

**IN THE HIGH COURT OF SOUTH AFRICA
(WESTERN CAPE DIVISION, CAPE TOWN)**

CASE NO: 12994/21

In the matter between:

OBSERVATORY CIVIC ASSOCIATION First Applicant

**GORINGHAICONA KHOI KHOIN
INDIGENOUS TRADITIONAL COUNCIL** Second Applicant

and

**TRUSTEES FOR THE TIME BEING OF
LIESBEEK LEISURE PROPERTIES TRUST** First Respondent

HERITAGE WESTERN CAPE Second Respondent

CITY OF CAPE TOWN Third Respondent

**THE DIRECTOR: DEVELOPMENT MANAGEMENT
(REGION 1), LOCAL GOVERNMENT, ENVIRONMENTAL
AFFAIRS & DEVELOPMENT PLANNING, WESTERN
CAPE PROVINCIAL GOVERNMENT** Fourth Respondent

**THE MINISTER OF LOCAL GOVERNMENT,
ENVIRONMENTAL AFFAIRS & DEVELOPMENT
PLANNING, WESTERN CAPE PROVINCIAL
GOVERNMENT** Fifth Respondent

**CHAIRPERSON OF THE MUNICIPAL PLANNING
TRIBUNAL OF THE CITY OF CAPE TOWN** Sixth Respondent

EXECUTIVE MAYOR, CITY OF CAPE TOWN Seventh Respondent

WESTERN CAPE FIRST NATIONS COLLECTIVE Eighth Respondent

CITY'S SUPPORTING AFFIDAVIT IN RESPECT OF PART A


L. G.

I, the undersigned,

LANCE GREYLING

do hereby make oath and say that:

INTRODUCTION

1. I am the Director of Enterprise and Investment in the City of Cape Town. I am authorised to depose to this affidavit on behalf of the City.
2. The Enterprise and Investment Department is responsible for the City's trade relations, investment strategy, enterprise-development initiatives and facilitation of new developments and catalytic projects, in addition to the overall objective of achieving inclusive economic growth in the metropolitan area. Its overarching objective is to ensure that Cape Town is a forward-looking, globally competitive business destination.
3. I annex hereto, marked 'LG1', a copy of my *curriculum vitae*. By virtue of my qualifications and experience, I am qualified to give the evidence set out in this affidavit.
4. The facts in this affidavit are within my personal knowledge, except where the context indicates otherwise, and are to the best of my belief both true and correct. Where I make averments not directly within my knowledge, I do so based on



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information available to me. I believe such information to be true and correct. To the extent that reliance is placed on any hearsay evidence in this affidavit, I submit that it is in the interests of justice for it to be admitted in terms of s 3(1) of the Law of Evidence Amendment Act 45 of 1988.

5. The purposes of this affidavit are, first, to describe Cape Town's current economic crisis and, second, to outline the importance of the development in question to Cape Town and the harm that would result if it were to be stopped.

CAPE TOWN'S ECONOMIC CRISES

6. The Covid-19 pandemic has caused havoc throughout the world. The pandemic, and the associated regulatory lockdowns that followed, have hammered economic activity, as movement was restricted, people were not able to engage in ordinary revenue-generating activities and large sectors of economic productivity were brought to a standstill.
7. A good local example is Cape Town's tourism industry, which is nationally and globally renowned. In 2016, Cape Town's various attractions saw more than 28 million foreign and local visitors. Much commercial activity has built up around the industry, including convention centres, hotel groups, hospitality providers, travel planners, restaurants and tourist attractions.
8. Cape Town's tourism industry has been brought to its knees since the commencement of the pandemic in 2020. National and international travel has


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been terminated or severely curtailed. Statistics South Africa reports that, in 2020, foreign arrivals dropped by 71%, from almost 16 million in 2019 to fewer than five million in 2020. Restaurants have either been prohibited from trading or, when allowed to trade, subjected to limited hours, reduced patron numbers and restrictions on serving alcohol. Entertainment facilities have either been shuttered or subject to restrictions.

9. The tourism industry is not alone. Other key contributors to Cape Town's economy, including manufacturing, construction and trade, have been hard-hit.
10. Things have gotten so bad that, notwithstanding the City's commitment to prudent financial management, in July 2021 its credit rating was downgraded by Moody's. This downgrade will drive up the City's borrowing costs and therefore limit its capacity to source funds and finance development projects.
11. At present Cape Town's economy is suffering crises on four fronts: an economic output crisis, an unemployment crisis, a confidence crisis and a construction crisis. I discuss each in turn.

The economic output crisis

12. The Cape Town economy is estimated to have contracted by 6,8% during 2020. That is the worst annual decline in economic output ever recorded.



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13. During the second quarter of 2020 the Western Cape saw its worst ever economic losses following the onset of the pandemic in South Africa: an annualised decline in gross domestic product of 51,2%.
14. Provincial economic production in the first quarter of 2021 remained 3.6% lower than the comparable periods of 2019 and 2020.
15. It is estimated that 2020's economic-output losses will only be fully recovered in three to six years.
16. The pandemic shows no signs of abating and new variants arise with alarming frequency. There is therefore a significant possibility that the economic hardships inflicted by the Coronavirus will be with us for some time to come.

The unemployment crisis

17. In the first quarter of 2021 the City's broad unemployment rate was 29.6%. That represents an increase in the unemployment rate of 4%, and a loss of approximately 150,000 jobs, since 2019. It is also the highest unemployment rate ever recorded for Cape Town.
18. The Quarterly Labour Force Survey indicates that Cape Town had approximately 111,000 jobs fewer in the first quarter of 2021 than it did in the first quarter of 2020 (i.e. the quarter before the onset of the pandemic in South Africa). This



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indicates the depth of the economic recession and its very real impact on Cape Town's labour market.

19. Unemployment has devastating effects on the people affected, including a loss of dignity, indebtedness, hunger, homelessness, stress-related illness and depression, and family breakdown. It also causes a range of social harms, such as greater inequality, gender-based violence and increased poverty.
20. From an analysis based on available data, the Covid-induced increase in unemployment, and subsequent household income shocks, in 2020, caused an estimated 40,000 to 135,000 households in Cape Town likely to fall below the upper-bound poverty line.

The confidence crisis

21. Business confidence is measured on a scale from **0** (indicating an extreme lack of confidence) and **100** (indicating extreme confidence). **50** represents the neutral point. The South African Bureau for Economic Research ('**BER**') is one of the oldest economic research institutes in South Africa and is part of the University of Stellenbosch's Economic and Management Sciences Faculty. The BER publishes a '*Business Confidence Index*' based on assessments of business confidence levels in five leading South African sectors: manufacturing, building, retail, wholesalers and new vehicle sales.



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22. In the second quarter of 2020, the BER business confidence index dropped to an all-time low of **5 index points**. This score out of 100 meant that almost all businesses had an extreme lack of confidence with prevailing economic conditions.
23. Since then, until the first quarter of 2021, the business confidence index has not increased above 40, meaning that the majority of business owners still have a lack of confidence in the South African economy and prevailing business conditions.
24. Consumer confidence – another measurement calculated by the BER – has also remained negative since the third quarter of 2019, pointing to depressed domestic demand. Those low levels of confidence are not surprising given the recessionary environment and high levels of uncertainty.
25. Gross Fixed Capital Formation ('**GFCG**') is a measure of investment that looks at the acquisition of fixed assets intended for use in the provision of goods or services. The higher a region's GFCG, the more it is investing in the provision of goods and services. GFCG levels are therefore a useful indicator of economic confidence.
26. During 2020, the Cape Town private sector's GFCG declined by approximately 16%, and bottomed out at levels last seen in 2013. Those declining GFCG levels are another strong indication of prevailing lack of confidence in Cape Town's economic circumstances.



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27. Much like business and consumer confidence, investor confidence has taken a substantial knock over the past year. As an example of this, the year-on-year drop in investment into Cape Town in 2020 was significant, with the number of projects declining by 52% to reach the lowest number of projects in a decade.

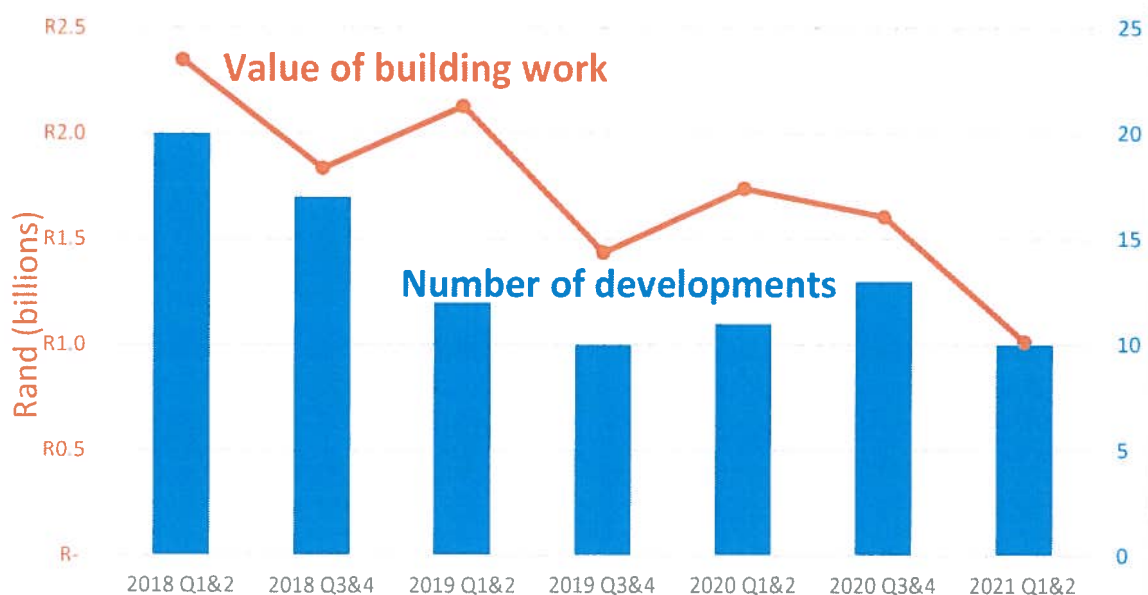
The construction crisis

28. The construction industry is very important to Cape Town. In 2019, it represented almost 5% of the City's economic productivity and 8% of employed people (133,107). Between 2007 and 2017, the sector was responsible for almost 5% in employment growth. In the first quarter of 2019 it was one of only four sectors that made a positive contribution to employment creation when compared to the previous quarter.
29. Aside from direct economic inputs, the construction industry plays several other significant roles. It is crucial to meeting demands for residential accommodation, both on the open market and through government-funded programmes. It is also fundamental to supporting new commercial endeavours and new public-sector developments, which have various infrastructural requirements.
30. Construction in Cape Town has declined significantly in the three years since 2018. Big developments (with a floor space greater than 10,000m²) have been hit especially hard. The data shows this.



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31. Considering building plans approved by the City, which is a measure of construction projects, from the first half of 2018 to the first half of 2021, Cape Town had a **50% decline** in the number of big developments (from 20 to 10). Over that period, the total value of building work for such developments **declined by 56%** (from R2,349,042,265 to R1,013,499,174 per half year).



Number of developments and value of building work for approved buildings > 10 000m²

32. This decline matters because big construction projects can contribute to high-level economic objectives. These include regenerating the economy, boosting productivity and transforming infrastructure, as well as providing critical residential and commercial opportunities.

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IMPORTANCE OF THE DEVELOPMENT TO CAPE TOWN

Economic recovery policy

33. The City has adopted an Economic Action Plan in response to the Covid-19 pandemic and the prevailing economic crisis. It mandates, among other things, kick-starting the economy by maximising expenditure on infrastructure.
34. The River Club development will inject a large amount of (private) capital into the local economy over a short period of time, and therefore represents the sort of expenditure that is required by the Economic Action Plan to rejuvenate Cape Town.
35. The City has formulated a Draft Inclusive Economic Growth Strategy (**'the Growth Strategy'**), which builds on the Economic Action Plan to address the economic crisis. The Growth Strategy recognises the stimulation of private investment as an essential component that can bring about sustained long-term economic success in the City.
36. The Growth Strategy ultimately recognises that it is the responsibility of any capable government to create an environment for sustained economic growth and job creation through attracting private investment. Private investment plays an important role in economic growth.



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37. The development will contribute towards increased job and income creation, which will lead to the long-term sustainability of Cape Town and the upliftment of its residents. This development will contribute to reigniting Cape Town's economy.

The economic benefits of the development

38. The developer commissioned SRK Consulting, an independent consulting firm, to assess the development's socio-economic impact. These impacts are recorded in paragraphs 84 – 91 of the Mayor's appeal decision. The objectors did not provide any alternative information concerning the project's socio-economic impacts, or any reason for doubting SRK Consulting's professional assessment. The applicants' founding papers likewise do not dispute the following benefits:

38.1. The proposed development will result in investment in the local economy of approximately **R4.5 billion over three to five years**. This is highly significant for a single project. It is equivalent to almost 25% of the entire Cape Town construction sector's contribution to regional production in 2015.

38.2. The South African construction multiplier in respect of economic output is 1.9, meaning that the developer's investment will translate into an increase in Cape Town's economic output of more than **R8.5 billion over the three to five years**.



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- 38.3. The construction of the development will directly **employ 5,239 workers** across various skill levels (and may employ more at particular stages).
- 38.4. The South African construction multiplier in respect of employment opportunities is 4.9 jobs per R1 million of construction spend, meaning that the development will provide up to **19,000 (direct, indirect and induced) employment opportunities**. Approximately 13,700 would be indirect jobs (such as sub-contractors) and induced jobs (such as those supported by increased spending at businesses).
- 38.5. The average wage for these jobs will be well above the South African minimum wage.
- 38.6. Once the development has been completed, the commercial uses operating from the subject property will house retail and office-based businesses that support approximately **5,460 jobs**. In addition, the operations of the development itself will directly sustain **860 direct jobs**, with an estimated **annual wage bill of more than R200 million**.
- 38.7. The development will provide **R46,5 million in revenue to the City** which can be used for delivery of basic municipal services.



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39. The developer's latest estimate of capital costs for the development at completion is R4.9 billion (see annexure 'LG2'). Of this, R4.8 billion comprises infrastructure, landscaping, development costs, construction costs and professional fees and the remaining R0.1 billion is the cost of land.
40. The development's construction costs alone will be R3.4 billion. Building plans for Precinct 2A(1) have already been submitted and the developer has advised the City that it expects to submit building plans for Precincts 1A and 1B in February 2022. Plan submissions for Precinct 2A(2) (April 2022) and 2B (July 2022) will follow. Accordingly, the City expects the construction value of building plan submissions within the next six months (by February 2022) to total R2.2 billion and a further R1.1 billion in the following six months (by August 2022). (The estimated construction costs for each precinct are in LG2. The accompanying affidavit of Marx Mupariwa, the City's District Manager for the Table Bay district in the Development Management Department, confirms that the developer provided the facts in the preceding paragraph and this paragraph.)
41. To put these values in context, I refer to the chart in paragraph 31 above which shows that, for developments in Cape Town larger than 10,000 m², the value of building work declined in the three years since 2018 from R2.3 billion to R1 billion per half year. Hence this development of the River Club site on its own has the scale to reverse the decline in the construction of large developments in Cape Town.



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42. One of the key benefits of the development will be the erection of a bridge over the confluence of the Black and Liesbeek Rivers and the ultimate connection of Berkley Road in Ndabeni to Malta Road in Salt River.
- 42.1. In line with the rezoning conditions, the development contributions due by the developer will fund the construction of the bridge across the Black River. The development contributions amount to approximately R73 million. However, the road construction will cost more than R85 million. The developer will therefore exceed its development-contribution liability by approximately R12 million to construct the infrastructure.
- 42.2. The Berkley Road extension will go a long way to establishing a vital connection to Malta Rd. The River Club Precinct currently has weak east-west linkages due to the river and limited vehicular and pedestrian crossings.
- 42.3. The construction of the road extension will increase Cape Town's domestic product by approximately R73 million and create (directly and indirectly) 216 full-time equivalent jobs in the metropolitan area, as well as leading to a R50 million increase in household income in Cape Town.
- 42.4. Beyond the immediate construction-phase impacts, connecting important links in the City's arterial road network leads to more equitable, balanced and logical distribution of road-based trips to move



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people, goods and services. This specific link will contribute to relief on the City's higher order roads (e.g. the N2 and the M5) by linking lower order roads.

42.5. The Berkley Road extension's spatial role will be to promote public transportation and non-motorised transport linkages between the eastern and western sections of Cape Town, facilitating greater movement of people and goods. Greater transport accessibility, particularly multi-modal transport access, is a critical enabler of access to social and economic opportunities, including access to markets for small businesses and access to job opportunities. This important east-west link road will have benefits for the efficient movement of vehicles and contribute to the alleviation of congestion in the area, which is costly for motorists in terms of both time and money, and harmful to the environment.

42.6. This link road will also ensure the integration of the River Club site with surrounding suburbs. Due to the density of economic activity in the Salt River and Ndabeni areas, Berkley Road will be a key activity route for Cape Town. The significance of this road extension from a sub metropolitan context is that it would enable greater connectivity for emerging residential intensification and regeneration in areas such as Salt River, Woodstock and Maitland facilitating the restructuring of the urban environment.



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43. Precinct 2 is intended to house Amazon's headquarters, which will require approximately 70,000 m² of floor space. Amazon, a multinational technology and retail company, selected the proposed development as its headquarters from a range of options across South Africa, following a competitive tender process. It will be highly beneficial to the local economy to have a corporate of Amazon's profile headquartered in Cape Town. Furthermore, as global interconnectivity improves, so does competitiveness for the African market. South Africa is no longer seen as the automatic gateway or starting point. It is therefore important to seize the opportunity that has been presented.
44. In addition to the direct value to the economy, Amazon's choice of the development for its African headquarters is expected to catalyse Cape Town's goal of becoming a pre-eminent global technology hub. For technology companies, Amazon's presence has a 'halo effect': it is a vote of confidence in Cape Town's technology sector.
45. Cape Town currently has a very robust technology ecosystem, ranking second in Africa for its technology foreign direct investment strategy. It is the head office location for several well-known technology companies, including Takealot, Gumtree, Amazon Web Services, Get Smarter and Yoco. The original Amazon investment in Cape Town played no small part in helping to build Cape Town's burgeoning reputation as Africa's technology hub. This new head office investment by Amazon can again be expected to catalyse further developments in the industry, building on the City's existing comparative advantage in this sector.



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46. The development will address each of the four crises discussed above:
- 46.1. It will address the economic output crisis, by facilitating the direct investment of R4.5 billion into the local economy, which will increase Cape Town's economic productivity by more than R8.5 billion. The investment will be so significant that it will make a material contribution to reversing the decline in the construction of large developments in the City.
- 46.2. The Berkley Road extension will boost local output by a further R73 million.
- 46.3. The development will address the unemployment crisis by creating more than 5,200 construction jobs, supporting more than 5,400 commercial jobs that will operate from the development, creating approximately 860 new jobs associated with the operation of the development and facilitating approximately 19,000 employment opportunities. The Berkley Road extension will support another 216 jobs.
- 46.4. The development will address the confidence crisis as it will show that, even in the prevailing economic climate, Cape Town is still a city in which large-scale developments that feature genuine partnerships with authorities and interested parties are possible. Having an anchor tenant



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such as Amazon will further boost investor confidence by demonstrating the City's ability to create the conditions necessary to successfully attract and nurture private investment.

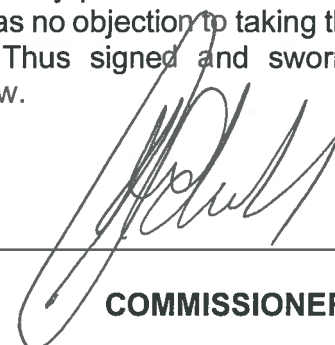
46.5. The development will address the construction crisis as it will demonstrate that large-scale construction projects are still viable in Cape Town, in addition to injecting billions of Rand and thousands of economic opportunities into the local construction industry.

47. The development is therefore critical to Cape Town's economic recovery. If the interdict means that the development will not go ahead, then all the above benefits will be lost and the City's efforts to recover from the pandemic and the associated recession will be dealt a staggering blow.



LANCE GREYLING

I certify that the deponent signed the affidavit in my presence and declared that the deponent knows and understands its contents, has no objection to taking the prescribed oath and considers the oath to be binding. Thus signed and sworn before me on **24 August 2021** at the address set out below.



COMMISSIONER OF OATHS

MANDY JOY MITCHELL
Commissioner of Oaths, Ex Officio
Practising Attorney, R.S.A
2nd Floor, Sedgwich House
24 Bloem Street, Cape Town
Tel: 021 204 0591

Curriculum Vitae

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Tamboerskloof
Cape Town**

**Tel +27 21 400 1217 / +27832988553
E-mail: lance.greyling@capetown.gov.za**

D.O.B. 14 June 1973

Employment History**August 2016 - Present****Director of Enterprise and Investment, City of Cape Town**

Following the institutional restructuring of the City after the August elections and in line with the Organisational Development and Transformation Programme (ODTP) the old Trade and Investment department was expanded into the new Enterprise and Investment department. This new department gained the mandate of enterprise development, international relations and place marketing to sit alongside the existing units of catalytic sectors, investment facilitation and development facilitation. It currently has a staff contingent of around 50 and oversees a budget of over R100 million. This department which sits in the Directorate of the Mayor is essentially tasked with ensuring that all sectors of the Cape Town economy are serviced by the City administration and that Cape Town is positioned internationally as a forward looking globally competitive business destination. In addition, the complex challenge of inclusive economic growth is one that also sits within this department.

March 2015 - August 2016**Director of Trade and Investment, City of Cape Town**

I took on this position after the department had only been in existence for 9 months and I therefore had to initially concentrate on institutionalising it within the organisation. I set ambitious goals for the department which our team was able to reach, such as the initiative to position Cape Town as a globally competitive business destination; the successful facilitation of billions of rands worth of investment into the City economy; strategically guiding our Special Purpose Vehicles to strengthen the ecosystems of various sectors of the Cape Town economy; organising high profile national and global events; forming strong partnerships with external stakeholders both in provincial government and the private sector on key economic issues; providing leadership for both the energy game changer and the digital city working group; crafting messages and strategy around Mayoral positions on energy and climate change; delivering speeches at high profile events and participating in a number of international investment tours and activities; identifying and seeking to resolve any City processes and issues constraining economic growth such as the energy crisis of 2015; and by ensuring that the City was seen as responsive and open to any concerns of the private sector.

April 2014 - February 2015

Member of Parliament and Whip, Democratic Alliance



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In 2010 the Independent Democrats took the decision to begin a formal merging process with the Democratic Alliance. As there was no floor crossing permitted in the National Parliament I remained a Member of Parliament for the Independent Democrats until the 2014 elections. I did however participate in the Democratic Alliance's selection process and I was proud to make it on to the list for National Parliament. After being elected in 2014 I was also internally elected as a whip for the DA and put into the position of Shadow Energy Minister.

April 2004 – 2014

Member of Parliament and Chief Whip, Independent Democrats: I was elected as the third youngest member to serve in the third democratic parliament of South Africa. The constituency that I served was the entire KwaZulu Natal province and then later the Eastern Cape. During these ten years I served on a number of portfolio committees including education, environmental affairs and tourism, finance, minerals and energy, land and agriculture, arts and culture, international relations and trade and industry. I was also appointed by the Speaker of Parliament to serve on the Ad-Hoc committee on Macro-economic Governance for the African Peer Review Mechanism. I was also included a number of times as part of the government delegation to the international Climate Change negotiations. The parliamentary caucus of the Independent Democrats elected me to serve as the chief whip of the party in addition to being the National Policy Convenor of the party.

July 2003 – April 2004

Parliamentary Researcher for the Independent Democrats: After volunteering full time for the Independent Democrats since its inception in March 2003 I was asked to assume the paid full-time position of parliamentary researcher for the party. In this role I was called upon to perform a number of functions including speech writing for the leader of the party, press releases, policy research, responding to constituents' concerns, drafting of the election manifesto, as well as organizational and logistical arrangements for our general election campaign.

March 2003 – July 2003

Full time Volunteer for the Independent Democrats: I joined the Independent Democrats at its inception in March 2003. As a full time volunteer I was responsible for a number of key functions within the party, including policy formulation, strategic and organizational planning, speech writing and generation of material for our media and publicity campaigns.

June 1999 – Mar 2003

Programme Coordinator for GLOBE Southern Africa (Global Legislators Organisation for a Balanced Environment): In my role as programme coordinator for the Southern African chapter of GLOBE I was entrusted with the task of empowering our 140 parliamentary members in the region on issues pertaining to the environment and sustainable development. In fulfilling this mandate I was responsible for generating policy briefs, newsletters, publications and the organizing of conferences dealing with specific regional issues. Ahead of the World Summit on Sustainable Development in 2002 I was nominated to play a leading role in the civil society structures in the Western Cape, where I assisted in coordinating the response of this sector at the Summit. At the Summit itself I was called upon to organize a number of events with GLOBE



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International as well as other parliamentary bodies such as the International Parliamentary Union.

May 1997 – Oct 1998

Refer to “Other Activities” Section

Sep 1996 – April 1997

Working Partner/Producer in Matchframe Pictures: My partner and myself set up Matchframe Pictures to serve as a marketing company specializing in procuring sponsorship for television programmes. My initial role was one of conceptualizing and compiling proposals for each of our various projects, but as the company expanded into the production side of the industry my tasks grew to copywriting commercials and producing scripts for salesmaker videos.

Secondary and Tertiary Education

1986 – 1990	Sea Point High, Cape Town	School leaving certificate
1991 – 1993	University of Cape Town	B.A.SocSci: English, Economics
1994	University of Cape Town	P.Dip. African Studies (Political Science)
1995 – 1996	University of Cape Town	(Hons) African Studies (Politics)
2007 - 2009	University of Stellenbosch	PGDip Sustainable Development

Academic Achievements

Awarded the course medal for the postgraduate diploma in African Studies
Graduated Cum Laude in the postgraduate diploma in sustainable development

Non-Academic Achievements

SHAWCO (Students Health and Welfare Centres Organisation): SHAWCO is based at the University of Cape Town and is currently the largest student run development organization in the world. From 1992 to 1995 I occupied various positions within its structures.

1992-1993 Tutor on the Adult Education project

1993 -1994 Elected Scheme Co-ordinator for Khayelitsha with the responsibility of setting up a new project in that area.

1994 -1995 Elected on to the management team of SHAWCO in the position of Co-director of the Education and Welfare Sector. As well as having to co-ordinate recruitment drives, compiling annual budgets and overseeing the running of three different departments, this portfolio saw me actively involved in the highest possible management structure of the organization.

Varsity Newspaper: In 1994 I became a journalist and photographer for the university newspaper called Varsity. In 1995 I was elected on to the editorial board of the newspaper in the role of Arts editor.

Other Activities



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May 1997 – Oct 1998

African Wanderers Expedition: This seventeen month period saw a friend and me travel the entire length and breadth of the African continent utilizing only public transport. Our journey from Cape Town to London saw us traverse 24 countries including Ethiopia and the two Congo's (making us the first travellers to do so in 2 years. This stretch involved a 400km trek through the jungle on foot as well as a 500km paddle in dugout canoes down the Congo river.) We spent a month sailing up the East African coast in wooden dhows; crossed Nigeria during the volatile time of Abacha's death, got embroiled in a riot in Togo; reached the enigmatic city of Timbuktu, and finally crossed the foreboding Sahara desert into North Africa. We captured our experiences via the means of monthly emails all of which have now been placed on the website <http://uk.geocities.com/jamjamdave25/>. I also delivered a series of lectures to the third year political science class at the University of Cape Town and published a number of articles in different publications relaying stories of our expedition.

Board Memberships

Bulungula Incubator: Founding Board Member since 2006

The Bulungula Incubator is a rural NGO that is based in one of the poorest communities in South Africa. The NGO is spearheading a number of interventions in the field of health, education, basic services and agriculture in an effort at incubating projects that can be rolled out in similar communities. I am proud to have been a founding board member of this NGO which has been nominated and won a number of national and international awards.

Wesgro: Board Member since 2015

Wesgro is the provincially legislated organisation tasked with promoting tourism, trade and investment into the Western Cape. I am currently serving as the chair of the sub-committee on Human Resources.

Western Cape Economic Development Partnership (WCEDP)

I have served on this board which is chaired by Barbara Hogan from January 2016. The WCEDP is an organisation tasked with forming productive partnerships with a diverse array of stakeholders in order to resolve complex challenges.

Business Process Enabling South Africa - Western Cape (BPESA)

I have served on this board since 2015 and this organisation is tasked with both attracting international investment into the Business Process Outsourcing sector and in developing and implementing skills development programmes for the sector.


Atlantis Special Economic Zone Company (ASEZ)

I was nominated to serve on the board of the ASEZ by the Executive Mayor of Cape Town in 2019 in order to represent the interests of the City of Cape Town as a minority shareholder in this entity.



References

Rejane Woodroffe: Director of the Bulungula Incubator
Telephone +27833951691

A handwritten signature in black ink, appearing to be 'L. G.', located in the bottom right corner of the page.

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River Club Development
Total Estimated Capital Cost at Completion

				Rand
<u>Land and Infrastructure</u>		3,398		509,756,300
Rolled-up land Cost			134,750,000	
Infrastructure			347,394,600	
Landscaping			27,611,700	
<u>Precinct 1A</u>				1,226,002,200
Construction Costs	37,900	25,750	975,976,550	
Development Cost, Professional Fees, etc.		6,600	250,025,650	
<u>Precinct 1B</u>				707,200,000
Construction Costs	22,100	25,000	552,500,000	
Development Cost, Professional Fees, etc.		7,000	154,700,000	
<u>Precinct 2A - Phase 1</u>				988,452,500
Construction Costs	41,845	16,910	707,400,000	
Development Cost, Professional Fees, etc.		6,720	281,052,500	
<u>Precinct 2A - Phase 2</u>				872,805,000
Construction Costs	28,155	24,000	675,720,000	
Development Cost, Professional Fees, etc.		7,000	197,085,000	
<u>Precinct 2B</u>				640,000,000
Construction Costs	20,000	25,000	500,000,000	
Development Cost, Professional Fees, etc.		7,000	140,000,000	
	150,000			4,944,216,000

Total Construction Costs 22,744 3,411,596,550

All amounts excludes VAT



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