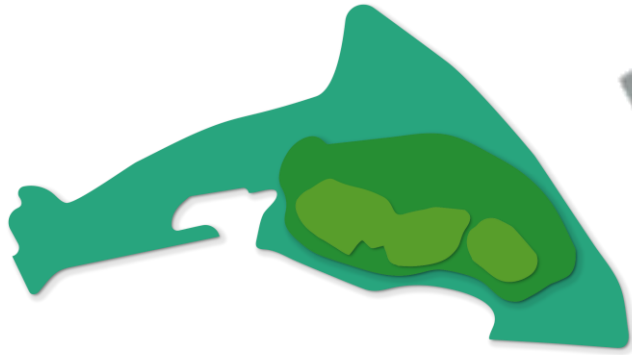


BAYWORLD & ICC
Investment Opportunity



BAYWORLD

PRECINCT 2030

Imagine it. Shape it.



 **mandela bay**
DEVELOPMENT AGENCY

Renew • Revive • Inspire

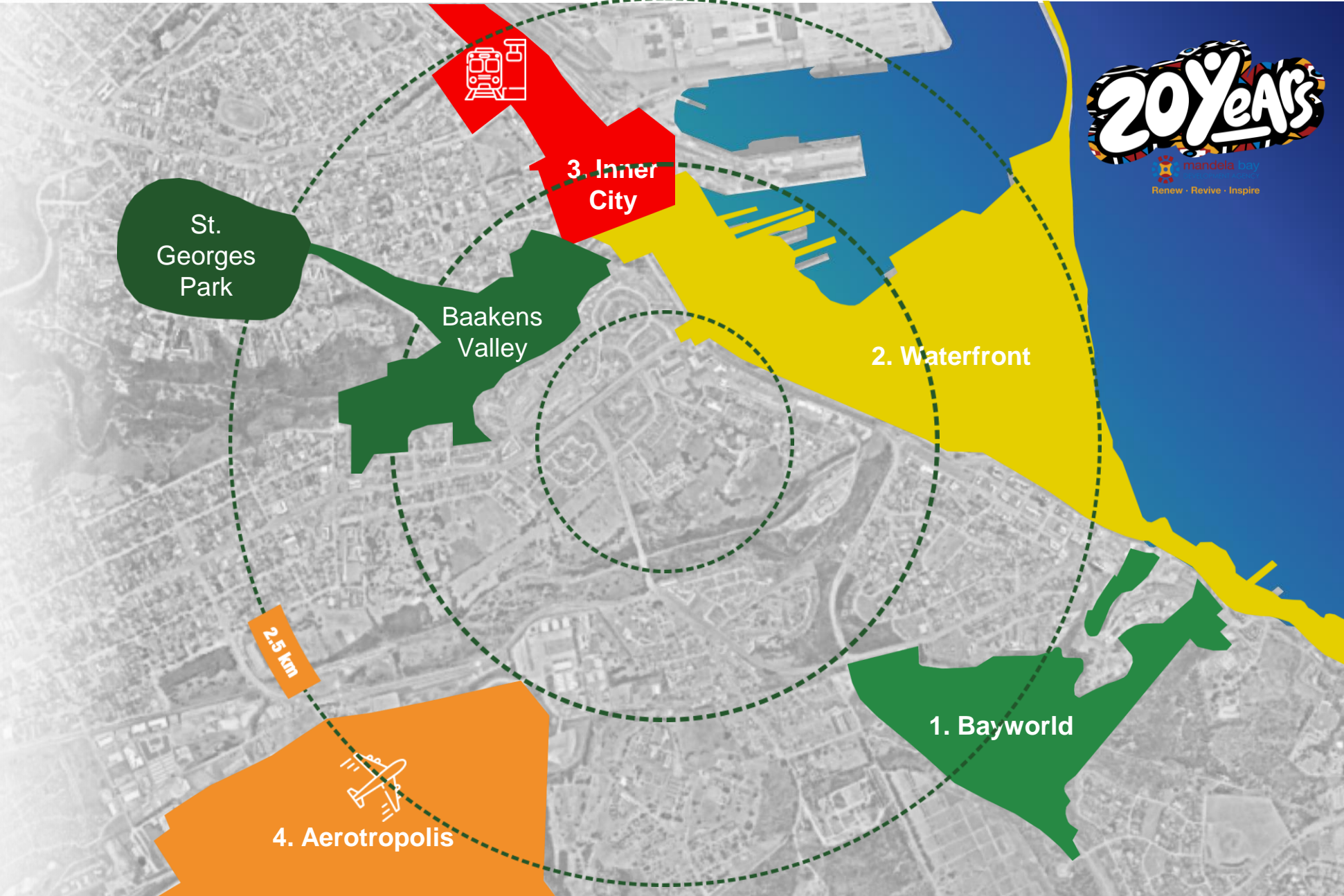


Bayworld Programme Vision

Social, Spatial and **Economic**
transformation through activating
Tourism, Heritage and **Education** to
create jobs, grow the economy and protect
the environment.

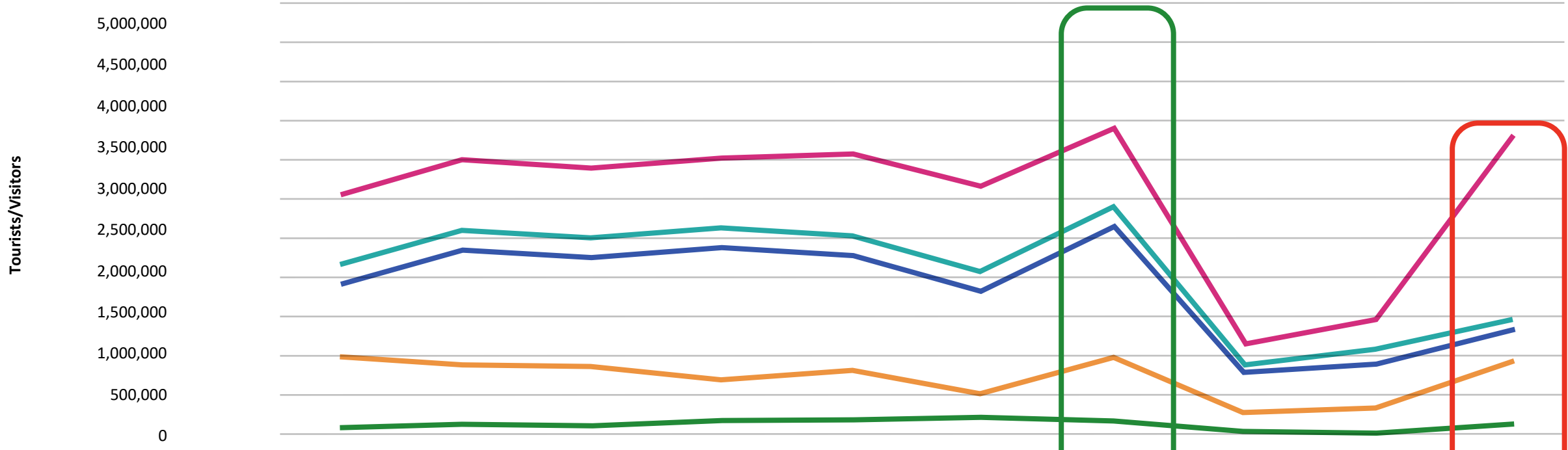
20Years

Inner City Catalytic Game Changers



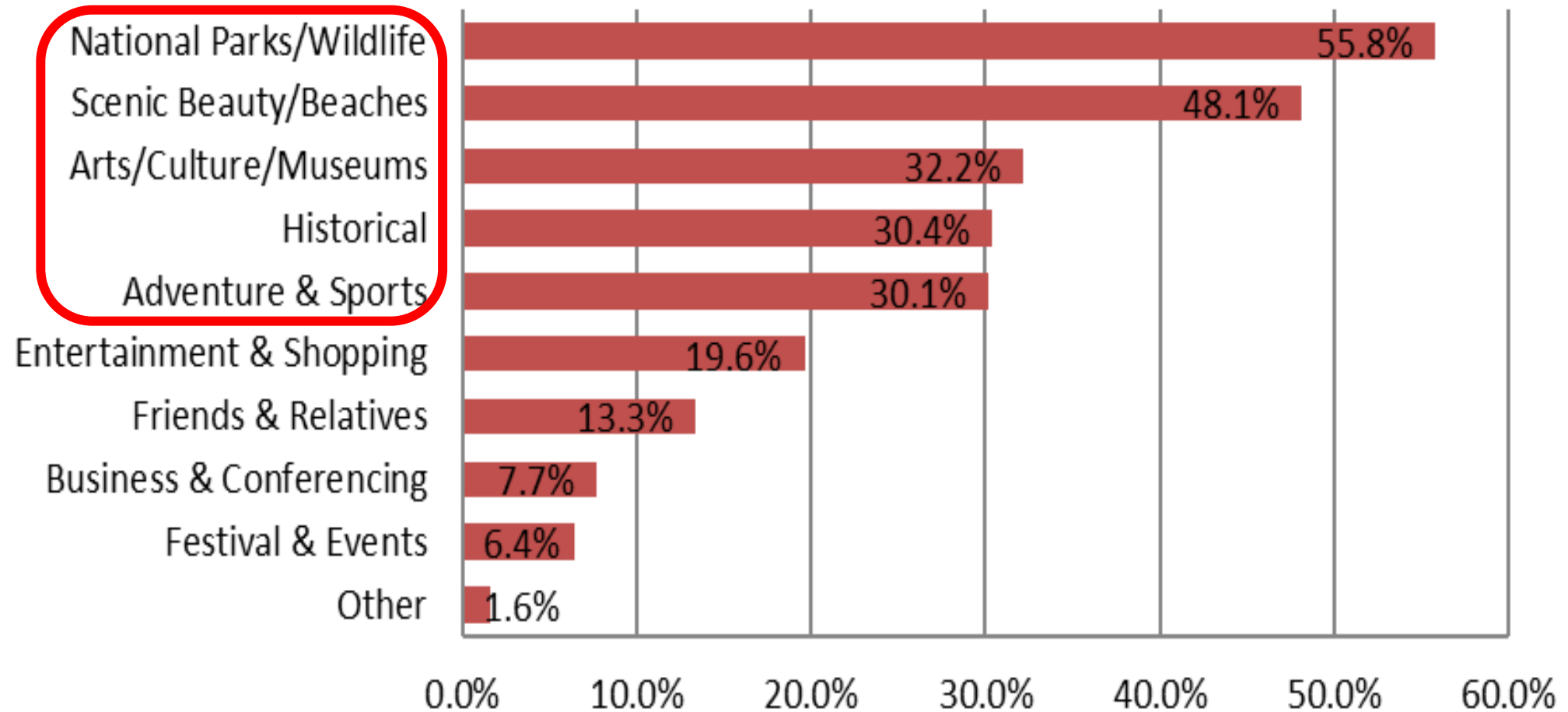
mandela bay
Renew · Revive · Inspire

NMB Tourism/Visitor Profile



	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Foreign Visitors per Annum	192,798	230,889	215,434	263,543	321,316	334,071	307,733	87,366	44,041	145,655
Domestic Visitors per Annum	1,765,726	2,296,528	2,109,515	2,216,218	2,155,277	1,720,870	2,802,740	710,062	828,101	1,133,674
Visitors/Tourists per Annum	1,958,524	2,527,417	2,324,949	2,479,761	2,476,593	2,054,941	3,110,473	797,428	872,502	1,279,329
Day Trips - from Hinterland	983,331	932,844	911,803	855,117	951,084	699,451	1,463,644	412,096	430,456	1,317,496
Total Visitors/Tourists per Annum	2,941,855	3,460,261	3,236,752	3,334,878	3,427,676	2,754,392	4,574,117	1,209,524	1,302,958	2,596,825

NMB Visitor Interest - Foreign & Domestic



Visitor Potential Spend Profile

#	Tourist / Visitor Day Spend Profiles	Fee/Spend	Year 1	Year 5	Year 10	Year 15	Year 20
1	Museum World	75	3,481,834	4,236,976	5,435,538	7,001,547	9,054,281
2	Conservation World	50	1,547,482	1,883,101	2,415,794	3,111,799	4,024,125
3	School	10	232,122	282,465	362,369	466,770	603,619
4	Hologram Circus	120	3,713,956	4,519,441	5,797,907	7,468,317	9,657,900
5	Digital Dome	120	4,642,445	5,649,302	7,247,383	9,335,396	12,072,375
6	Water World	120	7,427,912	9,038,883	11,595,813	14,936,633	19,315,799
	Bayworld Aggregated Spend		21,045,751	25,610,168	32,854,805	42,320,461	54,728,098
7	Nature Reserve & Restaurant	150	18,166,090	22,105,963	28,359,326	36,529,810	47,239,727
8	Smart Industrial Academy		-	-	-	-	-
9	Eco Boutique Hotel	1,000	67,281,813	81,873,938	105,034,541	135,295,591	174,961,951
10	Affordable Housing (500 Units) - Spend p.a.	48,000	96,000,000	108,048,846	125,258,226	145,208,614	168,336,581
11	Adventure World	150	15,138,408	18,421,636	23,632,772	30,441,508	39,366,439
12a	Mixed Use & ICC	500	33,640,907	40,936,969	52,517,271	67,647,795	87,480,975
12b	Commercial & Retail	500	40,369,088	49,124,363	63,020,725	81,177,355	104,977,171
13	Sea World	120	9,688,581	11,789,847	15,124,974	19,482,565	25,194,521
	Total Precinct Spend Profile		301,330,638	357,911,730	445,802,639	558,103,698	702,285,463
	Less: Affordable Housing Living Expenses		96,000,000	108,048,846	125,258,226	145,208,614	168,336,581
	Total Tourist / Visitor Spend Profile		205,330,638	249,862,884	320,544,414	412,895,085	533,948,882

Market Demand for Tourism - Spend

What is the 'Potential Spend Profile':

1. This Data is taken through to an I-O Economic Model.
2. For each facility (Tourism & Commercial)
 - a. The 'Average Spend' per visitor-day
 - b. Total per facility per year
 - c. Affordable Housing 'Living Expenditure' excluded
 - d. Extrapolated over 20 years

Tourist/Visitor Days to the Facility	Fee/Spend	Year 1	Year 2	Year 10	Year 15	Year 20
1. Museum World	75	3,481,834	4,236,976	5,435,538	7,001,547	9,054,281
2. Conservation World	50	1,547,482	1,883,101	2,415,794	3,111,799	4,024,125
3. School	10	232,122	282,465	362,369	466,770	603,619
4. Hologram Circus	120	3,713,956	4,519,441	5,797,907	7,468,317	9,657,900
5 . Digital Dome	120	4,642,445	5,649,302	7,247,383	9,335,396	12,072,375
6 . Water World	120	7,427,912	9,038,883	11,595,813	14,936,633	19,315,799
Bayworld Aggregated		21,045,751	25,610,168	32,854,805	42,320,461	54,728,098
7 . Nature Reserve & Restaurant	150	18,166,090	22,105,963	28,359,326	36,529,810	47,239,727
8 . Smart Industrial Academy		-	-	-	-	-
9 . Eco Boutique Hotel	1,000	67,281,813	81,873,938	105,034,541	135,295,591	174,961,951
10 . Affordable Housing (500 Units)	48,000	96,000,000	108,048,846	125,258,226	145,208,614	168,336,581
11 . Adventure World	150	15,138,408	18,421,636	23,632,772	30,441,508	39,366,439
12 . Mixed Use & ICC	500	33,640,907	40,936,969	52,517,271	67,647,795	87,480,975
13 . Commercial & Retail	500	40,369,088	49,124,363	63,020,725	81,177,355	104,977,171
14 . Sea World	120	9,688,581	11,789,847	15,124,974	19,482,565	25,194,521

Total Precinct Spend Profile

301,330,638

Less: Affordable Housing Living Expenses

96,000,000

Total Tourist/Visitor Spend Profile

205,330,638



Bayworld Programme Summary



57ha of Land



Potential 3,049 jobs created within a 20-year horizon



13 Catalytic Projects



Establishing partnerships for implementation



74 200m² of prime commercial land



Structured SMME Programme



R6.2 billion estimated construction costs



Structured EPWP Programme

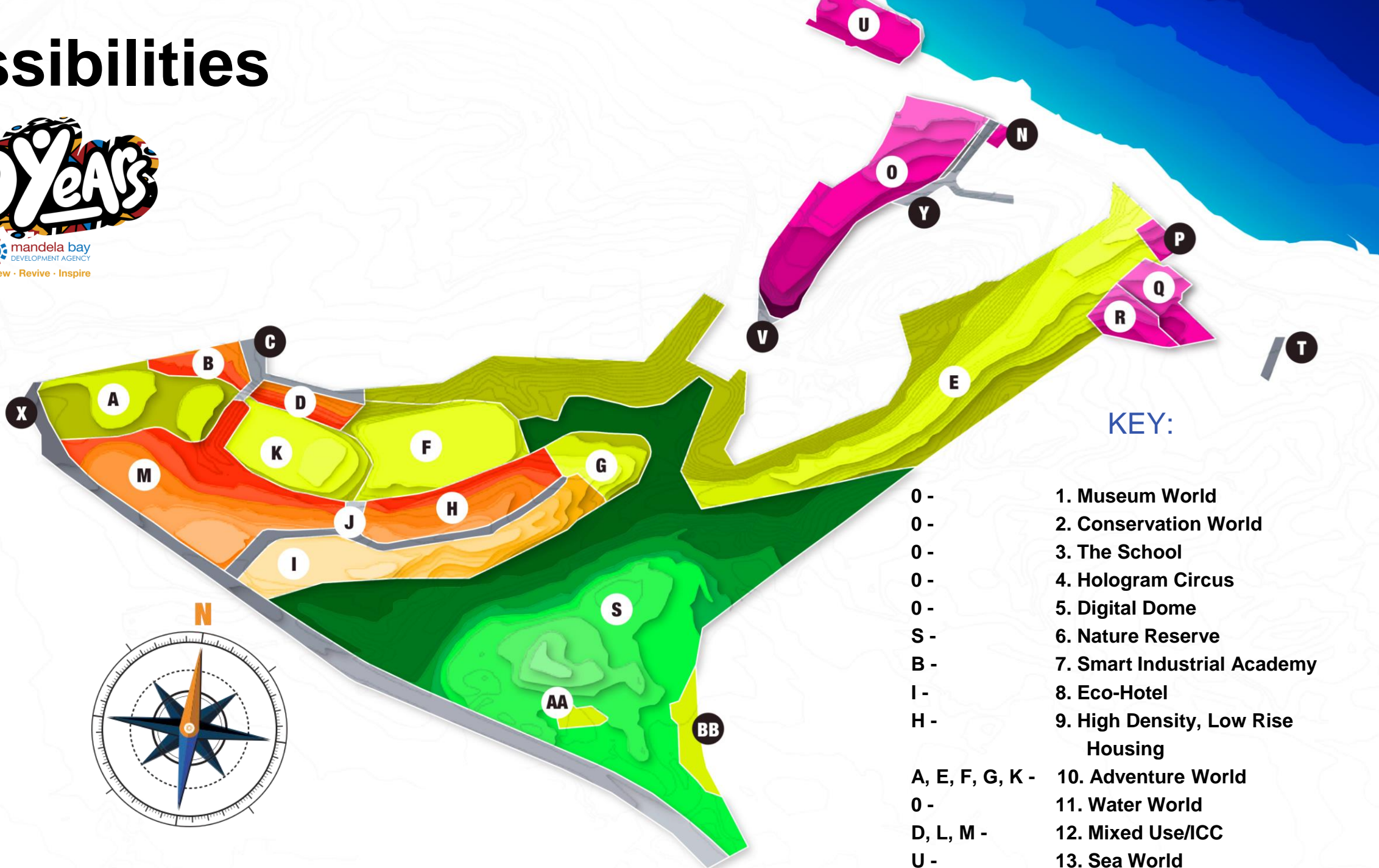
Bayworld 13 Catalytic Projects

- 1 MUSEUM WORLD
- 2 CONSERVATION WORLD
- 3 THE SCHOOL
- 4 THE HOLOGRAM CIRCUS
- 5 THE DIGITAL DOME
- 6 NATURE RESERVE
- 7 SMART INDUSTRIAL ACADEMY
- 8 ECO-HOTEL
- 9 HIGH DENSITY, LOW RISE HOUSING
- 10 ADVENTURE WORLD
- 11 WATER WORLD
- 12 MIXED USE / ICC
- 13 SEA WORLD

Possibilities



mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire



KEY:

- 0 - 1. Museum World
- 0 - 2. Conservation World
- 0 - 3. The School
- 0 - 4. Hologram Circus
- 0 - 5. Digital Dome
- S - 6. Nature Reserve
- B - 7. Smart Industrial Academy
- I - 8. Eco-Hotel
- H - 9. High Density, Low Rise Housing
- A, E, F, G, K - 10. Adventure World
- 0 - 11. Water World
- D, L, M - 12. Mixed Use/ICC
- U - 13. Sea World

Estimated Costs of 13 Projects

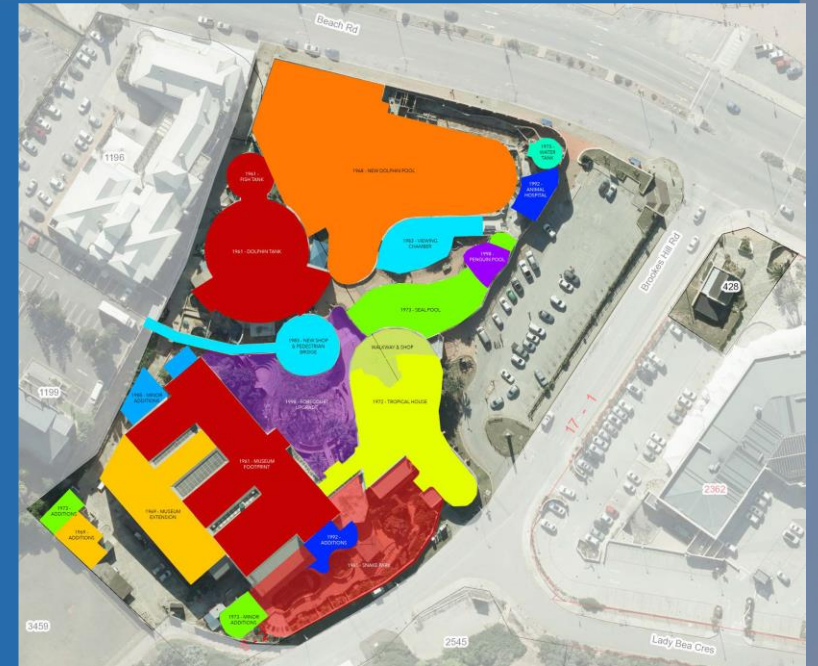
Capital Costs & Values	%	Total	Land	Roads	Infrastructure	Buildings
1. Museum World	2.4%	108,800,000	5,200,000	-	28,000,000	75,600,000
2. Conservation World	18.8%	860,000,000	52,000,000	-	52,000,000	756,000,000
3. School	0.9%	42,000,000	2,600,000	-	10,000,000	29,400,000
4. Hologram Circus	1.6%	71,000,000	2,600,000	-	18,000,000	50,400,000
5. Digital Dome	1.6%	71,000,000	2,600,000	-	18,000,000	50,400,000
6. Water World	8.1%	369,841,000	39,611,000	-	56,000,000	274,230,000
7. Nature Reserve	1.9%	84,948,162	75,249,120	9,699,042	-	-
8. Smart Industrial Academy	4.2%	191,912,067	7,926,100	290,767	52,000,000	131,695,200
9. Eco Boutique Hotel	6.3%	287,424,031	83,532,800	1,532,191	52,000,000	150,359,040
10. High-Density Housing	10.8%	491,665,201	62,628,800	1,148,762	90,000,000	337,887,639
11. Adventure World	3.0%	135,538,040	74,000,000	9,538,040	52,000,000	-
12a. Mixed Use (ICC)	28.0%	1,277,044,432	112,933,600	2,071,472	223,821,760	938,217,600
12b. Commercial & Retail	8.0%	364,808,939	20,386,600	373,939	90,000,000	254,048,400
13. Sea World	4.5%	206,476,774	26,000,000	476,902	-	180,000,000

Bayworld Projects aggregated = R4.562 billion



2. Conservation World

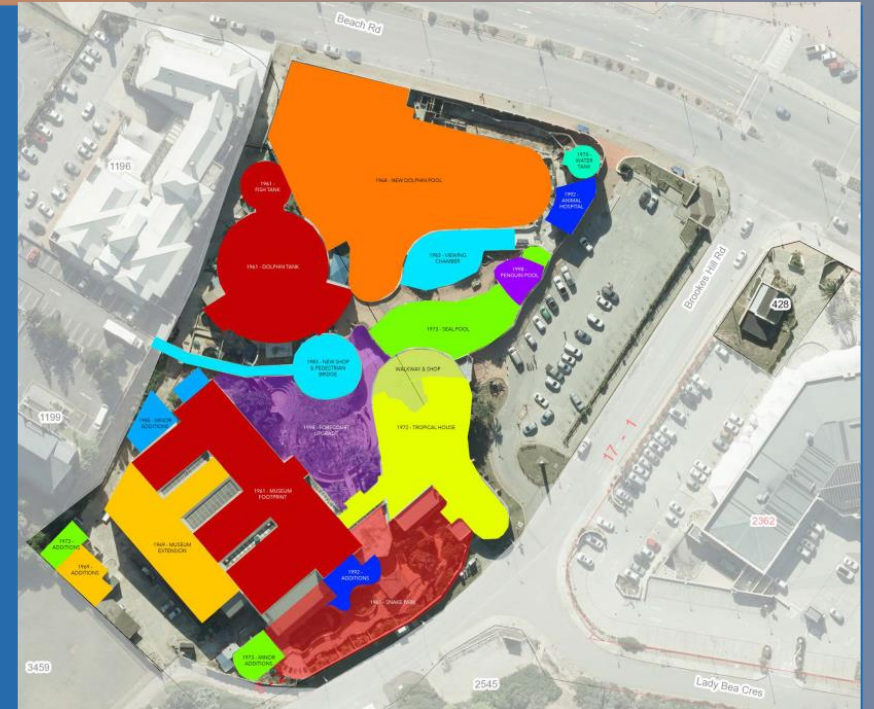
- MAP AREA O
- AREA= 9161m²
- ZONING: Special Purpose Bayworld Precinct
- ESTIMATED CONSTRUCTION COST = R860 million
- ESTIMATED LAND VALUE = R52 million
- Proposed new aquarium, upgraded sanctuary and snake park
- Private sector partnership
- Could include hotel



20Years

4. Hologram Circus

- MAP AREA O
- AREA = 9161m²
- ZONING: Special Purpose Bayworld Precinct
- ESTIMATED COST = R71 million
- ESTIMATED LAND VALUE= R2,6 million
- Part of Bayworld Museum Complex

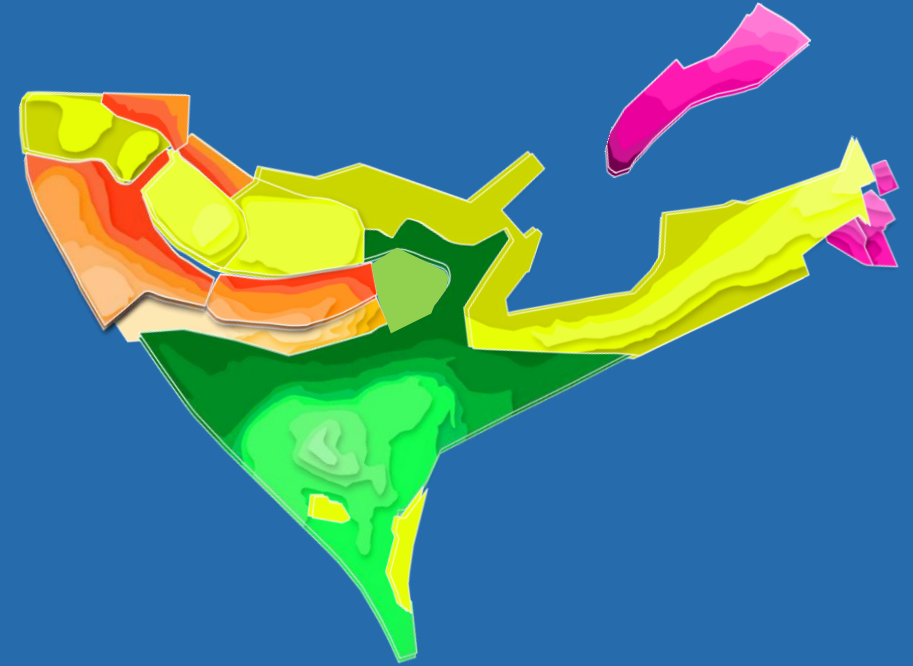


20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

6. Nature Reserve

- MAP AREA S
- AREA = 203 400m²
- ZONING: Special Purpose Nature Reserve
- ESTIMATED COST = R84,9 million
- ESTIMATED LAND VALUE = R75,2 million
- ANTICIPATED LAND USE as Nature Reserve and possible Dinosaur Park
- Private Sector Partnership

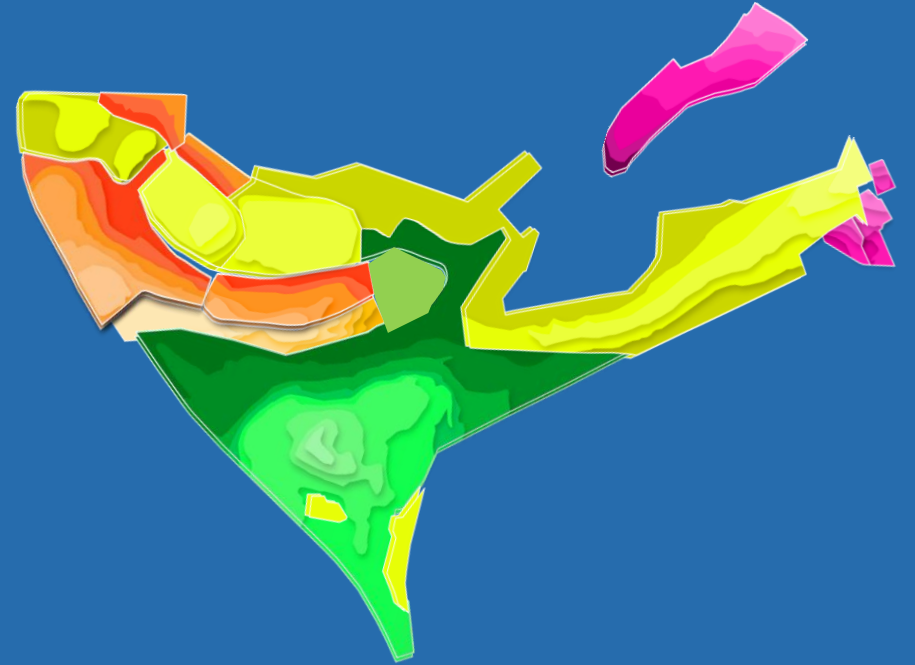


20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

7. Smart Industrial Academy

- ◉ MAP AREA B
- ◉ AREA = 6 100m²
- ◉ ZONING: Special Purpose Mixed Use
- ◉ ESTIMATED COST = R191,9 million
- ◉ ESTIMATED LAND VALUE= R7,9million
- ◉ ANTICIPATED LAND USE Business
- ◉ Private Sector Partnership

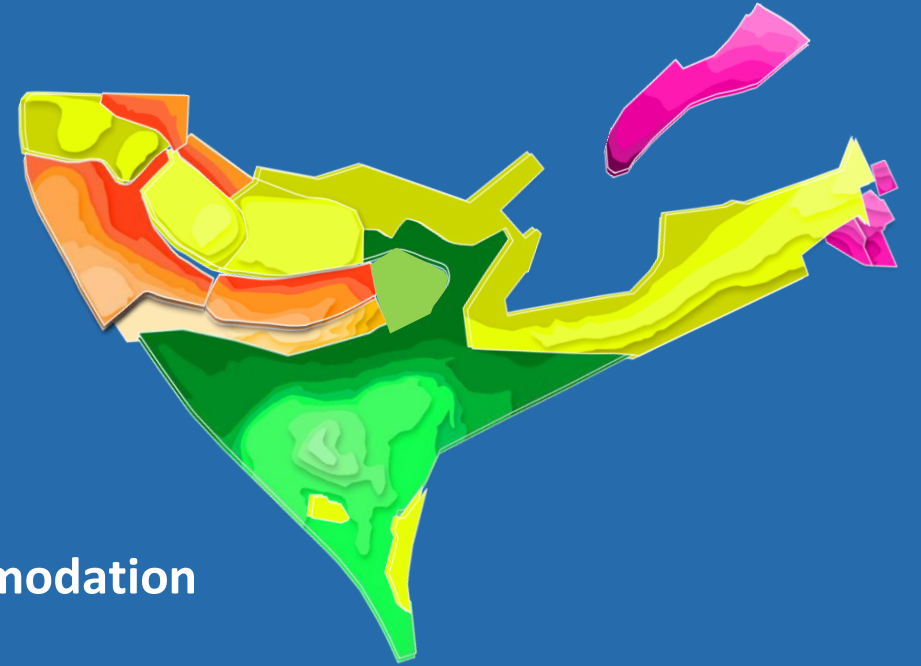


20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

8. Eco Hotel

- MAP AREA I
- AREA = 32 100m²
- ZONING: Special Purpose Residential and Tourist Accommodation
- ESTIMATED COST = R287,4 million
- ESTIMATED LAND VALUE= R83,5 million
- ANTICIPATED LAND USE Medium Density Housing
- Private Sector Partnership



20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

9. High Density, Low Rise Housing



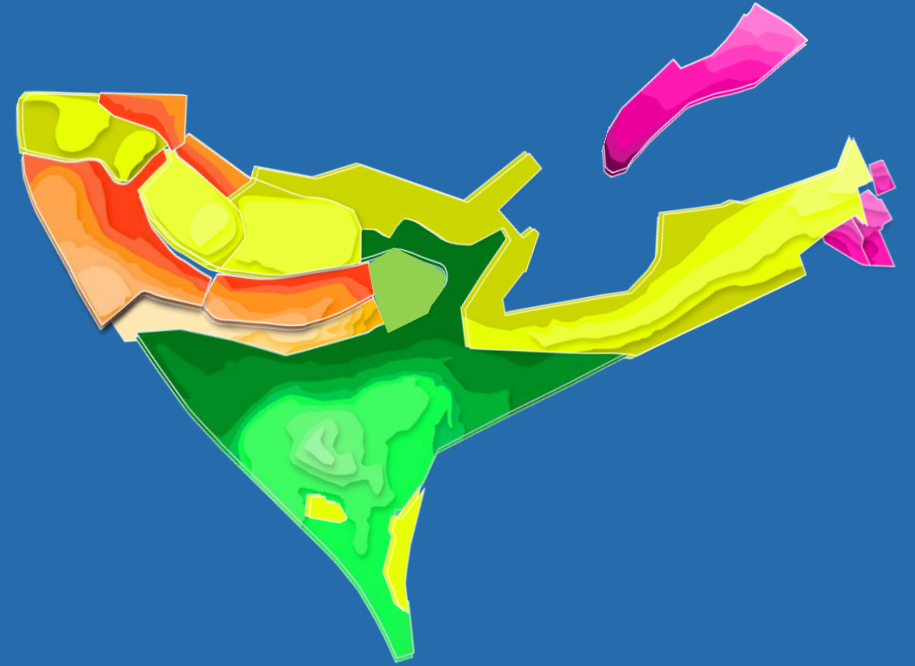
- MAP AREA H
- AREA = 20 630m²
- ZONING: Special Purpose Mixed Use
- ESTIMATED COST = R491,6 million
- ESTIMATED LAND VALUE= R62,6
- ANTICIPATED LAND USE: high density residential
- 500 units
- Private Sector Partnership

20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

10. Adventure Park

- MAP AREA: A,K,F,G,E, AA,BB
- AREA = 199 400m²
- ZONING: Special Purpose Open Space Network and entertainment
- ESTIMATED COST = R135,5 million
- ESTIMATED LAND VALUE= R74 million
- ANTICIPATED LAND USE as maze, cycle tracks, taboggonning, bird park, zip-line, abseiling, butterfly farm
- Private Sector Partnership

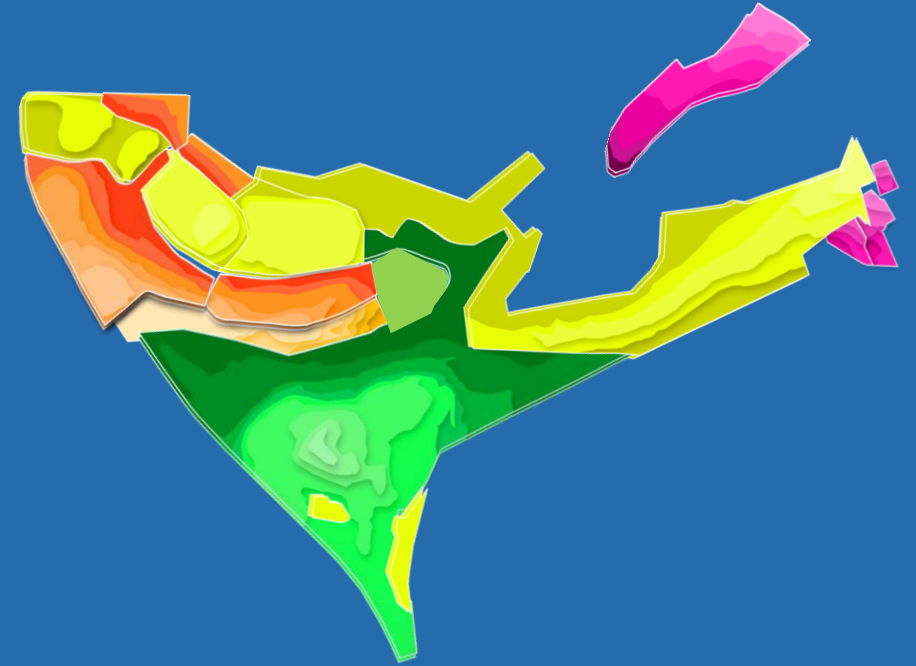


20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

11. Waterworld

- MAP AREA: 0
- AREA = 26 039m²
- ZONING: Special Purpose Bayworld Complex
- ESTIMATED COST = R369,8 million
- ESTIMATED LAND VALUE= R39,6 million
- ANTICIPATED LAND USE: Waterpark

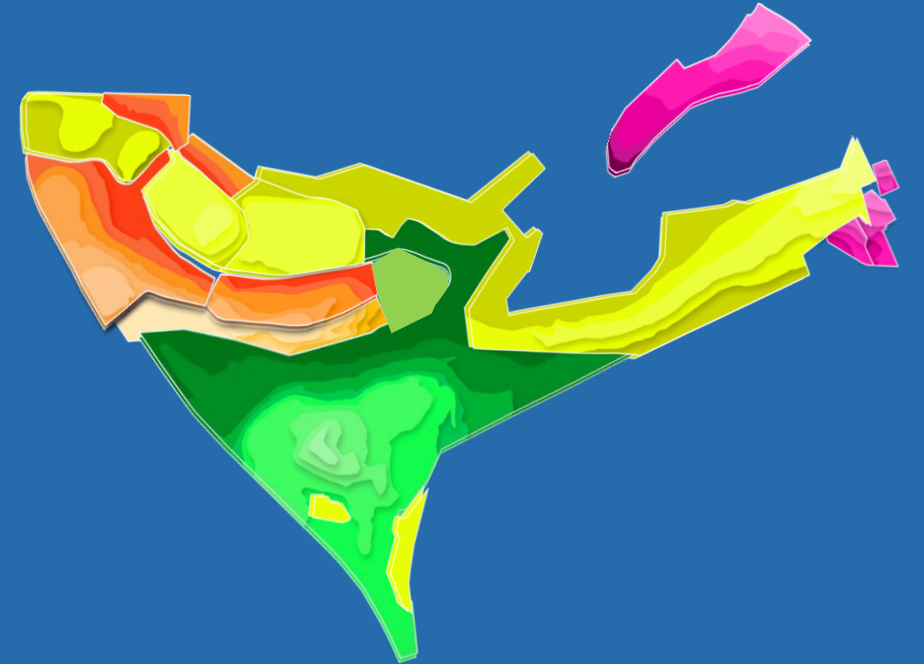


20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

12. Mixed use/ICC

- MAP AREA: M,L,D,P,Q,R
- AREA = 68 100m²
- ZONING: Special Purpose mixed use
- ESTIMATED COST without ICC = R1,28billion
- ESTIMATED LAND VALUE= 112,9 million
- ANTICIPATED LAND USE: ICC, Commercial Business
- 1200 seater plenary 5000m² exhibition
- Estimated Cost of ICC = R2.93 bn in 2019
- Gross operating profit year 1 = 5.1% and year 5 = 14.1%

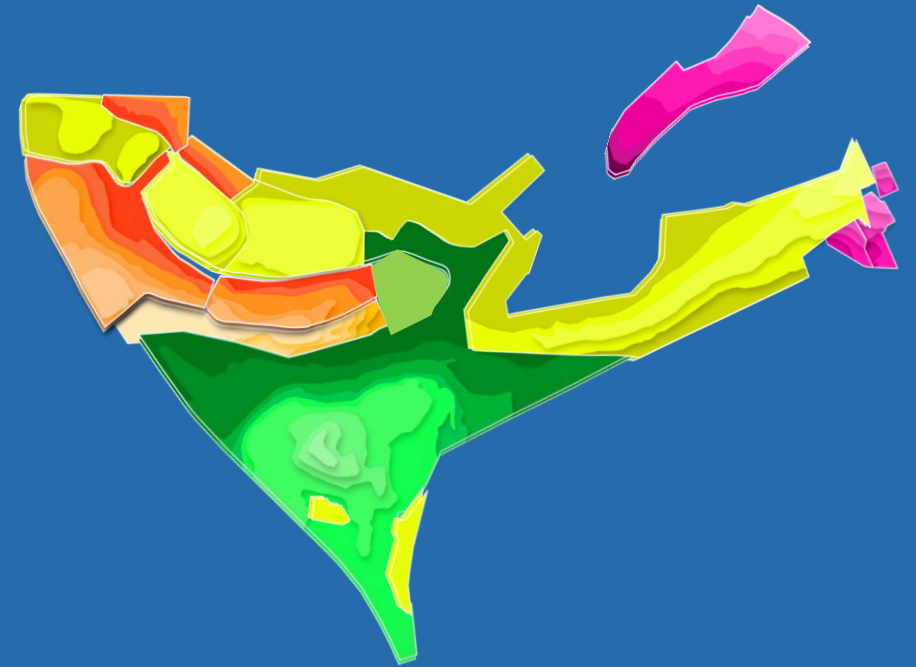


20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

13. Seaworld

- MAP AREA: U
- AREA = 5200m²
- ZONING: Special Purpose Open Space Network and Entertainment
- ESTIMATED COST = R206,4 million
- ESTIMATED LAND VALUE= R26 million
- ANTICIPATED LAND USE: Rehabilitation Pools



20Years

mandela bay
DEVELOPMENT AGENCY
Renew · Revive · Inspire

Next steps

- ⦿ Land alienation plan consultation with NMBM
- ⦿ Preparation of Call for Expression of Interest
- ⦿ Council item to approve modalities
- ⦿ Bidding process
- ⦿ Implementation

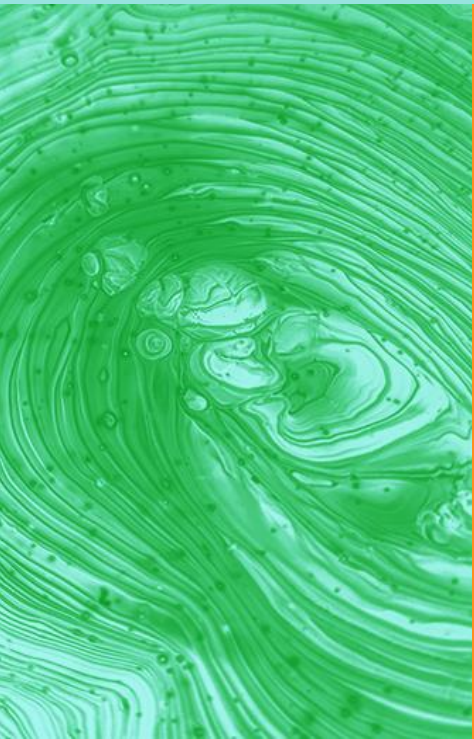
20Years

 mandela bay
DEVELOPMENT AGENCY

Renew · Revive · Inspire

The Future.

Imagine it.



Shape it.





Thank you.



nelson mandela bay
MUNICIPALITY



mandela bay
DEVELOPMENT AGENCY
RENEW • REVIVE • INSPIRE



BAYWORLD

