



**dube**  
tradePORT

SOUTHERN AFRICA'S PREMIER  
AIR LOGISTICS PLATFORM

NEXT

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# Overview

## Dube TradePort

Dube TradePort Corporation, operator of Dube TradePort Industrial Development Zone (IDZ), was created to encourage increased levels of local and Foreign Direct Investment in KwaZulu-Natal and the country. Already Dube TradePort has been named by the Department of Trade and Industry as one of this country's Top 10 investment opportunities.

Conceptualised more than a decade ago, Dube TradePort Corporation, a Schedule 3C Provincial Public Entity of the KwaZulu-Natal Government, is charged with the responsibility of developing the Province's biggest infrastructural project.

Occupying a 2 840-hectare (7 017-acre) 'Greenfield' site 30km (18,6 miles) north of Durban, Dube TradePort is a 50-year master-planned world-class airfreight and passenger hub comprising four business zones. It was designed to create a highly competitive business-operating environment for South Africa and forms the foundation of a purpose-planned industrial estate that promotes the establishment of world-class manufacturing, assembly, and

logistics facilities. The precinct's IDZ status and location are the drivers in attracting investment within Dube TradePort. The project is set to become a major contributor to job creation and critical skill development, as well as to the economic growth of the country.

At the heart of the precinct is King Shaka International Airport, owned and operated by Airports Company South Africa. The airport has a 3,7km runway, capable of accommodating the world's largest wide-bodied aircraft. It currently has the capacity to handle 7,2 million passengers per annum, increasing to 45 million by 2060.

Strategically located between Southern Africa's two primary seaports – Durban, Africa's busiest cargo port, and Richards Bay – and bordering major road and rail links, Dube TradePort is on the cusp of transforming KwaZulu-Natal into a noteworthy player in the global supply chain.



As an enabler of strategic investment, Dube TradePort Corporation is mandated to guide and direct the growth of a number of development zones, namely:

### DUBE TRADEZONE

A 77-hectare (190-acre) area, growing to 300 hectares (741 acres), comprising a specialised, prime and fully-serviced industrial estate within the Dube TradePort IDZ. It is ideally positioned for new-generation warehousing, logistics and distribution, manufacturing, assembling, air-related cargo distribution, high-tech aerospace services, electronic manufacturing, automotive industries, pharmaceuticals, clothing, textiles and cold-storage activities. This area also houses freight forwarders and shippers in a single building, with airside access by way of a direct elevated cargo conveyor, or air bridge, as well as connection to the adjacent Dube Cargo Terminal.

### DUBE CITY

This is fast becoming a cosmopolitan centre adjacent to King Shaka International Airport. This world-class business and leisure centre lends itself to mixed land-use, including office, hotel, conference, entertainment, retail and knowledge-intensive activities. It's overall layout and design encompasses pedestrian-friendly zones, a tree-lined boulevard and open spaces. The business community has shown great interest in and appetite for available A-grade office space and site up-take in Dube City.

### DUBE CARGO TERMINAL

This state-of-the-art facility is one of the most secure of its kind in Africa and prides itself on 0% cargo loss, a record it has held since inception in 2010. It is one of the most technologically advanced facilities of its kind in the world, boasting South Africa's first four flexible cargo stands and employing stringent access controls, computerised track-and-trace systems, as well as 'in-line' scanning. The Cargo Terminal, directly linked to freight forwarders located in Dube TradeHouse via an elevated conveyor system, is capable of rapidly and safely handling 100 000 tonnes of cargo annually, increasing to 2 million tonnes by 2060.

### DUBE AGRIZONE

Africa's first integrated perishables supply chain, hosts the continent's largest climate-controlled growing area under glass. Featuring a varied mix of tenants and infrastructure, this forward-thinking agricultural business

model is positioned as an end-to-end facility, comprising a specialised tissue culture laboratory, Dube AgriLab, greenhouses, packhouses, a high-care value-adding distribution centre and a nursery, through to refrigerated air and road transport. The facility also employs rainwater harvesting, solar energy, on-site waste management and indigenous plant production for site rehabilitation purposes, ensuring this sustainable agricultural development is an attractive source for export markets.

### DUBE ICONNECT

The entire precinct is serviced by Dube TradePort's own Information Technology and telecommunications provider, Dube iConnect, which is KwaZulu-Natal's premier Local Cloud service provider, offering Infrastructure as a Service, disaster recovery, and rack space. With data stored at Dube TradePort, response times are swift and the risks related to connectivity problems are greatly reduced by the fully-redundant fibre network available on-site and Tier 3 compliant redundant data centres. Cloud operations provide business with continuity services structured to offset capital and operational expenditure. In addition, Dube iConnect's data centres provide resellers with a platform to offer market-hosted solutions using a pay-as-you-use model to run their operations.

In essence, Dube TradePort Corporation is geared for the development of KwaZulu-Natal's passenger and airfreight hub. The purpose being to significantly enhance international trade through the provision of supply chains that accelerate efficiencies and offer businesses the agility to meet the needs of rapidly changing markets around the globe. The crucial deliverables behind this huge infrastructural undertaking include improved global competitiveness and growing international connectivity; benefits which provide the Province's business community with a distinct competitive edge.

This is the only location in Africa offering businesses a regulated environment, where the combination of speed, agility and connectivity deliver global competitiveness.

# Our Vision, Mission, Values and Strategic Goals

## VISION

To be the leading global air logistics platform in Southern Africa, seamlessly integrated with inter-modal road, rail, and sea infrastructure.

## MISSION

- To enable the development of an aerotropolis by providing leading edge spatial planning and infrastructure;
- To attract investment through the creation and operation of a special economic zone and related commercial zones; and
- To grow business and trade through enabling new regional and international air services.

## VALUES

In conducting its day-to-day business activities with honesty and integrity, Dube TradePort Corporation is mindful of the need to adhere to a further clear set of values, which include:

- Professional excellence: Being passionate about value-adding professionalism;
- Ubuntu: Creating open, honest relationships built on trust, mutual respect, dignity and fairness;
- Empowerment: Actively embracing the economic transformational and developmental agenda of stakeholders;
- Innovation and creativity: Succeeding through innovative, creative and adaptable teams; and
- Service excellence: Providing unsurpassed service excellence of which our clients may be proud.

## STRATEGIC GOALS

Dube TradePort Corporation's strategic outcome-oriented goals are as follows:

- To maintain effective corporate governance;
- To ensure the efficacy of Supply Chain Management (SCM) for radical economic transformation;
- To act as a catalyst for targeted private sector investment;
- To plan and enable the development of a sustainable aerotropolis, cargo, and air services;
- To provide infrastructure, and service the development and operational needs of Dube TradePort; and
- To establish and effectively operate the Dube TradePort IDZ/SEZ.

# The Origin of our Name

Dr John Langalibalele Dube was an educator, clergyman, writer, newspaper editor, civil rights leader and the first President-General of the then South African Native National Congress, which later became the African National Congress.

He also founded Ohlange Institute near Durban, at which former President Nelson Mandela chose to cast his vote in the country's first democratic elections in 1994, honouring his first President's vision of a free South Africa.

With his roots entrenched in the region around the now Dube TradePort, he is justifiably acclaimed as a renaissance man and a visionary, and it is therefore fitting that a facility which today offers so many opportunities to the nation is named after him.

A sculpture commemorating the life and work of John Dube holds pride of place in Dube Square, located in the heart of Dube City, an area set to become a focal point of this emerging airport city, and a meeting place for businesses, travellers, and the people of this great nation, South Africa.



## Our History

1968

Land for airport expropriated

1973

Initial airport ground-work completed

1975

Further airport construction suspended

2001

KwaZulu-Natal International Airports Initiative established to pursue airport development at La Mercy

2002

Provincial Government undertakes a pre-feasibility study analysis

2004

National Government supports the establishment of Dube TradePort and a new international airport as a public-private partnership



2005

Then Minister of Transport, Mr Jeff Radebe, informs National Assembly that Dube TradePort and new international airport to be 'fast-tracked.' Bird monitoring programme initiated



2005

Preparation of an integrated Master Plan, registration of Environmental Impact with the National Department of Environmental Affairs and signing of a Memorandum of Understanding between the National Department of Transport, Provincial Government and the Airports Company South Africa

2006

Procurement initiated for consortiums to design and construct Dube TradePort and the international airport. Minister of Transport announces the Airports Company South Africa and Dube TradePort roles in development. Co-operation Agreement signed between Dube TradePort and Airports Company South Africa

2007

Ilembe Consortium appointed. Environmental Impact Assessment issued for construction and construction commences



2010

Dube Cargo Terminal and King Shaka International Airport open for business. New direct route between Dubai - Durban commenced



2012

Official opening of Dube TradePort



2013

Secured first private sector investment in Dube TradeZone, a multi-million Rand property company bringing on-stream a major warehousing facility. Achieved Dube AgriZone's first export contract. New direct routes between Lusaka - Durban and Harare - Durban commenced



2014

Dube TradePort Industrial Development Zone is officially launched by His Excellency, President Jacob Zuma



2015

Dube TradePort's International Trade Avenue, a dual carriageway, is officially opened. New direct route between Doha - Durban commences

## Dube TradePort Industrial Development Zone

### DUBE TRADEPORT DESIGNATED INDUSTRIAL DEVELOPMENT ZONE

## South Africa's National Minister of Trade and Industry designated Dube TradePort an IDZ on 1 July 2014.

IDZ status is considered prestigious, as it carries with it a range of benefits for enterprises located within the zone. Importantly, it is also linked to one of the Government's key priorities, the promotion of Foreign and local Direct Investment into South Africa.

The announcement thus contributes significantly to Dube TradePort Corporation's ability to realise its goal: To Move Your Business Forward.

A range of benefits are offered to business enterprises operating within an IDZ, such as the Dube TradePort IDZ. These benefits include both fiscal and customs incentives and are designed to promote business growth, revenue generation, employment creation and the attraction of both foreign and local investment.

## Key Objectives of the Dube TradePort IDZ

The intention behind the Dube TradePort IDZ is to promote and enhance the competitiveness of the Province's manufacturing sector and to encourage the beneficiation of available resources. The underlying purpose of the IDZ is to stimulate economic development, grow exports and improve the global competitiveness of South African-produced products.

In line with this, its key objectives include attracting increased levels of both Foreign Direct Investment and investment by the local business sector, the active promotion of integration with existing local industry and the considerable increase in value-added production. Additional objectives include the provision of an environment which will expand the advantages of existing industrial and technological capacity, while also facilitating the growing creation of industrial complexes. In effect, the Dube TradePort IDZ sets itself apart by offering continuous support through research and development, training and regulatory support, thus offering added value and greatly enhanced efficiencies for operators within targeted sectors.

Critically, the Dube TradePort IDZ aims to promote regional development, stimulate the creation of new employment opportunities and enhance current skills and technology transfer levels.

### TARGET SECTORS

Targeted priority Dube TradePort IDZ industry sectors include:

- Aerospace and aviation-linked manufacturing and related services;
- Agriculture and agro-processing, inclusive of horticulture, aquaculture and floriculture;
- Electronics manufacturing and assembly;
- Medical and pharmaceutical production and distribution; and
- Clothing and textiles.

### ADDITIONAL SECTORS

Such targeting is not limited exclusively to the identified priority sectors and supplementary sectors include:

- Freight-forwarding and aviation services;
- Warehousing and storage;
- Logistics and distribution;
- Light manufacturing and assembling;
- High-tech and automotive industries;
- General manufacturing;
- Renewable energy; and
- Cold storage.

# Dube TradePort Industrial Development Zone (continued)

## A Prime Investment Location

Dube TradePort IDZ is a key and strategically important business location in South Africa.

Dube TradePort IDZ's strength as a leading South African investment destination is based on four founding pillars, namely its key location, infrastructure, service offering and Government backing.

- **Key Location:** The Dube TradePort IDZ is located within a strong economic region, is close to major complementary transport and freight links and boasts world-class infrastructure – the ideal investor and business platform for the expansion of global business and trade opportunities;
- **Infrastructure:** As a secure, purpose-planned airport city and master-planned business environment, infrastructure has been designed in line with freight-orientation and cargo and is supported by the new King Shaka International Airport, whose infrastructure allows for the accommodation of the world's largest new generation aircraft;

- **Service Offering:** Dube TradePort Corporation is an enabler of tactical investment, and with its team of skilled experts drives the development of this competitive business environment, linking both investors and developers to various regulatory bodies, thereby assisting to facilitate the development process. Through its service commitment, Dube TradePort Corporation has developed a reputation as the developer who never walks away;
- **Government Backing:** Dube TradePort enjoys solid Government support. It forms part of South Africa's National Infrastructure Plan, as outlined in the Presidential Infrastructure Co-ordinating Commission under Strategic Infrastructure Programme 2. The precinct is also aligned to the National Development Plan. Fully owned and funded by the Provincial Government of KwaZulu-Natal, Dube TradePort is a key priority Infrastructural Development Project for the Province of KwaZulu-Natal. The latter status carries with it responsibility for the implementation of the Integrated Aerotropolis Strategy, through the development and implementation of the Durban Aerotropolis Master Plan.

### SPECIAL ECONOMIC ZONE

Dube TradePort IDZ is set to transition to a Special Economic Zone (SEZ) upon activation of the programme, which will supersede the IDZ programme.

SEZ's are focused on the attraction of Domestic and Foreign Direct Investment (FDI) in value-added and export-oriented manufacturing industries and services. They are growth engines towards government's strategic objectives of industrialisation, regional development and employment creation. A number of incentives will be available to ensure SEZ's growth, revenue generation and international competitiveness, including the use of Customs Controlled Areas tailored for manufacturing, storage, repackaging, processing and beneficiation.



# Dube TradeZone

Dube TradeZone is an Industrial Development Zone specialising in airfreight-orientated light industrial activities and is geared to attracting manufacturing and service-based enterprises that require rapid access to air cargo and passenger services.

This is the first airport-related trade zone in the world where freight forwarders and shippers are located within a single facility – Dube TradeHouse – offering integrated warehousing and office space and with airside access, via an overhead conveyor Air Bridge, to Dube Cargo Terminal. This ensures access by forwarders to seamless cargo flows, allowing for speed and efficiency.

Dube TradeZone is an advanced export environment, offering premium, fully-serviced industrial real estate. Ideal for new-generation warehousing, manufacturing, assembling, electronics manufacturing, pharmaceuticals, air-related cargo distribution, high-tech aerospace services, automotive industries, clothing, textiles, and cold storage activities, the TradeZone is a catalyst for driving economic development and Foreign Direct Investment in the region.

The zone's prime aviation location, adjacent to Dube Cargo Terminal, provides for the integration of supply chains and accelerated efficiencies, leading to improved business agility and the ability to compete in the international arena. It also affords tenants a competitive advantage by appreciably reducing transit times, cost, goods handling and the potential for stock losses.

Sites are fully serviced and level, requiring developers only to connect to water, electricity and storm-water drainage infrastructure. Stands are particularly – though not exclusively – ideal for enterprises requiring air cargo connectivity, including operations in the following industry segments:

- Freight forwarding and aviation services;
- Warehousing and storage;
- Logistics and distribution;

- Electronics manufacturing;
- Light manufacturing and assembling;
- High-tech and automotive industries;
- Pharmaceutical production and distribution;
- Clothing and textiles;
- Cold storage; and
- Aerospace and aviation-linked manufacturing and services.

Another planned development, Dube TradeZone 3, is a joint venture between Dube TradePort Corporation and Tongaat Hulett Developments, establishing a 135-hectare (333-acre) site with an estimated available bulk of some 536 000 square metres and located adjacent to the Watson Highway and International Trade Avenue. This is to be a high-end development with a focus on industrial developments, and potentially accommodating a small business park, offices and commercial facilities.



## Facts

Dube TradePort IDZ specialises in high-value agricultural and horticultural products, as well as manufacturing and assembly for various targeted sectors.

- 26-hectare (64-acre) phase 1 was secured by 2014;
- The 51-hectare (126-acre) phase 2 takes the TradeZone to 77 hectares (190 acres) in total extent. Given interest levels, technical work on phase 2 is being accelerated, bringing its launch forward by as much as a year;
- Long-term leases of 49 years with renewal options are available;
- Built-to-suit options are given favourable consideration; and
- Completion of the International Trade Avenue highway unlocks investment potential of TradeZone 2 and 3.

# Dube Cargo Terminal

Dube Cargo Terminal is one of the most secure cargo operations in Africa. It maintains an impressive record of 0% cargo loss since its inception in early 2010.

This state-of-the-art facility is owned and operated by Dube TradePort Corporation. With automated handling equipment, which digitally tracks airfreight, Dube Cargo Terminal provides for extremely rapid turn-around times from airside to landside and offers one-stop, 24-hour, on-site regulatory services.

Security within the facility, regarded as one of the most technologically advanced cargo terminals in the world, is necessarily extremely strict and it accordingly employs a stringent security protocol, maintaining the facility's compliance with the South African Civil Aviation Authority's Part 108 controls, which set-out measures and procedures to safeguard against acts of tampering with air cargo.

Dube Cargo Terminal, with airside access, is directly linked to both King Shaka International Airport (airside) and Dube TradeZone (landside), via a modern and highly efficient overhead conveyor Air Bridge to Dube TradeHouse. This is a single facility designed specifically to accommodate the freight-forwarding community. The TradeHouse forms part of Dube TradeZone,

home to logistics service providers, assemblers, distributors and manufacturers.

The facility's installation of an Elevated Transfer Vehicle, by ICM Airport Technics, and a fully-mechanised and digitised inventory system, contribute appreciably to the speed, efficiency and security of air cargo movement through the terminal.

To ensure the most efficient service is provided to both shippers and freight forwarders, the Dube Cargo Terminal facility operates 24/7 and has six state regulatory bodies on-site to facilitate the seamless processing of cargo through the facility.

• On-site Regulatory Bodies:

- Customs;
- Port Health;
- Border Police;
- The South African Police Service;
- The Department of Agriculture; and
- The Perishables Products Export Control Board.

The entire Cargo Terminal is 15 800 square metres in extent and comprises both a dry cargo and perishables facility and, at current capacity, is capable of handling up to 100 000 tonnes of cargo annually, with the ability to grow this to 2 million tonnes by 2060. This facility provides Dube TradePort, Durban and KwaZulu-Natal with an efficient and effective platform for rapid and seamless access to global supply chains. Given that KwaZulu-Natal's manufacturing sector is the second largest in South Africa, after Gauteng, and is geared to the export market - with almost a third of South Africa's manufactured exports being produced in KwaZulu-Natal - Dube Cargo Terminal is the ideal facility for local business enterprises to become increasingly competitive on the global stage.



## DUBE AIROAD

Dube TradePort Corporation also manages a fleet of trucks, Dube AiRoad, enabling the organisation's Cargo Terminal operation to 'close the loop', providing a complete air-to-road and road-to-air cargo solution.

This operation seamlessly connects cargo, on behalf of time-critical customers, between Dube Cargo Terminal and centres around South and Southern Africa. This logistics intervention delivers an uninterrupted supply chain and is aligned with Dube TradePort Corporation's quest to improve airfreight transport solutions in a business environment where speed, agility and time-sensitive capabilities are vital.

## Facts

- Zero airfreight tampering, pilfering or theft since opening for business in 2010;
- Operates 24/7, with no additional after-hours fees;
- On-site regulatory services include Customs, Port Health, Border Police, the South African Police Service, Department of Agriculture and the Perishables Products Export Control Board;
- The terminal, with the current capacity to handle 100 000 tonnes of cargo annually, has the ability to grow this to 2 million tonnes by 2060;
- The facility boasts four flexible freighter stands;
- Dube Cargo Terminal has a dedicated facility to handle 20-foot ocean containers and oversized shipments such as pipes, large machinery, vehicles, etc.;
- Dube Cargo Terminal is linked to Dube TradeHouse, which houses 17 freight forwarders via an elevated conveyor transfer system, or Air Bridge, ensuring secure and efficient cargo transfer;
- Dube AiRoad uses Euro 5 emission trucks in an effort to assist in 'greening' the supply chain;
- The facility employs a computer-driven system, providing state-of-the-art scanning for fast, efficient processing and a track-and-trace system for digital tracking and mechanical handling of cargo; and
- On-site, round-the-clock regulatory services.

# Dube TradePort Master Plan



# Dube City

Dube City is becoming a next-generation business hub in the heart of Dube TradePort, adjacent to the King Shaka International Airport passenger terminal. Its growth follows sustainable development principles and makes provision for premium A-grade office, retail, hospitality and leisure space close to the airport.

The area is home to Dube TradePort Corporation's Head Office, 29° South, a building which demonstrates the organisation's commitment to environmental sustainability. Building orientation maximises natural light usage and minimises heating and cooling needs. An in-built management system controls artificial light and air-conditioning, while recycled rainwater is used for the flushing of toilets and other applications. Waterless urinals further cut potable water waste.

Dube City's development is set to deliver a world-class and cosmopolitan business and leisure facility. This mixed-use development is planned to include a blend of entertainment, hotel, conference, retail, knowledge-intensive companies and company head offices. The area is supported by fully-reticulated fibre-optic cabling delivering unparalleled voice and data connectivity.

The first phase of the Dube City development encompasses an area of 12 hectares (29 acres), increasing to 24 hectares (59 acres) upon completion of the second phase. The development comprises 10 blocks, consisting of 45 individual stands, all of which are level, fully-serviced and competitively priced. The sites are available on long-term leases of 49 years and include an option to renew, depending on the nature of proposed developments.

Dube TradePort Corporation is developing a double underground basement on Block D, adjacent to their 29° South head office, and a deal has been concluded with an investor for the construction of a three-phase office and commercial development on the site thereafter.

Emphasising the importance of public open spaces, Dube City is being developed around both vehicular and pedestrian movement

systems and incorporates pedestrian-friendly zones, tree-lined boulevards and open spaces. Dube City is linked to the adjacent airport terminal and will, in the long-term, also be linked to Mount Moreland, while being fully integrated with the broader Dube TradePort precinct.

The use of water within landscaped areas is designed to enhance the ambience of the outdoor spaces, creating a cooling effect and generating a pleasant 'white noise' to help mask sounds associated with both air and vehicular traffic.



## Facts

- 3 minutes from an office at Dube City to King Shaka International Airport;
- 30 minutes from Dube City to Durban's Central Business District;
- Dube City currently comprises 12 hectares, expanding to 24 hectares when complete;
- Developments within the precinct are encouraged to strive for a four-star 'green' rating and 'green' roofs in their design;
- At least 30% of the overall Dube City site is to be landscaped and, in this regard, trees, planted pergolas, vertical screens and planters are encouraged;
- The double-basement parking being constructed on Block D will house 573 parking bays; and
- Four of the ten blocks within Dube City have been sold to Airports Company South Africa (ACSA).

# Dube AgriZone

Dube AgriZone forms part of the Industrial Development Zone and specialises in the propagation, cultivation and processing of high value agricultural and horticultural crops. Dube AgriZone is Africa's first integrated perishables supply chain and the most technologically advanced future farming platform on the continent.

This high-tech agricultural zone hosts the largest climate-controlled glass-covered growing area in Africa. It aims to stimulate the growth of KwaZulu-Natal's short shelf-life perishables sector, including vegetables and cut flowers, enabling improved agricultural yields, consistent quality, year-round production, superior management of disease and pests and immediate post-harvest airlifting to both domestic and export markets.

The facility is benchmarked against the world's leaders in greenhouse technology and also includes dedicated post-harvest packhouses, a central packing and distribution centre, nursery and Dube AgriLab, a plant tissue culture laboratory.

Dube AgriZone phase two operating criteria calls for the economic development of surrounding small-scale farmers and an export and employment creation focus. Facilities, offered on a 25-year lease basis, will comprise plastic greenhouses, tunnels, processing and distribution. It could also include a waste-to-energy operation and other renewable energy installations.

AgriZone-based green initiatives already operational include rainwater harvesting, solar energy usage, on-site waste management and indigenous plant production for rehabilitation purposes. Biological pest control has been implemented in the greenhouses, entailing the use of crop-friendly predatory insects to assist

in preventing harmful insects damaging crops. Greenhouses and Packhouse operations within Dube AgriZone are GLOBALG.A.P., HACCP and Farming-For-The-Future accredited.

Dube AgriZone's close proximity to Dube Cargo Terminal provides a seamless cold chain, offering consumers fresh produce from farm to fork.



## DUBE AGRILAB

Dube AgriLab is the only commercial tissue culture lab in KwaZulu-Natal. Operated by Dube TradePort Corporation, the 2 100 square metre plant tissue culture laboratory was launched in 2013. The facility also includes a 3 200 square metre hardening facility, developed in 2015.

It propagates - under sterile conditions - and supplies high-quality disease-free, true-to-type young plants through tissue culture. It services horticultural and agricultural plant propagation needs within Dube AgriZone, while extending such services to national and international markets. Located adjacent to King Shaka International Airport, the AgriLab is ideally-placed for the export of young plants across the world.

## PACKING, VALUE-ADDING AND DISTRIBUTION CENTRE

In a first for KwaZulu-Natal, Dube AgriZone is home to a 4 200 square metre, high-care fresh produce value-adding distribution centre, which is privately operated. It is designed for the rigorous demands of modern produce supply chains and draws quality produce from both inside and outside Dube AgriZone.

Employing world-class standards in hygiene, the centre utilises ripening rooms to ripen produce, so ensuring timely responses to market demand. On-site cold storage has enabled the company to become a staging facility for suppliers across South Africa.

## Facts

- The current 16-hectare (39-acre) phase one comprises six greenhouses, 160 000 square metres in extent;
- A 90-hectare (222-acre) second phase is set for development, initially bringing on-stream one third of this area;
- Dube AgriZone is highly focused on 'green' initiatives, aimed at offsetting its environmental impact;
- 80% of the AgriZone's greenhouse water demand is rain-water harvested;
- Bio-pest control is used in the greenhouses as a natural alternative to pesticides. This involves introducing natural enemies of pests into the climate-controlled environments;
- 702 kWp of energy is produced by an array of photovoltaic solar panels installed on the packhouses and the laboratory subsidising the energy requirements of the facilities;
- The facility has the ability to develop and refine protocols and the capacity to produce most plant-types. It has been capacitated to produce more than 3 million plantlets a year, growing to 5 million per annum; and
- A Packing and Distribution Centre stages, processes and packages individual and mixed vegetable and fruit packs, while also undertaking distribution on behalf of Dube AgriZone farmers and those in surrounding environs.



# Dube iConnect

Dube iConnect is KwaZulu-Natal's premier cloud offering. Providing a world-class ITC and tele-communications platform which incorporates an advanced, high-speed metro Ethernet network, voice and broadband and digitally links businesses based within the precinct with the world.

Committed to achieving the highest standards of quality, performance, security and support, the Dube iConnect network supports direct connection to high-speed international gateways through commercial partnerships with Tier 1 service providers.

Dube iConnect's Data Centre - with infrastructure offering advanced virtualisation platforms - utilises Cisco UCS blade architecture and EMC storage, providing resellers with infrastructure as a service platform from which they are able to offer hosted solutions to the market.

The Data Centre also offers colocation (off-site data storage), comprising Modrac rackspace in a secure environment. Disaster recovery solutions are available through the Dube iConnect authorised reseller base. Practice in good corporate governance recommends that companies be King III-compliant, inclusive of the crucially important element of ensuring business continuity, achieved through on-shore disaster recovery of information systems and data in an accredited and secure data centre.

Dube iConnect is the most connected data recovery service in KwaZulu-Natal. It's Local Cloud offering ensures that users have access

to a local and secure Cloud environment. Dube iConnect's Cloud Service assures users 99,98% uptime, with two data centres located at the opposite ends of the precinct and connected by a 40GB backbone. This ensures that all data is available from both data centres at all times. The data centres receive power from two different power sub-stations and each data centre has its own dedicated UPS and generator. This guarantees clients continuous access to their data.

Dube iConnect has independent Tier 1 internet service providers based on-site, making certain that there is always a redundant link to clients around the country. Dube iConnect's Cloud service is immediately available through Dube iConnect's authorised resellers.

## VOICE SERVICE

Dube iConnect provides a voice (VOIP) service which supports both voice and fax communications throughout the Dube TradePort precinct. Dube iConnect enables local, regional, national, international and mobile calls at competitive fixed line rates, with the additional benefit of free calls within the confines of Dube TradePort.

## INTERNET BREAKOUT

Dube iConnect also offers cost-effective dedicated internet and broadband packages to on-site businesses, provided through partnerships with leading Tier 1 service providers. Through such partnerships, Dube iConnect offers a variety of dedicated internet and broadband solutions.

The technology used ensures that customers are offered the quickest and least expensive route between the precinct and the outside world. Dube iConnect's Cloud service is not only fed by multiple internet service providers, but services are delivered across various media into our Tier 3-compliant data centres.



## Facts

- Dube iConnect is KwaZulu-Natal's premier Cloud offering;
- Dube iConnect is the most connected data recovery service in KwaZulu-Natal;
- Dube iConnect is a fully-licensed ICASA service provider;
- A Local Cloud offering provides users with a local, secure and effortlessly accessible environment;
- Dube iConnect enables local, regional, national and international calls at competitive fixed line rates;
- A range of dedicated bandwidth and broadband solutions are offered by Dube iConnect;
- Dube iConnect provides fully redundant fibre-optic backbone/infrastructure; and
- Dube iConnect provides 24/7 onsite support, delivers 99,98% uptime and boasts a 40 gig pipe connecting two data centres and five fibre-based service provider gateways.

# Development Planning and Infrastructure

The overriding responsibility of Dube TradePort Corporation is to spur global business and trade development opportunities in the precinct which surrounds King Shaka International Airport - but not at the expense of the environment.

The organisation is dedicated to executing its development planning in a manner that harmonises the built environment with the natural environment, whilst emphasising the need for economic development and the creation of employment opportunities. Wide ranging measures are in place to deliver a sustainable Dube TradePort Industrial Development Zone through a long-term master plan which is in-step with the environment and which sets high ecological standards, delivers wide-ranging 'green' measures to preserve the surrounding environment and which curbs emissions.

## SPATIAL PLANNING AND LAND USE MANAGEMENT

Dube TradePort Corporation is mandated to conduct spatial planning and land use management within the Dube TradePort precinct, which includes:

- The preparation, implementation and revision of the 50 year master plan;
- Securing land use rights in line with the developments' vision for the various phases of the TradeZone and Support Zones, ensuring that each zone has its own distinct character and unique offering; and
- The development of all precinct plans and development manuals for the management of the built form and building parameters of each zone.

Each of these responsibilities are carried out in alignment with the applicable national and local government legislation, ensuring spatial plans and by-laws are adhered to. Therefore, it is important to conduct constant engagement with all stakeholders who have an interest in the spatial planning, both within the Dube TradePort precinct and the wider region.

Dube TradePort Corporation's spatial planning function also extends beyond the boundaries

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of its own landholdings. The provincial government of KwaZulu-Natal drives the planning of the Durban Aerotropolis. This work is done in conjunction with local land owners, municipalities, state entities and the provincial government. Dube TradePort Corporation is involved in the formulation of the integrated regional spatial planning and development of the Durban Aerotropolis, which will take advantage of Dube TradePort's prime location as the home to the state-of-the-art King Shaka International Airport, the heart of the Aerotropolis and a major trade and business centre for Southern Africa.

## SUSTAINABLE DRIVE

The organisation has in place a long-term Environmental and Sustainability Strategy, which includes its tenants and suppliers in terms of integrated waste, water and energy management and conservation. It takes into account its environmental impacts by way of a State of the Environment Report, as well as its mandatory environmental compliance monitoring. The extent of its commitment to cross-cutting development and environmental issues, such as ecology, water consumption, water quality, energy, GHG emissions, air quality, noise and waste, is demonstrated through implementation of the above-mentioned strategy, using a lifecycle approach across the spectrum of Dube TradePort developments.

As a responsible developer, Dube TradePort Corporation works to not only reduce its environmental impact, but also restore the environment:

- Rehabilitation and restoration to optimise biodiversity and restore quality eco-systems through:
  - Alien clearing;
  - Flora and fauna species rescue;
  - Repurposing agricultural land; and
  - Restoration of wetlands.

## BUILT ENVIRONMENT

Dube TradePort aspires to excellence in all aspects of the built environment, from architecture and logistics efficiency to great public spaces and best practice spatial planning:

- Promotion of sustainable development and the improvement of environmental performance within Dube TradePort through the employment of 'green' design:
  - Correct orientation of buildings in the precinct to minimise energy use;
  - Optimisation of accommodation of public transport and cycle lanes;
  - Maximisation of public and pedestrian-orientated spaces;
  - Encouragement of the use of renewable energies, rainwater harvesting and grey water recycling;
  - Indigenous landscaping;
  - Encouragement of permeable paving and environmentally-friendly materials in construction;
  - Provision of recycling areas;
  - Encouragement of landscaped elevations; and
  - Encouragement of green star ratings for buildings.
- Promotion of effective management of scarce resources:
  - Water: Introduction of measures to reduce potable water reliance, including rainwater harvesting and balancing tanks for treated sewage water;
  - Energy: Reduction in the use of non-renewable sources of energy at Dube AgriZone through natural ventilation in greenhouses and the use of solar power to meet energy needs; and
  - Waste: Reduction of waste production and disposal levels through the incorporation of core recycling and re-use values.



## SOCIO-ECONOMIC DEVELOPMENT

The overarching vision of Dube TradePort is to foster economic development and employment creation in the Province:

- Provision of catalytic infrastructure to enable investment:
  - Unlocking land for commercial, light industrial and logistics usage;
  - Encouraging enterprise development throughout the supply chain;
  - Mentoring SMME construction companies;
  - Training and developing the next generation of environmental and construction professionals; and
  - Providing an environment which contributes to human well-being.

Compliance with environmental legislation indicates Dube TradePort Corporation's recognition that its role and mandate are not limited to economic and social development alone, but also includes environmental stewardship.

## Facts

- A long-term Environmental Strategy is in place, which includes tenants and suppliers, as regards integrated waste, water and energy management and conservation;
- Dube TradePort Corporation is accountable for its environmental impact through an annual State of the Environment Report; and
- In addition to its adherence to applicable South African environmental and land-use management legislation, Dube TradePort Corporation applies international best practice to all its development applications.

# King Shaka International Airport

King Shaka International Airport is the primary airport serving KwaZulu-Natal and in 2013 was named 'Best Regional Airport in Africa' by Skytrax World Airports Awards.

Opened in 2010, this is a new-generation airport and is owned and operated by Airports Company South Africa (ACSA).

expansion into the future, with the ability to accommodate 45 million passengers per year by 2060.

The airport - the central component of Dube TradePort - provides the nucleus around which a world-class freight and passenger logistics facility is giving effect to the creation of a highly competitive operating environment, conducive to the attraction of a wide range of investors, operators, users and tenants.

This aeronautical infrastructure is critical to the overall development of Dube TradePort.

The airport currently has the infrastructure capacity to handle 7,2 million passengers per year.

The airport site has additional space to allow for significant infrastructure

## Facts

- IATA code: DUR;
- The international airport is just a 30-minute drive from central Durban;
- The facility forms the core of the largest 'Greenfield' airport-related development in Africa;
- The current airport infrastructure and 3,7km (1,8 miles) runway can accommodate the largest commercial jetliners; and
- King Shaka International Airport can accommodate/handle 7,2 million passengers per annum, increasing to 45 million per annum by 2060.

# Route Development

A key Dube TradePort Corporation objective is to facilitate the introduction of new international air services directly to and from Durban. With miles of golden-sand beaches, a balmy sub-tropical climate and a rich cultural heritage, South Africa's friendliest and second largest city is the African destination to look-out for. This is a destination with much to offer visitors and big business alike.

With Dube TradePort Corporation's attractive airline incentive programme, Durban and Dube TradePort are ready for take-off.

Currently 4,6 million passengers (Source: Airports Company South Africa, June 2015) fly to and from Durban annually, making King Shaka International Airport South Africa's third busiest airport. Durban's international market has been lacking direct international air connectivity, with only 15% of passengers currently departing and arriving on direct international flights and the balance connecting via the Johannesburg gateway, adding travel times for passengers wanting to depart from or arrive in Durban.

A number of South African-based airlines offer attractive connections to other domestic points and points within Southern Africa. Airlink, British Airways (operated by Comair), Fly Safair, Kulula.com, Mango, South African Express, and South African Airways currently operate to a number of destinations from King Shaka International Airport, collectively offering more than 800 weekly connections to points beyond Durban.

Emirates operates a daily commercial non-stop service with a Boeing 777-300ER aircraft on the Durban-Dubai route, and Qatar Airways have introduced a direct four-times-a-week commercial service with a Boeing 787 aircraft on the Durban-Doha route.

Dube TradePort Corporation has also played a facilitation role with regard to the introduction of new African routes. Air Mauritius offers a three-times-a-week Durban-Port Louis route, AirLink offers a five-times-a-week Durban-Maputo route, and South African Express offers a four-times-a-week service on both Durban-Lusaka and Durban-Harare routes.

Direct air links already introduced are paving the way for the optimisation of growing cargo, trade, investment and leisure opportunities. Dube TradePort Corporation is committed to expanding international connectivity, targeting strategic routes, which demonstrate sustainability and engaging with relevant airlines operating such routes.

## Facts:

- With global economic growth strengthening, powered primarily by robust emerging markets, aviation's role as a catalyst for economic growth has never been clearer;
- Dube TradePort Corporation is seeking mixed-use operations, inclusive of passengers, which would be an added advantage for Provincial business travel and tourism;
- Dube TradePort Corporation actively drives the critical expansion of international connectivity, targeting strategic routes, which demonstrate sustainability and engaging with airlines operating these routes;
- Africa will see passenger numbers grow by 4.7%. By 2034, it will see an extra 177 million passengers per year for a total market of 294 million passengers (Source: IATA Passenger Forecast, February 2015);
- Industry peers, such as Airbus, Boeing and IATA are forecasting an average annual passenger growth rate of 5,9% up to 2030, while cargo volumes are projected to rise at a similar rate of 5,2% per annum for the Durban market; and
- Air transport in Africa supports 6,7 million jobs and \$67,8 billion in GDP. In South Africa, air transport amounts to 3,1% of the country's GDP (Source: Oxford Economics).



# Sustainability Interests

Dube TradePort Corporation recognises that South Africa faces numerous socio-economic challenges, negatively affecting the growth and development of South Africa and its people.

## CORPORATE SOCIAL INVESTMENT

The organisation acknowledges that both the private and public sectors have a vital role to play in overcoming the deficiencies created by poverty and the under-development of people.

As a concerned and responsible corporate citizen, Dube TradePort Corporation has, since the very start of the construction phase of Dube TradePort, consistently demonstrated its belief in contributing towards making a positive impact on conquering barriers to development.

Dube TradePort Corporation has in position a long-standing Corporate Social Investment (CSI) programme; a programme which focuses on:

- Education and skills development;
- Environmental sustainability; and
- Socio-economic development.

The objectives behind this three-pronged CSI programme is to enhance the ability of marginalised people to participate in the local economy and to promote initiatives geared towards engendering environmental sensitivities and awareness.

The organisation's CSI programme also encourages the active voluntary participation of staff.

Through its dedicated financial support and the equity generated as a result, Dube TradePort Corporation is making a significant contribution to the upliftment of communities in, especially, areas surrounding the Dube TradePort precinct and to improving the environment generally.

## CORPORATE GOVERNANCE

Corporate Governance is a reflection of how an organisation is managed and controlled and is widely regarded as a business imperative.

Adherence to sound corporate governance principles has become the cornerstone of business success and the foundation on which today's organisations must build. The sources of governance principles are varied. Public entities are legislated by the Constitution, their own Acts, the Public Finance Management Act, Treasury Regulations and practice notes and guidelines, as issued by Provincial and National Treasury, as well as case law, common law and best practice.

In the South African context, the King Report on Corporate Governance for South Africa 2009 (King III), promotes the highest levels of good governance in the corporate environment.

Dube TradePort Corporation is supportive of this ethos and applies the principles of good governance throughout the organisation.

The organisation's Board remains the focal point of Dube TradePort Corporation's system of corporate governance, being ultimately responsible for ensuring the consistent application of governance principles within its diverse operations. In giving effect to these principles, the Dube TradePort Corporation sets out to ensure that it meets the need for transparency, accountability and integrity, while applying ethical business standards throughout its business activities and with those with whom it interacts.

Whilst operating in compliance with the Dube TradePort Corporation Act, the Public Finance Management Act and other applicable regulations, the organisation has committed itself to applying all appropriate principles contained in King III. In so doing, Dube TradePort Corporation aims to achieve compliant self-regulation, whilst practicing world-class corporate governance standards.

## EMPLOYMENT EQUITY

Dube TradePort Corporation has dedicated itself to the principles of equity, non-discrimination and diversity. It seeks, through its organisational composition, to reflect the diversity of KwaZulu-Natal provincial and South African society and to maximise the human resource potential of all its people.

The organisation's employment equity intent is:

- To transform and maintain Dube TradePort Corporation as a non-racial and non-sexist organisation;
- To identify and remove all barriers and practices, including unfair discrimination, which hamper the employment and advancement of designated groups;
- To implement specific affirmative action measures to ensure an equitable work environment for employees from designated groups;
- To embrace and nurture diversity within Dube TradePort Corporation through the implementation of diversity initiatives; and
- To ensure that all the people of South Africa are adequately and appropriately represented within the Dube TradePort Corporation work-place.



Dube TradePort Corporation's employment equity principles are to:

- Ensure the prohibition and combating of unfair discrimination throughout the organisation;
- Create an organisational culture built on the three foundation pillars of diversity, equality and dignity for all in the work-place;
- Promote the equitable representation of designated groups at every level within the organisation;
- Accommodate the reasonable needs of designated persons within the organisation; and
- Establish forums within Dube TradePort Corporation to actively promote employment equity, diversity and disability awareness.

## SAFETY, HEALTH, ENVIRONMENT AND QUALITY

Dube TradePort Corporation has an overriding commitment to achieving zero harm to people and the environment.

To achieve this, the organisation undertakes all reasonable and practicable steps to prevent and eliminate any risk of incident by making the following commitments:

- Developing, implementing and maintaining a system for the effective management of Safety, Health, Environment and Quality which drives continuous improvement;
- Ensuring continual improvement in the management of Safety, Health, Environment and Quality performance by the setting and reviewing of clear objectives, plans and measurable targets;
- Identifying and proactively eliminating or mitigating the hazards and potential hazards to the safety, health and environment arising from our activities;
- Complying with all relevant legislation and standards and, where appropriate, industrial best practice standards will be applied;
- Protecting, promoting and maintaining the health and safety of all our stakeholders in all our areas of operation;
- Taking proactive steps towards the protection of the environment, prevent pollution and ensure rigorous controls on environmental impacts;
- Meeting - on a consistent basis - agreed customer requirements and ensuring stakeholder satisfaction with products and services;
- Providing the necessary resources, training, standards, equipment and support to ensure compliance with this policy; and
- Being guided by Dube TradePort Corporation values and, where appropriate, engaging with key stakeholders on relevant matters.

# Supply Chain Management

As a developer of a multi-modal logistics platform, Dube TradePort Corporation operates across a range of economic sectors, regularly requiring externally-sourced goods and services.

In view of the complexity of supply chain management today, the organisation has in place a comprehensive procurement process.

Procurement valued at more than R30 000 requires the provision of a valid, original tax clearance certificate. Procurement valued at less than R500 000 is subject to the provision of three quotations from suppliers whose details appear on the organisation's database.

Suppliers or prospective suppliers should ensure that they are registered on the organisation's database. For registration on the supplier database, the following email address should be used: SCM@dubetradeport.co.za. In terms of procurement valued at more than R500 000, this is subject to the provision of an open tender. The organisation's website and relevant media should be visited for details.

Dube TradePort Corporation espouses the principal of enterprise development as a critical business-to-business transaction, aimed at uplifting small- and medium-sized enterprises through the exchange of expertise and sustained cash flow for the duration of Dube TradePort projects. The goal is to promote growth and eventual self-sustainability, contributing to South Africa's vibrant economic landscape.



