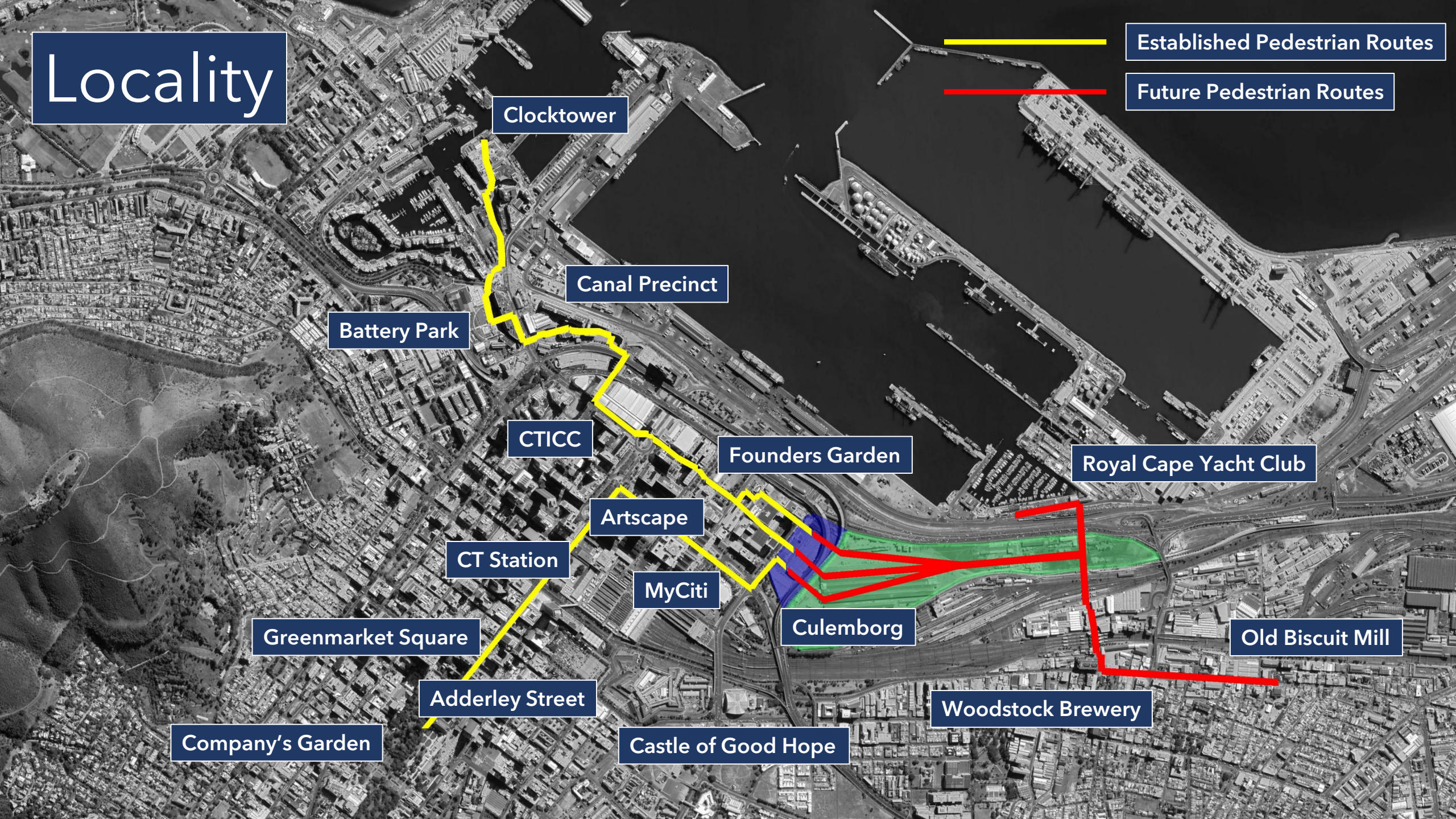






Introducing Harbour Arch

Locality



Clocktower

Canal Precinct

Battery Park

CTICC

Founders Garden

Royal Cape Yacht Club

Artscape

CT Station

MyCiti

Culemborg

Old Biscuit Mill

Greenmarket Square

Adderley Street

Woodstock Brewery

Company's Garden

Castle of Good Hope

Established Pedestrian Routes

Future Pedestrian Routes

Recap of Existing Rights

Comparison of Existing Rights

2012 Approval

- MU3 Zoning
- 198,000m² bulk
- 3,500 parking bays
- Height from 30m to 72m

– No Additional Bulk – Height Change Only

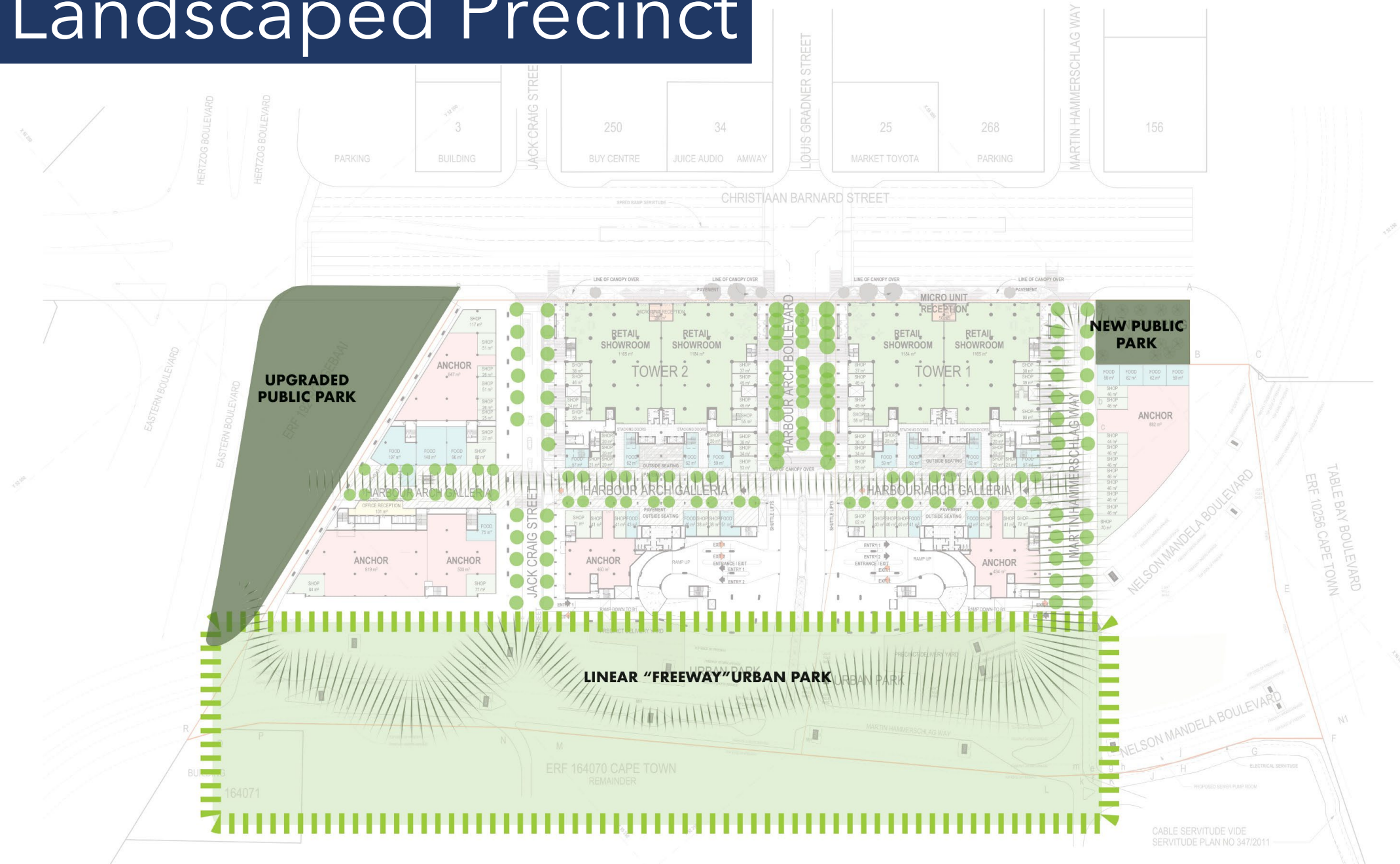
2019 Approval

- MU3 Zoning
- 198,000m² bulk
- 3,500 parking bays
- Height from 40m to 95m

Public Realm at Street Level

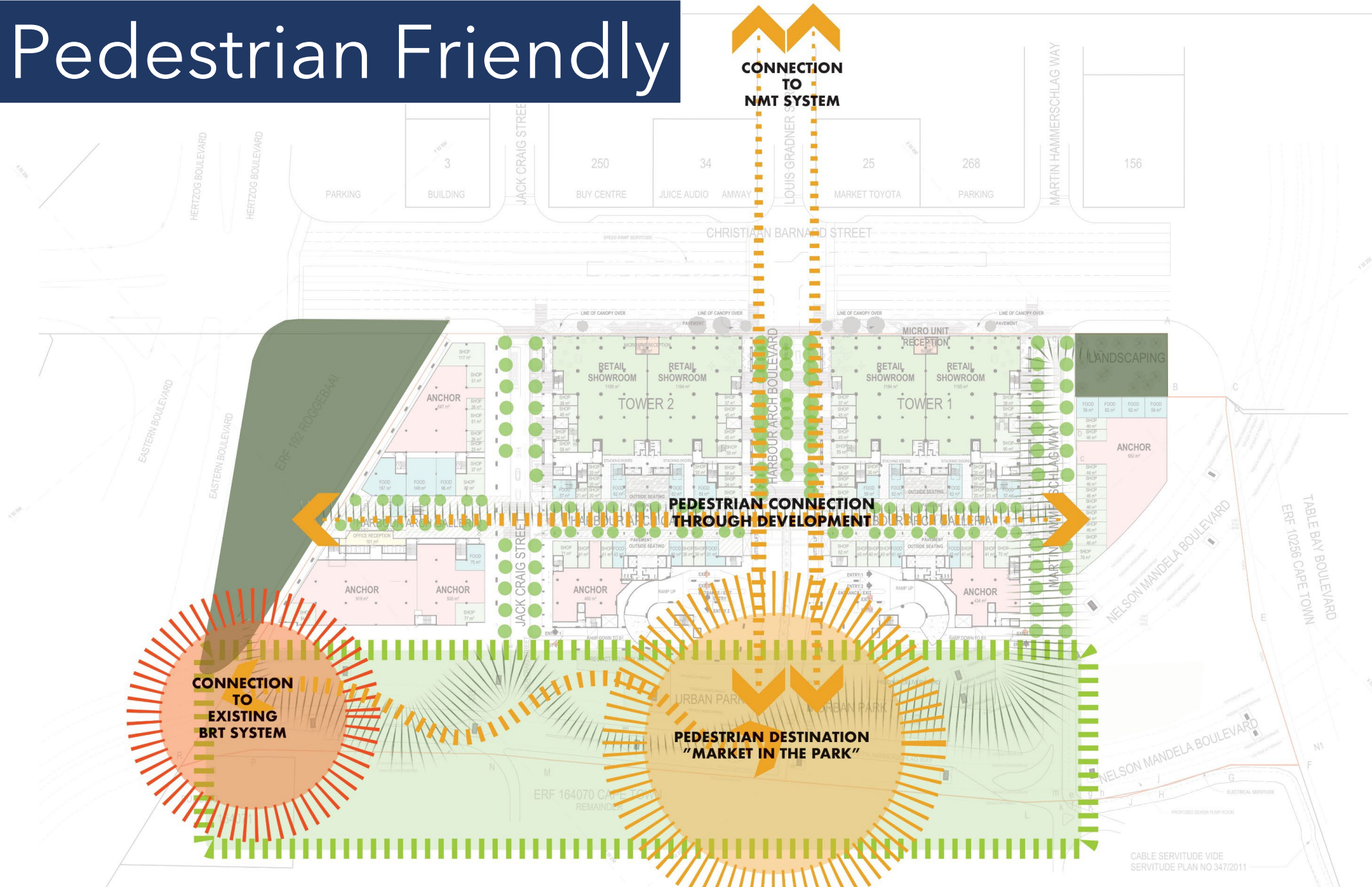
Landscaped Precinct

PROJECT NO.	DRAWING NO.	REV.
4950_01	00.145	A
SERIALS AND/OR VARIATIONS: SEE THE VARIATION SHEET		



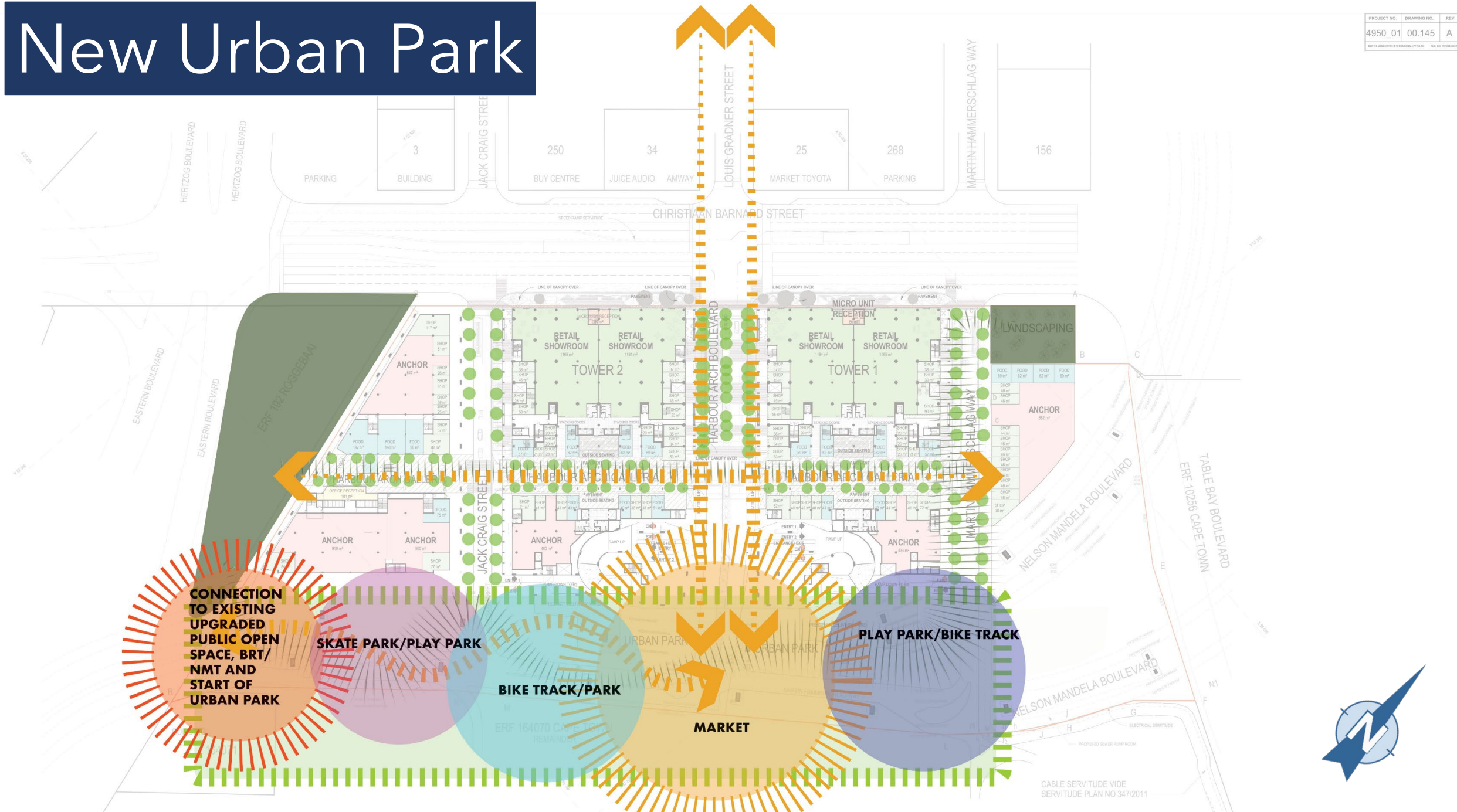
Pedestrian Friendly

PROJECT NO.	DRAWING NO.	REV.
4950_01	00.145	A
BENTLEY ASSOCIATES INTERNATIONAL (PTY) LTD.		REV. NO. 07/2020/001



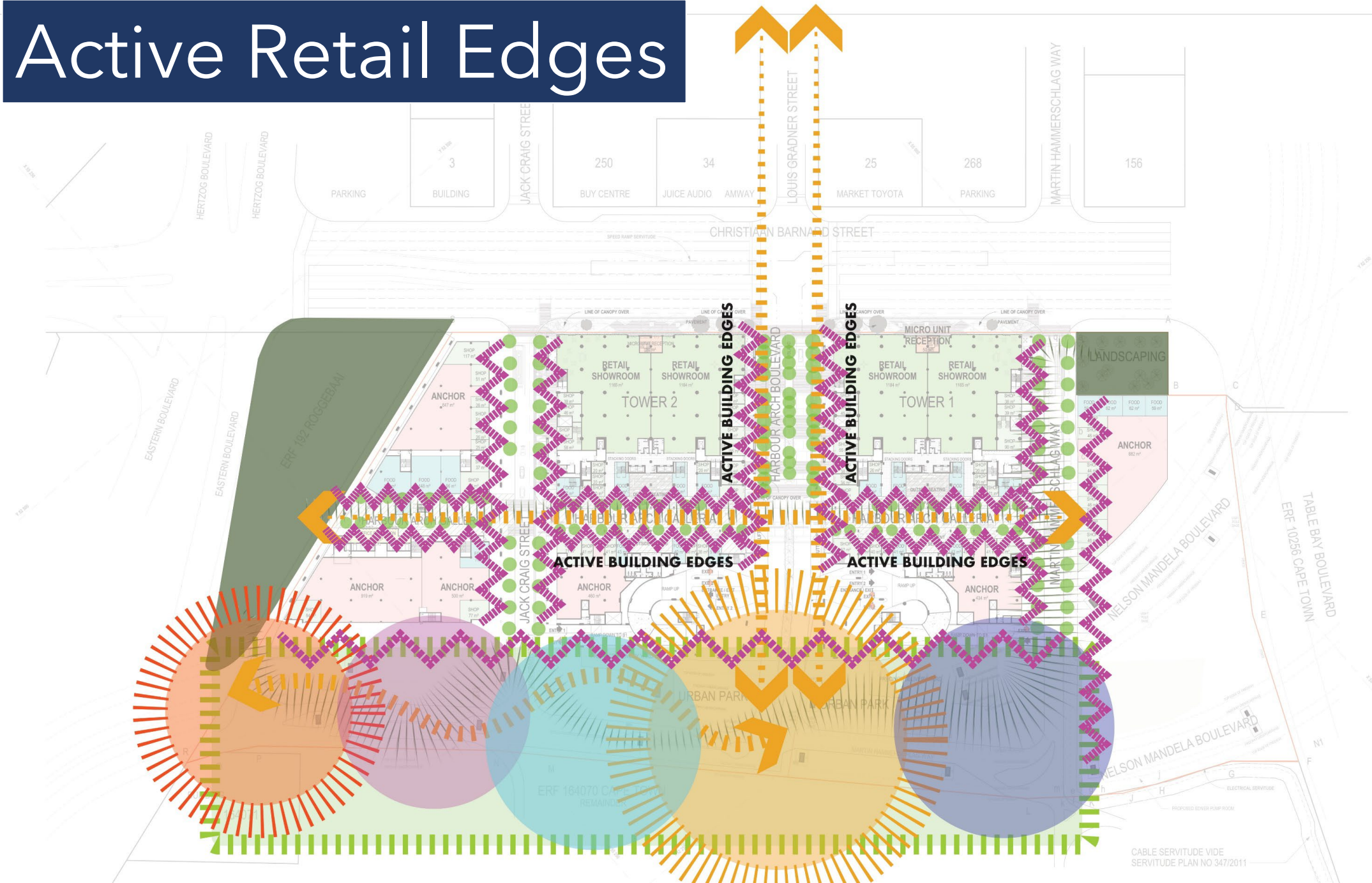
New Urban Park

PROJECT NO.	DRAWING NO.	REV.
4950_01	00.145	A
MAYLA ASSOCIATES INTERNATIONAL PTY LTD. REG. NO. 2012/0000000		



Active Retail Edges

PROJECT NO.	DRAWING NO.	REV.
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SERVIS ASSOCIATES INTERNATIONAL PTY LTD. REG. NO. 270900401		



Public Park





Peaceful

Relaxing





Social

Active



Playful



Active Retail at Street Level

HARBOUR ARCH GALLERIA



Active Street Edges

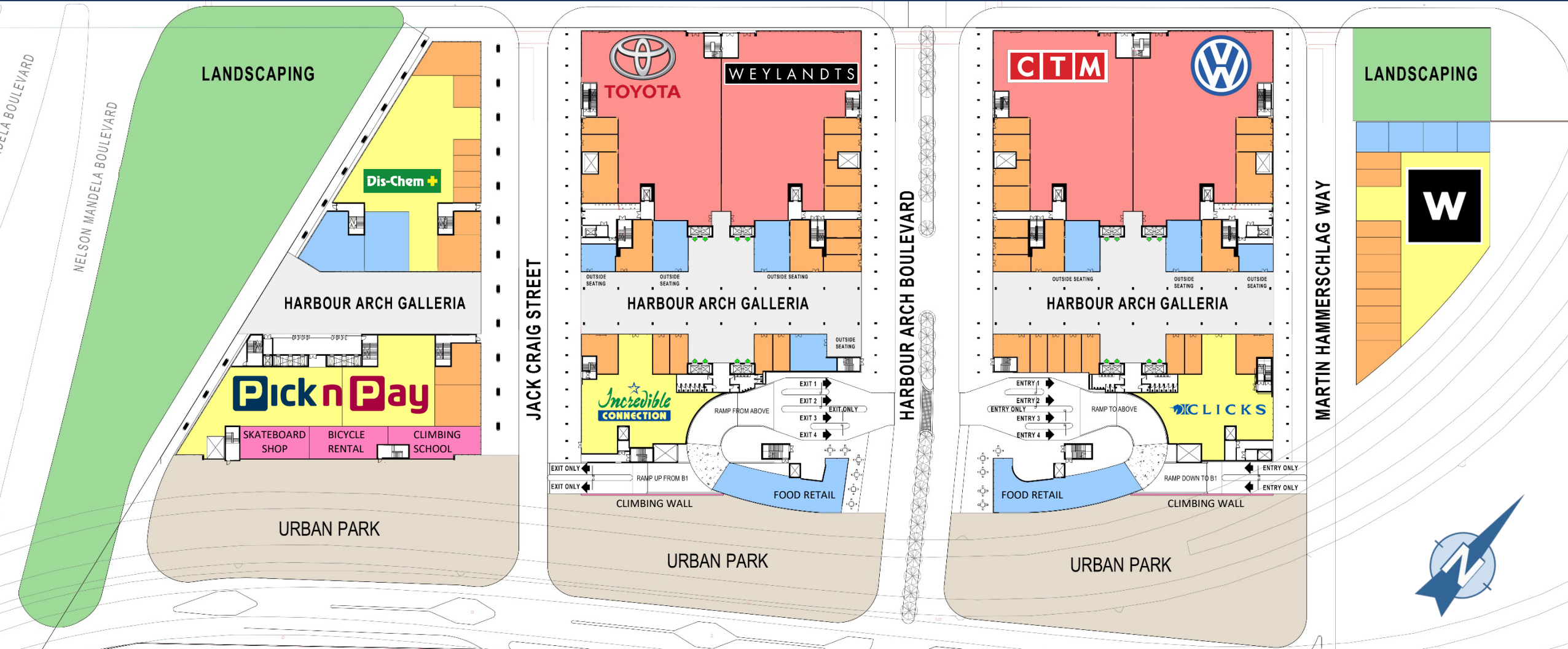
Showrooms - e.g. Furniture retailers, Car dealerships and similar retailers

Anchor - e.g. Convenience food, Pharmaceutical retail and similar retailers

Food - e.g. Coffee shops, Pizzas, Burgers, Takeaways and similar retailers

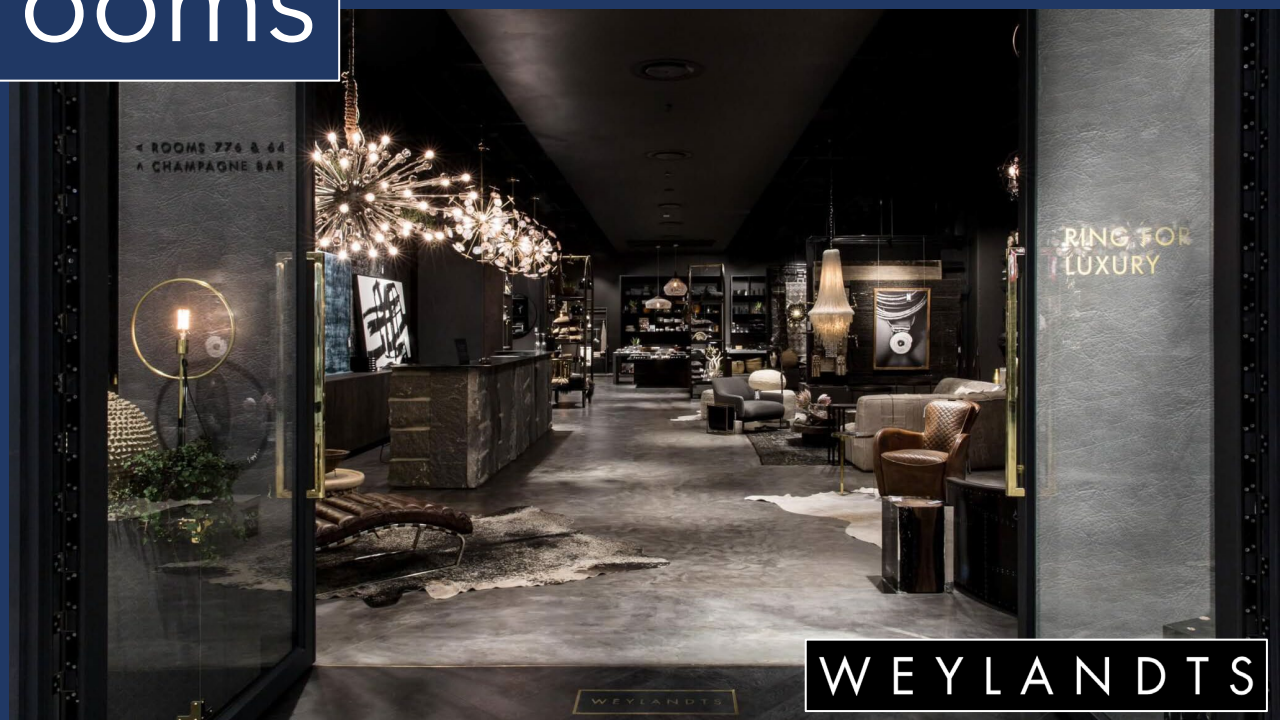
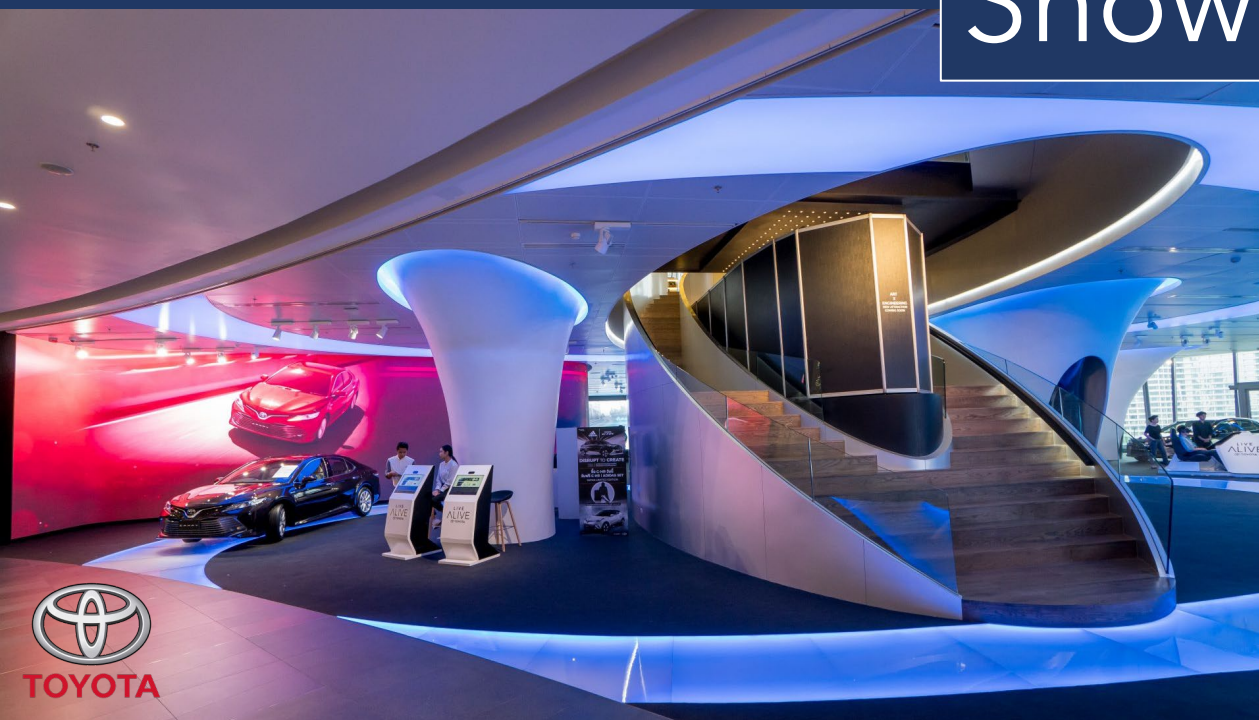
Convenience - e.g. Optician, Hair salon, Cosmetics, Cellular and similar retailers

Urban Park - e.g. Skateboard shop, Bike rental shop, Climbing walls and school





Showrooms



Pick n Pay



Anchors



Incredible CONNECTION



CLICKS+

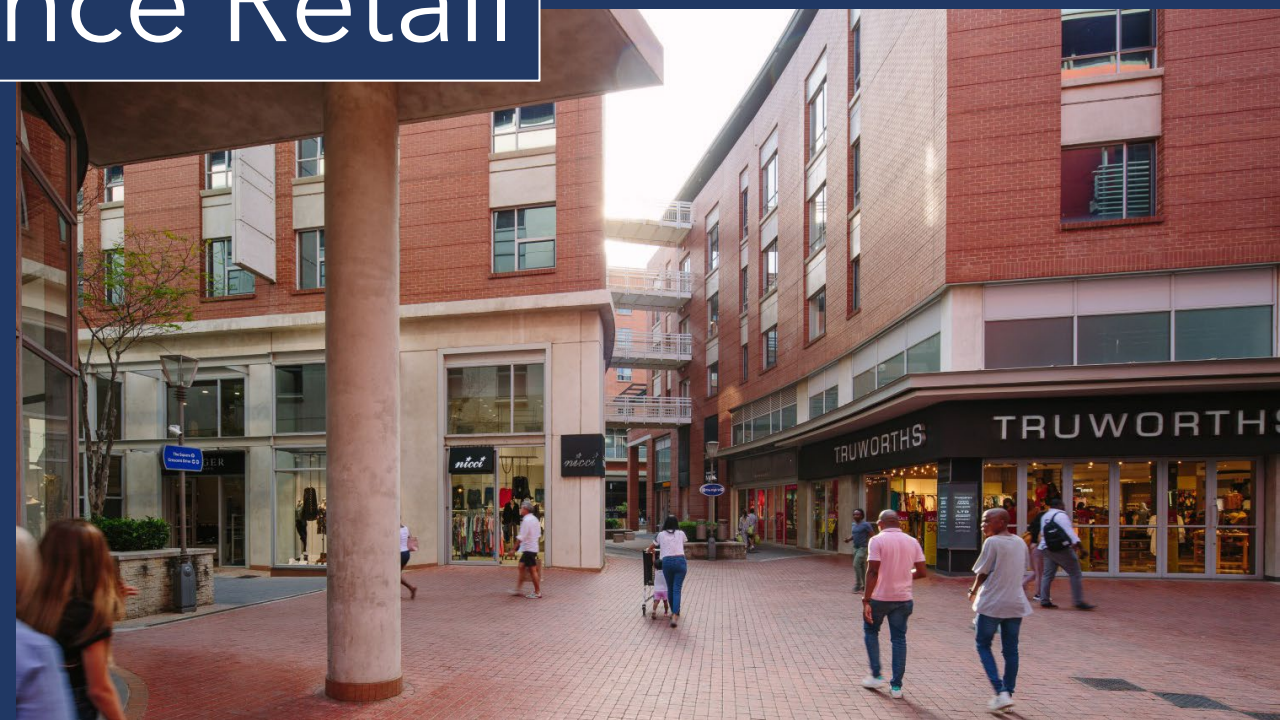


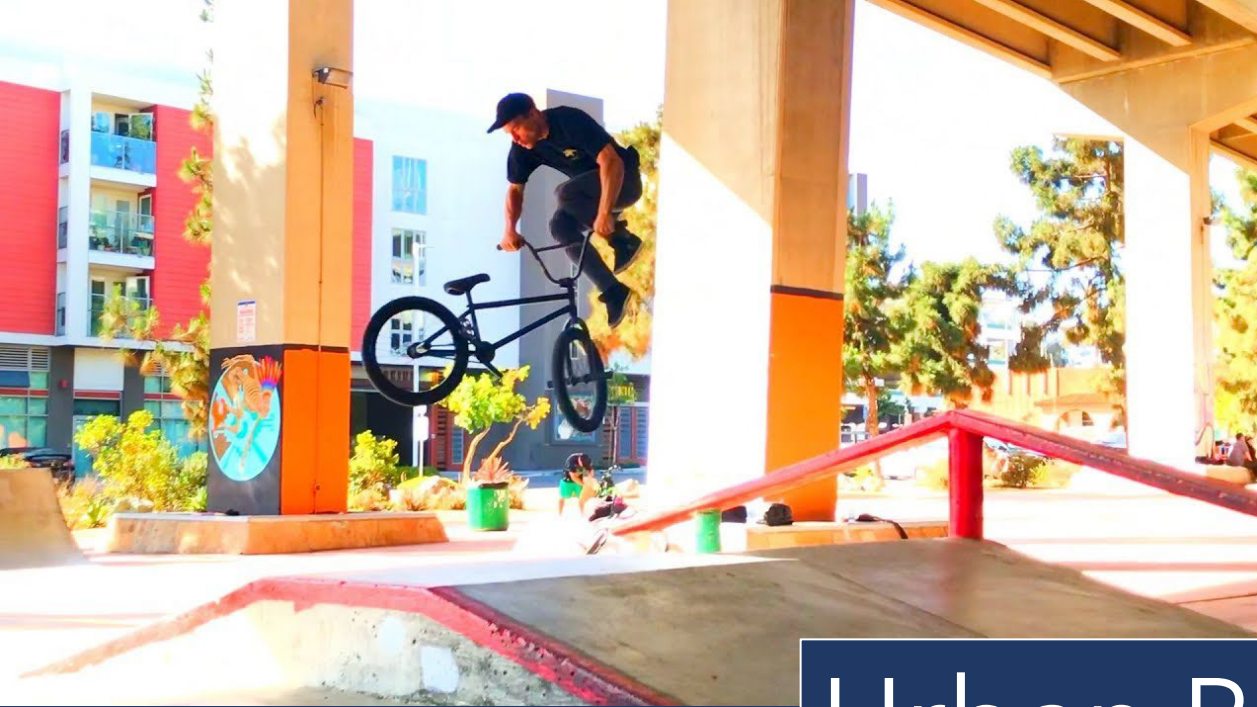
Food Retail





Convenience Retail





Urban Park Retail



Urban Park



Public Realm at Podium Level

Public Realm at Podium Level

Hotels, Conferencing, Gym, Restaurants and Entertainment

Offices - International, National or Boutique Businesses

Landscaped Podium with great views over the CBD, Table Mountain and the





LG Science Park in Seoul, South Korea



Entertainment



Tranquillity

Community

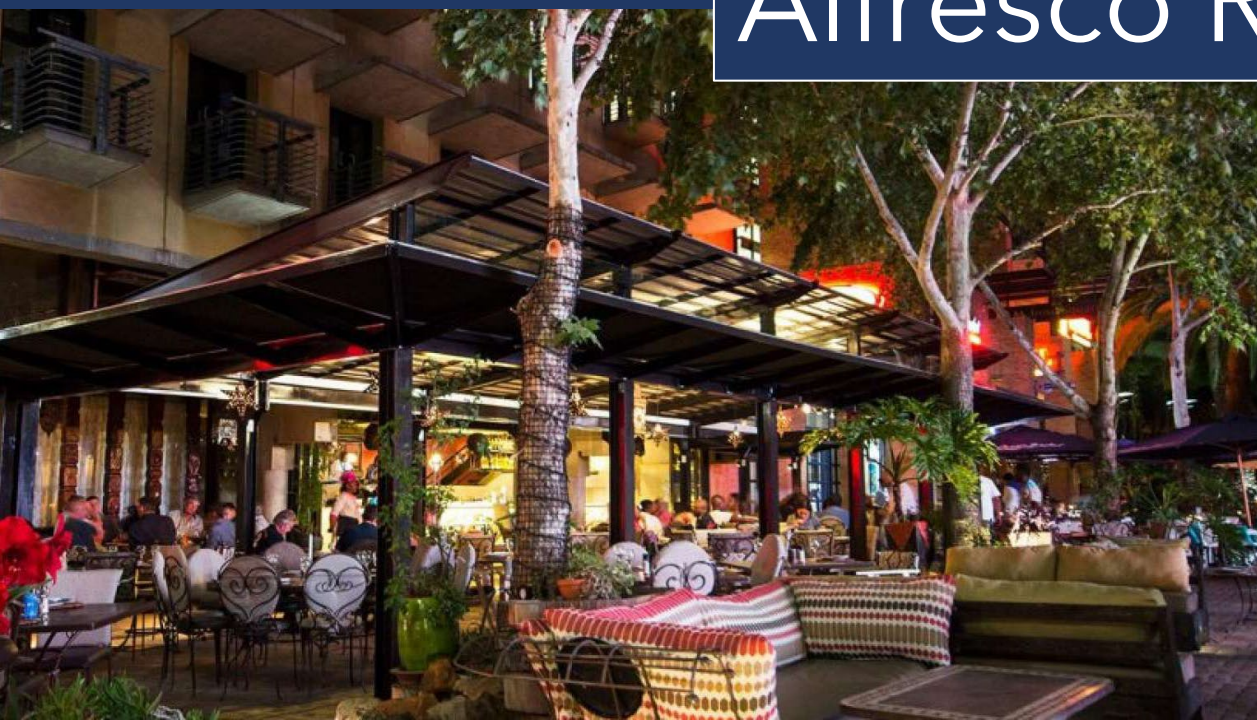




Views



Alfresco Restaurants





Hotels, Gym and Conferencing



Activated Facade
Connecting to the Street



3 HARBOUR ARCH





3 HARBOUR ARCH

3 HARBOUR ARCH

carlton hair

WELICKS

home

Countercyclical Parking

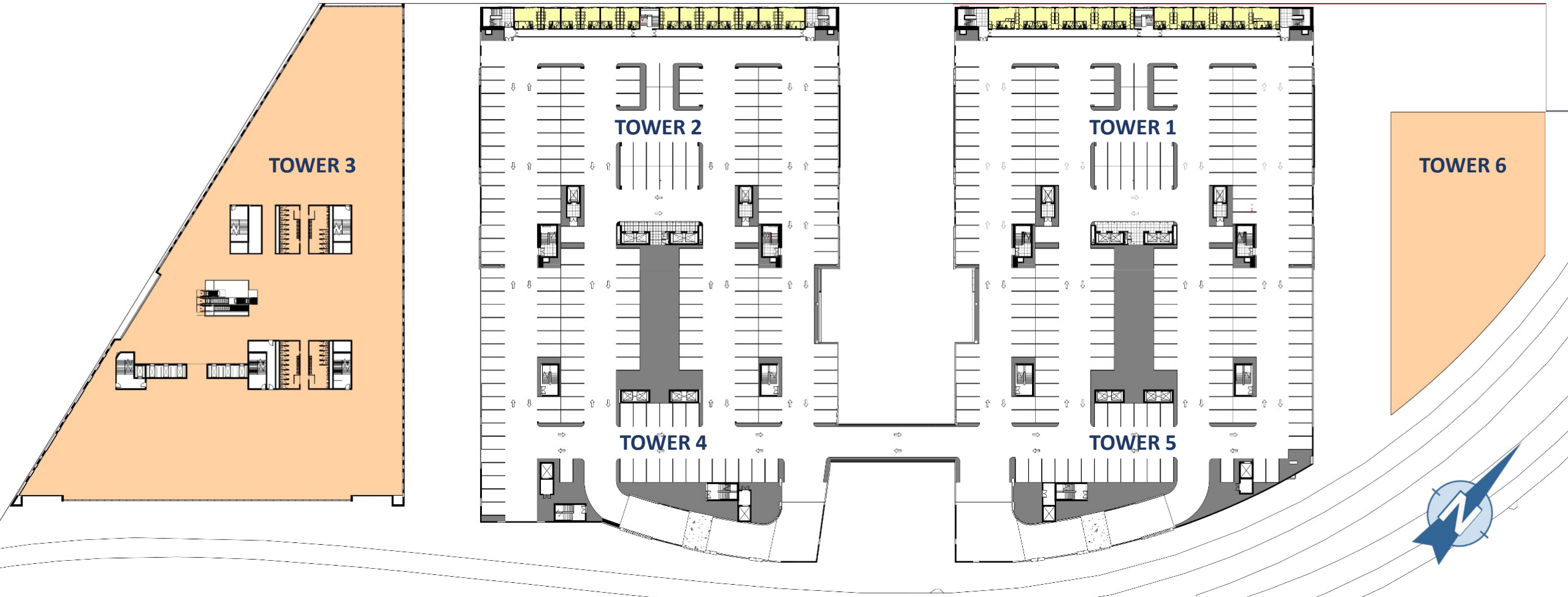
Countercyclical Parking Rationale

- Parking located centrally on the precinct, behind activated facades
- The visible West and East towers have no structured parking
- Limited on-site parking ratio necessitates countercyclical parking
- Parking is unreserved, free flowing and connects multiple buildings

Countercyclical Parking

Offices - International, National or Boutique Businesses

Affordable Apartments





1 HARBOUR ARCH

carlton hair

CLICKS

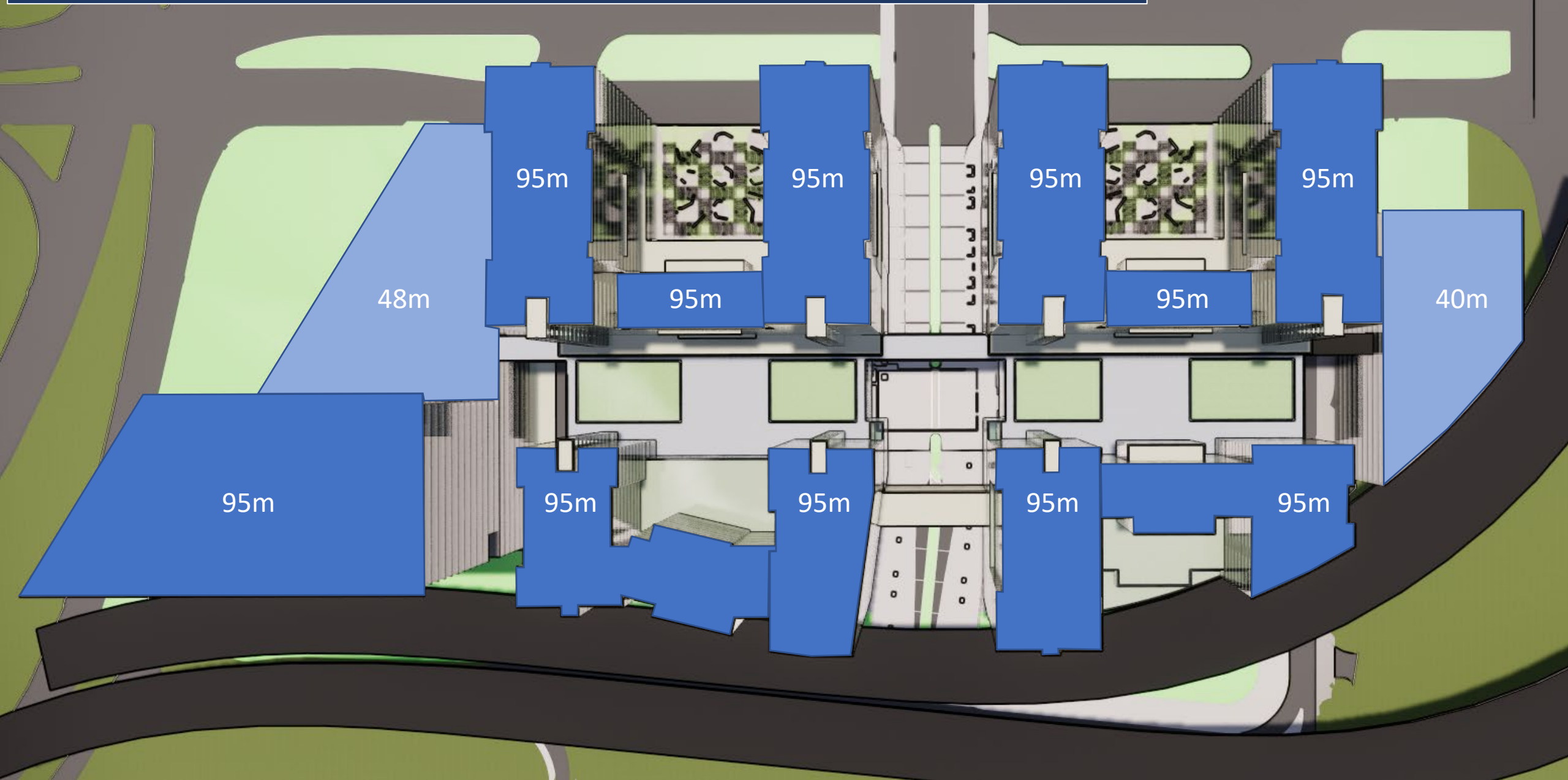
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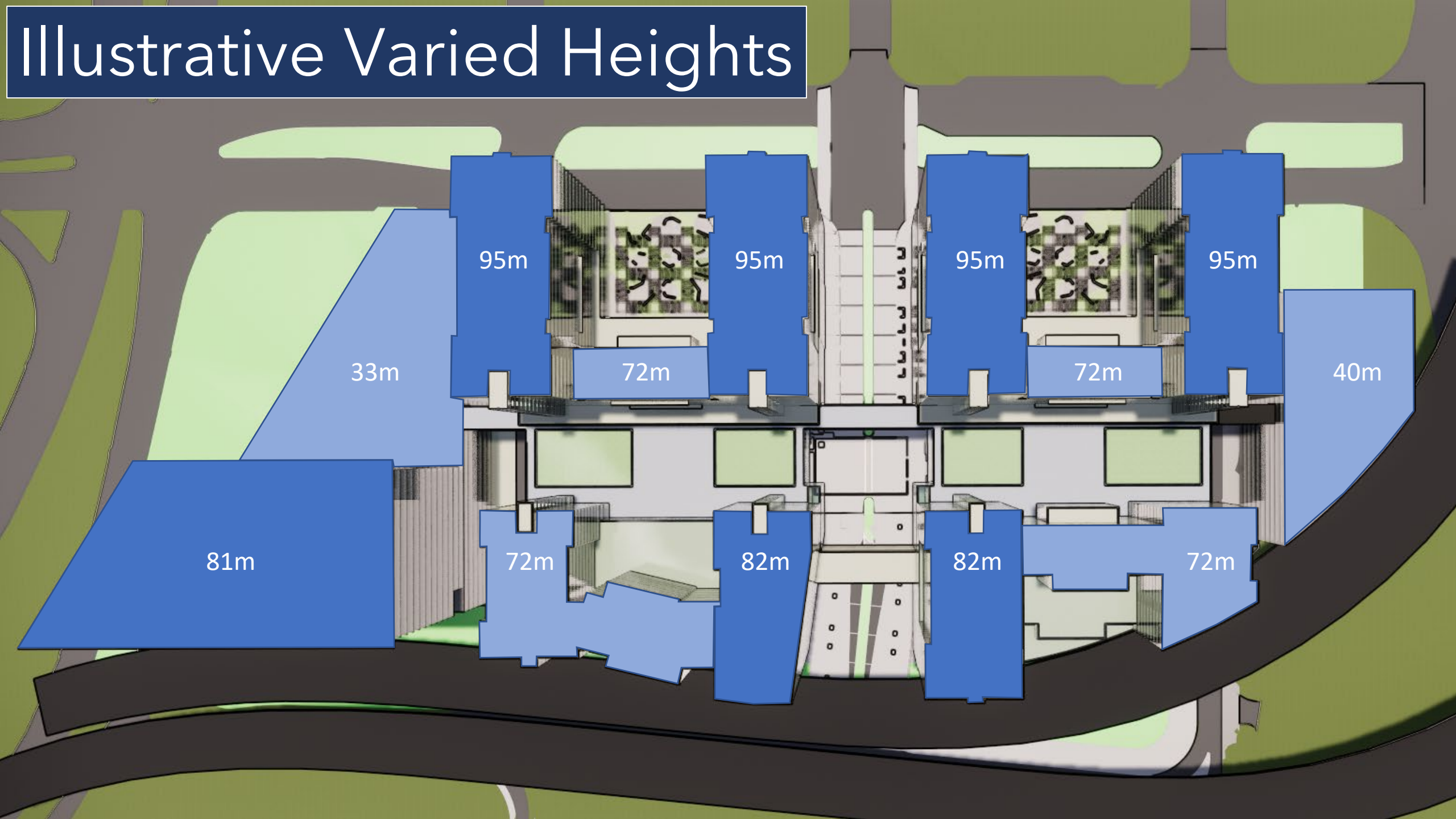
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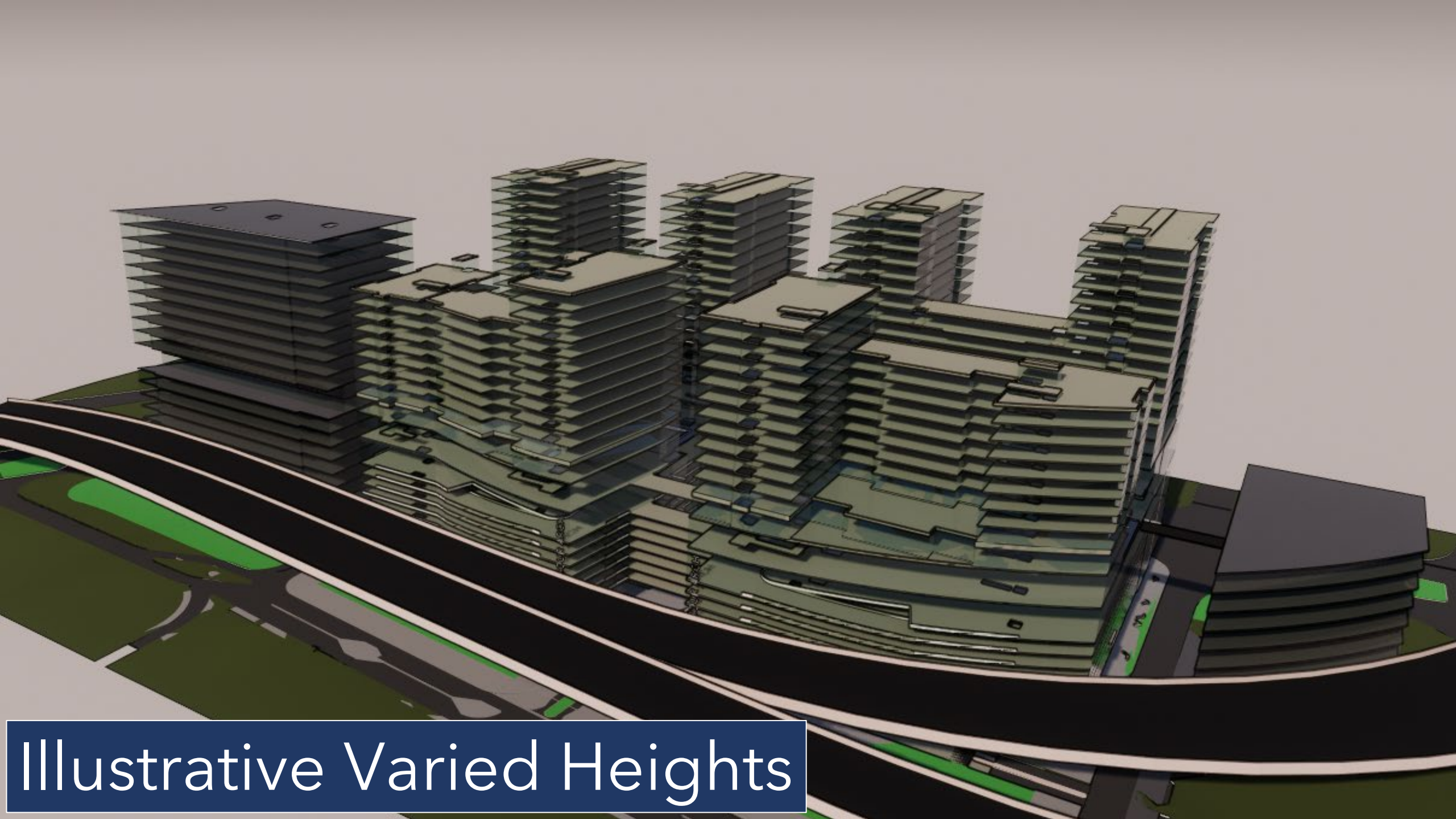
Skyline Punctuated
By Varied Heights

MPT Approved Maximum Heights



Illustrative Varied Heights





Illustrative Varied Heights

Demolition of Elevated Freeway



Our vision removes the elevated freeway

Harbour Arch provides an opportunity to demolish the elevated freeway

Our vision for Cape Town is to:

- Keep the area below the elevated freeway free of any building structure
- Provide an opportunity in perpetuity to demolish the elevated freeway
- Allow for an urban park to be developed for the benefit of the general public

This is an opportunity for Cape Town to reimagine a new vision:

- Consider relocating the elevated freeway below ground or on grade
- Creates an amazing opportunity for thousands of affordable homes
- Reconnects the City to the harbour and shoreline

Conclusion

Stimulate the Economy and Employment

- During construction – 20 000 jobs
- Post construction – many thousands of jobs in retail, hospitality, hotels and restaurants, all large employers of people
- R15 billion private investment into CBD real estate
- R2.4 billion contribution to Household Income
- R100 million city infrastructure upgrades
- City income in perpetuity (taxes & utilities)

Great for Cape Town

- Transforms an uninspiring site into an iconic gateway site
- Opportunity in perpetuity to demolish the elevated freeway
- Sets benchmark for future Culemborg expansion
- Introduces an active world-class public realm
- Catalyst to further CBD property development
- Creates pedestrian links from the V&A and the City to Woodstock
- Huge confidence booster for Cape Town and South Africa

