



INGONYAMA TRUST

DISTRICT SITUATIONAL ANALYSIS

Land Development and Investment Prospectus

www.ingonyamatrust.org.za

WHO IS THE INGONYAMA TRUST:

The Ingonyama Trust is empowered by the KwaZulu-Natal Ingonyama Trust Act, 1994 (Act No. 3KZ of 1994), as amended ('the founding Act'), to perform all such acts and functions as a body corporate may lawfully perform. The founding Act further provides that the Trust shall, in a manner not inconsistent with the provisions of the Act, be administered for the benefit, material welfare and social well-being of the members of the tribes and communities contemplated in the KwaZulu Amakhosi and Iziphakanyiswa Act, 1990 (Act No. 9 of 1990), referred to in the second column of the Schedule and established in a district referred to in the first column of the Schedule, as well as the residents of such a district. This provision underpins the broad land administration and socio-economic mandate of the Ingonyama Trust and the Ingonyama Trust Board in its capacity as the administrator of the Trust.

What Is Our Role:

The Ingonyama Trust plays a critical land administration and facilitation role in supporting investment opportunities across rural KwaZulu-Natal, particularly on land held under the Trust. The Trust administers approximately 2.8 million hectares of land, representing a significant portion of the province, for the benefit, material welfare, and social well-being of beneficiary communities living on Trust land.

What Do We Have To Offer:

1. Making Land Available for Investment:

The Trust provides access to land for various development initiatives through lease agreements, servitudes, permissions to occupy, and other tenure arrangements. This enables investors to secure legally recognised rights for developments while ensuring that ownership of Trust land remains vested in the Trust.

2. Balancing Development and Community Benefits:

A core responsibility of the Trust is to ensure that investments contribute to the socio-economic upliftment of beneficiary communities. Proposed developments are therefore assessed not only on their commercial viability but also on their potential to create employment, stimulate local economies, improve infrastructure, and enhance community welfare.

3. Supporting Rural Economic Development:

The Trust serves as a catalyst for economic growth in rural areas by facilitating investments in sectors such as:

- Agriculture and agro-processing
- Tourism and eco-tourism
- Renewable energy projects
- Commercial and retail developments
- Mining and quarrying (subject to regulatory approvals)
- Telecommunications infrastructure
- Industrial and logistics facilities
- Housing and mixed-use developments

These investments help unlock the economic potential of underutilised land while creating opportunities for local communities.

4. Providing Investment Security:

Investors require certainty regarding land tenure before committing capital. The Trust's role includes providing long-term lease arrangements that offer sufficient security for investors to develop infrastructure, obtain financing, and operate businesses on Trust land.

5. Ensuring Compliance and Governance:

The Trust evaluates applications to ensure compliance with applicable legislation, environmental requirements, land use planning frameworks, traditional leadership structures, and community interests. This governance function reduces risk and promotes sustainable development.

6. Coordination with Traditional Councils and Communities:

Investment projects on Trust land typically require engagement with traditional authorities and affected communities. The Trust acts as an intermediary between investors, traditional councils, government departments, and beneficiary communities to ensure that developments proceed with the necessary support and consultation.

Why Choose To Invest On Ingonyama Trust Land:

The provincial government has recognised the Trust as a strategic instrument for rural economic development, infrastructure development, and the unlocking of economic opportunities within Trust-held land. The Trust therefore plays an important role in achieving inclusive economic growth, job creation, poverty alleviation, and sustainable livelihoods across rural KwaZulu-Natal.

Purpose Of This Prospectus:

To identify investable spatial opportunities, infrastructure dependencies, catalytic interventions and risk-mitigation actions across KwaZulu-Natal. This therefore is a strategic prospectus and does not substitute cadastral, tenure, engineering, environmental, heritage, mining-right or financial due diligence.

Application Journey:

GETTING STARTED

Discovery, Consent, and a Complete Application

STAGE 1: DISCOVERY	STAGE 2: TC CONSENT	STAGE 3: APPLICATION
<i>Find Your Opportunity</i> - Engage the Investor Relations Desk or browse the digital deal room. - Receive an indicative process and a document pack for your land use category.	<i>Traditional Council Consent</i> - You engage the Traditional Council directly – the Secretariat does not sign or facilitate this, to protect against undue influence. - The Council resolves and signs the ITB2 (or ITB4 for mining).	<i>Submit a Complete File</i> - ITB2 (or ITB3 for mining), plus the checklist for your sector. - A complete file is registered and issued a lease number.

GETTING TO A DECISION

Verification, Review, and Structuring

STAGE 4: VERIFICATION	STAGE 5: COMMITTEE	STAGE 6: STRUCTURING
<i>Site Verification</i> - A Land Management Officer conducts a site visit, measurement and GPS capture. - Findings feed a formal site report.	<i>Tenure Committee Review</i> - Your submission – with a presentation for large-scale commercial applications – goes before the Tenure Committee. - The Committee resolves on lease period, outstanding items and any conditions.	<i>Choosing Your Structure</i> - Standard lease, or route into a SPV / JV structure track. - Development-intensive projects can apply for rent deferral. Compelling motivation and financial modelling required.

FROM APPROVAL TO OPERATION

Certification, Signature, Registration, Commencement

STAGE 7-8: CERTIFICATION & SIGNATURE	STAGE 9: REGISTRATION	STAGE 10: COMMENCEMENT
<i>Legal Certification and Signature</i> - Legal Services customises and certifies your lease, recording milestones and key dates. - Initial fees are paid and the lease is signed.	<i>Deeds Office Registration</i> Your lease, servitude or cession is registered at the Deeds Office, at your cost.	<i>Commencement and Ongoing Partnership</i> - Development begins under your agreed plans and terms. - The relationship continues through renewal, compliance and rental administration.

How Can You Contact Us:

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Ayanda Madlala	Uthukela	083 402 9742	ayanda.madlala@ingonyamatrust.org.za
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Dockas Zondi	Umzinyathi & Umgungundlovu	073 805 2977	dockas.zondi@ingonyamatrust.org.za
Bongiwe Ndlovu	Ilembe	083 262 9519	bongiwe.ndlovu@ingonyamatrust.org.za
Ayanda Mbanjwa	Harry Gwala	083 379 6681	ayanda.mbanjwa@ingonyamatrust.org.za
Zinhle Cele	Zululand	076 043 7991	zinhle.cele@ingonyamatrust.org.za

Investment Overview:

KwaZulu-Natal Offers a rare combination of two major ports, a national freight corridor, an international airport, established industrial clusters, productive agricultural landscapes, globally recognized tourism assets and a large consumer market. The investable proposition is strongest where land, infrastructure, environmental constraints, municipal approvals and community interests are assembled into one credible project package.

Ingonyama Trust land must be treated as occupied, socially embedded land held for the benefit, material welfare and social well-being of beneficiary communities. Investors should not interpret communal land as vacant or low-cost land. The most durable projects will use transparent consultation and consent processes, independently verified beneficiary identification, clear community returns, local procurement, and ongoing reporting.

Recommended Investor Decision Gate:

- 1. Strategic Fit:** Confirm alignment with the district and local SDF, IDP, LED Strategy, and DDM one plan.
- 2. Land and Rights:** Verify cadastral description, ownership or Trust status, occupation, informal and customary rights, servitudes, claims, graves and cultural sites.
- 3. Social License:** Engage with the Ingonyama Trust where applicable, Traditional Councils, Municipality, residents and affected rights holders to record decisions and benefit terms.
- 4. Infrastructure:** Obtain written capacity positions for water, sanitation, electricity, roads, stormwater, waste management, and digital connectivity with funded upgrade responsibilities.

5. **Statutory Approvals:** Screen zoning, SPLUMA processes, environmental authorisations, water-use licensing, heritage, agriculture, biodiversity, mining-right and building control requirements.
6. **Bankability:** Secure anchor demand or off-take, realistic capital and operating costs, climate resilience, implementation governance and a monitorable community-benefit plan.

Cross-Cutting Provincial Opportunity Themes:

- Durban-Richards Bay port and logistics system: N3, N2, N11 investment corridors.
- Agriculture and agri-processing linked to producer aggregation, cold chain, and water efficiency.
- Tourism renewal and community-linked cultural, nature and heritage products.
- Township and rural-node development tied to transport, services and digital access.

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1. AMAJUBA DISTRICT MUNICIPALITY

Municipal Family: Newcastle, eMadlangeni and Danhauser

Investment Positioning:

North-western KZN gateway on the N11, anchored by Newcastle and linked to Gauteng, Mpumalanga, and the Free State. The district combines an established urban-industrial base with extensive rural and traditional-settlement areas.

Socio-Economic Profile:

- ï **Population:** Approximately 550,000 to 600,000, with Newcastle accounting for the majority of the urban population.
- ï **Demographic Trends:** Moderate population growth driven by urban migration to Newcastle; youthful population structure with high labour force participation potential.
- ï **Economic Growth Drivers:** Manufacturing, mining, logistics, agriculture, and commercial services.
- ï **Household Income:** Strong dependence on manufacturing employment and government services; significant income disparities between Newcastle and rural municipalities.
- ï **Education:** Newcastle hosts TVET institutions and tertiary campuses supporting artisanal and technical skills development.
- ï **Healthcare:** Newcastle Provincial Hospital functions as the district's principal healthcare referral facility.

Priority Development Opportunities:

- Industrial renewal and supplier parks linked to Newcastle metalworking, engineering and logistics.
- Agri-processing, red-meat value chains, grain handling, poultry and climate smart farming.
- Battlefields, cultural, heritage and eco-tourism circuits linked to Dundee and northern KZN.

Ingonyama Trust Land Focus:

Ingonyama Trust Land is most relevant in rural settlement and agricultural interfaces outside the Newcastle city centre. Investment should be packaged through Traditional Authority/Council and beneficiary consultation, cadastral verification, municipal land-use authorisation and service-capacity agreements before leases or site commitments are made.

Infrastructure Availability And Site Readiness:

The N11 is the primary freight and investment corridor; Newcastle provides the strongest electricity, bulk services, health, education, retail, and industrial platform. Rural access, water security, wastewater capacity and electricity connections remain the main site-readiness constraints. Investors should prioritise services or serviceable land near Newcastle, Madadeni, Osizweni, Danhauser and Utrecht, with logistics impacts and power-quality studies.

Catalytic Project Families To Validate And Package:

- Newcastle industrial area revitalization and supplier localization.
- N11 corridor logistics and truck service facilities.
- Tourism packaging around battlefields and Utrecht landscapes.

Swot Analysis:

STRENGTHS	WEAKNESSES
Newcastle economic base, strategic N11 access, Industrial skills, available Ingonyama Trust land	Ageing Bulk Infrastructure, uneven rural access, unemployment and mine/industry transition.
OPPORTUNITIES	THREATS
Green industry, agri-processing, logistics, tourism, land-based community partnerships.	Water and electricity constraints, slow land environmental approvals.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

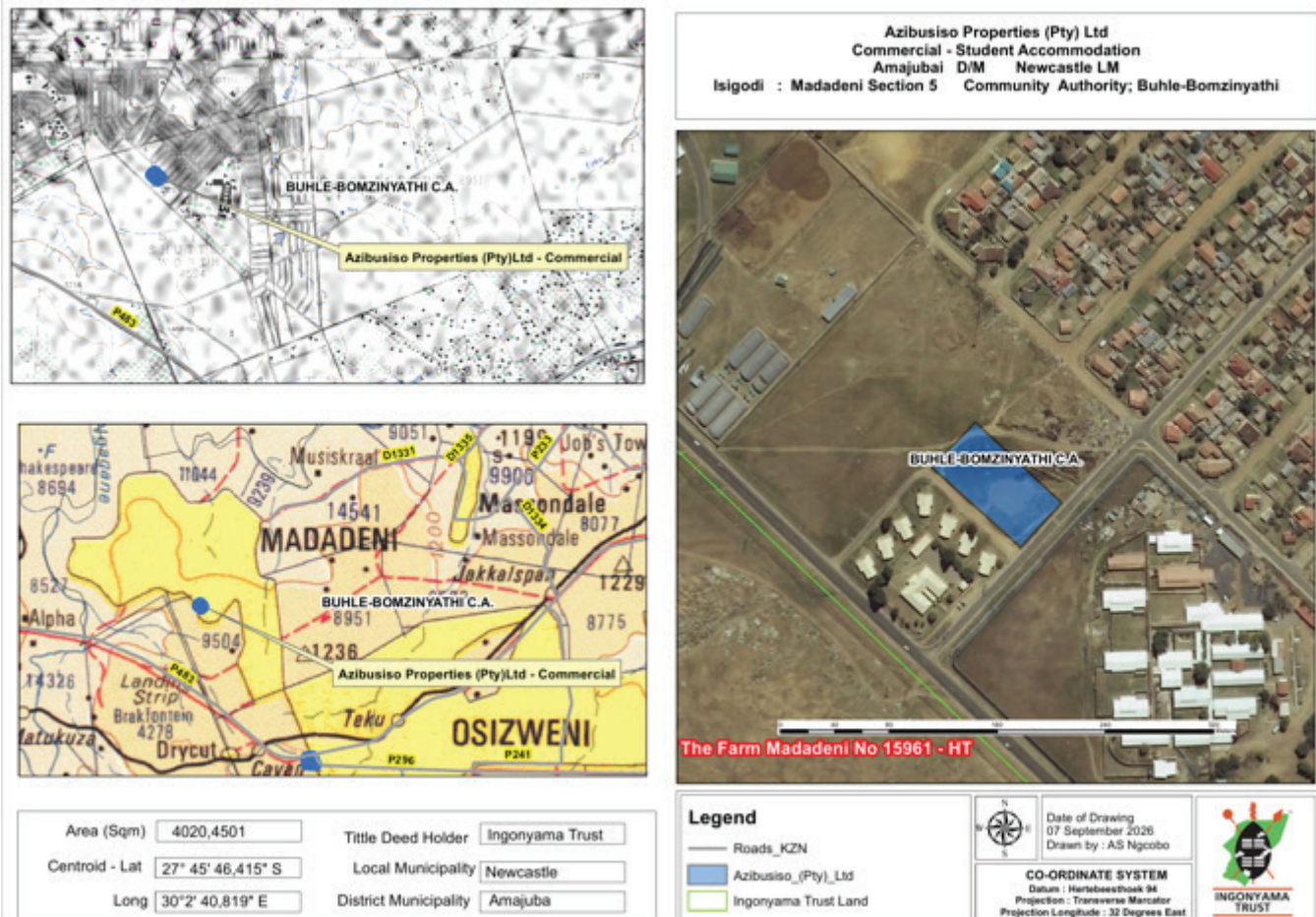
Key Opportunities: Industrial expansion, logistics parks, agri-processing, renewable energy developments, and housing projects.

Current And Proposed Opportunities Within The District:

The maps below highlight current portions of land that have been set aside for developmental purposes. These include Student Accommodation and Shopping Centres within different areas of the Amajuba District. The Amajuba District offers attractive investment opportunities on Ingonyama Trust land, supported by established land uses that include agriculture, mining, logistics, commercial development, and residential settlements. Strategically located along the N11 development corridor and serving as a gateway between KwaZulu-Natal, Gauteng, and Mpumalanga, the district is well-positioned for trade and investment. Existing economic activities centred around Newcastle, one of KwaZulu-Natal's key industrial and manufacturing hubs, create strong demand for industrial parks, logistics facilities, warehousing, and commercial developments.

Investment opportunities therefore exist within the surrounding vicinity, which may include Skills Development and Training Centres, Study and Tutoring Centres, Entertainment and Gym facilities, Healthcare facilities, and many others.

Investment opportunities also exist in commercial agriculture, agri-processing, renewable energy projects, and residential estates that support a growing regional economy. The district's retail and business centres provide a solid platform for mixed-use developments, neighbourhood shopping centres, and community infrastructure investments.





Area (Ha)	5	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 44' 36,055" S	Local Municipality	Newcastle
Long	30° 11' 52,366" E	District Municipality	Amajuba

Khathise Shopping Centre
Commercial - Shopping Centre
Amajubai D/M Newcastle LM
Isigodi : Sgodiphola Community Authority; Buhle-Bomzinyathi



Legend

- Roads_KZN
- Khathide_Shopping_Centre
- Ingonyama Trust Land



Date of Drawing
07 September 2026
Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
Datum : Hartebeesthoek 94
Projection : Transverse Mercator
Projection Longitude : 32 Degrees East



Area (Ha)	2.434	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 44' 44,79" S	Local Municipality	Newcastle
Long	30° 9' 52,948" E	District Municipality	Amajuba

Sakhiwo Properties (Pty) Ltd
Commercial - Shopping Centre
Amajubai D/M Newcastle LM
Isigodi : Dicks Community Authority; Buhle-Bomzinyathi



Legend

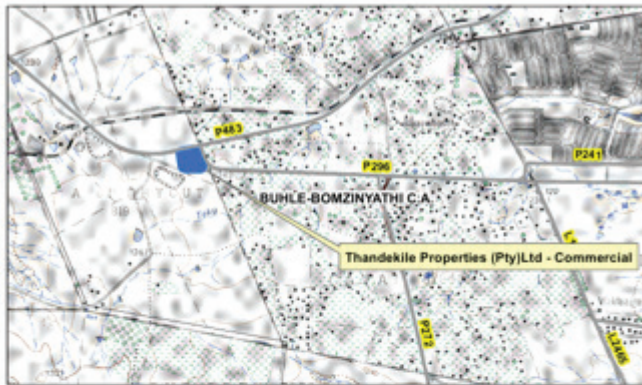
- Roads_KZN
- Sakhiwo_Properties_Pty_Ltd
- Ingonyama Trust Land



Date of Drawing
07 September 2026
Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
Datum : Hartebeesthoek 94
Projection : Transverse Mercator
Projection Longitude : 32 Degrees East





Area (Ha)	2.281	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 47' 42.232" S	Local Municipality	Newcastle
Long	30° 4' 11.993" E	District Municipality	Amajuba

Thandekile Properties (Pty) Ltd
Commercial - Shopping Centre
Amajuba D/M Newcastle LM
Isigodi : Drycut Community Authority; Buhle-Bomzinyathi



Legend

- Roads_KZN
- Thandekile_Properties_(Pty)Ltd
- Ingonyama Trust Land



Date of Drawing:
07 September 2026
Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
Datum : Hartbeesthoek 94
Projection : Transverse Mercator
Projection Longitude : 32 Degrees East



2. HARRY GWALA DISTRICT MUNICIPALITY

Municipal Family: Dr Nkosazana Dlamini Zuma, Greater Kokstad, Johannes Phumani Pungula and Umzimkhulu

Investment Positioning:

A predominantly rural south-western district connecting KZN to the Eastern Cape, Lesotho-facing highlands and the N2 corridor through Kokstad. Its comparative advantages are agriculture, forestry, livestock, tourism landscapes, and strategically located service towns.

Socio-Economic Profile:

- ĩ **Population:** Approximately 520,000 to 560,000.
- ĩ **Demographics:** Predominantly rural population with significant migration of youth to urban centres.
- ĩ **Economic Drivers:** Agriculture, forestry, tourism, livestock production, and government services.
- ĩ **Income Patterns:** High grant dependency and relatively low household income levels.
- ĩ **Education:** TVET access through satellite campuses and vocational training centres.
- ĩ **Healthcare:** Regional hospitals in Kokstad supported by clinics across rural settlements.

Priority Development Opportunities:

- Dairy, Livestock, Wool, Hides, Feed, Cold-Chain, and Meat Processing.
- Forestry beneficiation, furniture, and timber linked manufacturing.
- Kokstad logistics, warehousing, roadside services and cross-border trade support.
- Drakensburg foothills, mission, cultural and adventure tourism.

Ingonyama Trust Land Focus:

Large areas of communal and traditional settlement make Ingonyama Trust and customary-land interfaces central to investment structuring, particularly around Umzimkhulu and rural service nodes. Projects must protect household and grazing rights, secure documented community consent, define benefit-sharing and avoid speculative land banking.

Infrastructure Availability And Site Readiness:

The N2 and R56 provide the main regional connections, while Kokstad and Ixopo are the strongest urban service centres. Electricity and digital coverage are improving but secondary roads, bridges, water schemes, sanitation and logistics constrain rural production. Bankable proposals should cluster around existing towns, agri-hubs and road junctions, with off-grid energy and water-efficiency options.

High-Impact Development Projects:

- Kokstad logistics and agri-processing platform.
- Rural roads and bridge upgrades supporting productive valleys.
- District water-supply and sanitation programmes.
- Forestry, dairy, and livestock value-chain facilities.

Swot Analysis:

STRENGTHS	WEAKNESSES
Strong agricultural base, rainfall in several production zones, N2 access, scenic assets.	Dispersed settlements, costly bulk services, weak local processing, road maintenance gaps.
OPPORTUNITIES	THREATS
Agri-industrialisation, forestry beneficiation, renewable energy, eco-tourism.	Climate vulnerability, soil erosion, market distance.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

Key Opportunities: Forestry processing, livestock value chains, renewable energy projects, eco-tourism, and logistics linked to the N2 corridor.

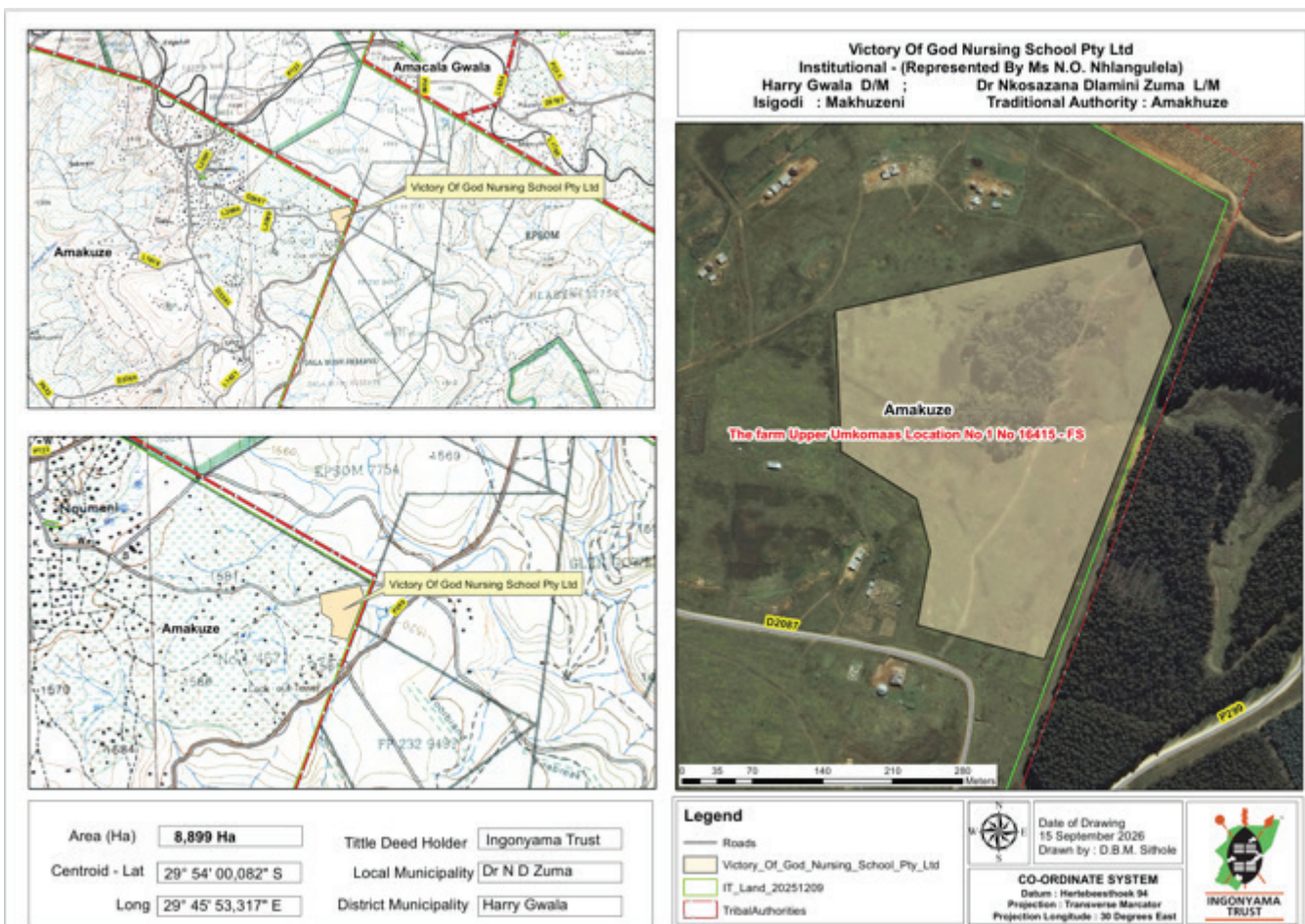
Current And Proposed Opportunities Within The District:

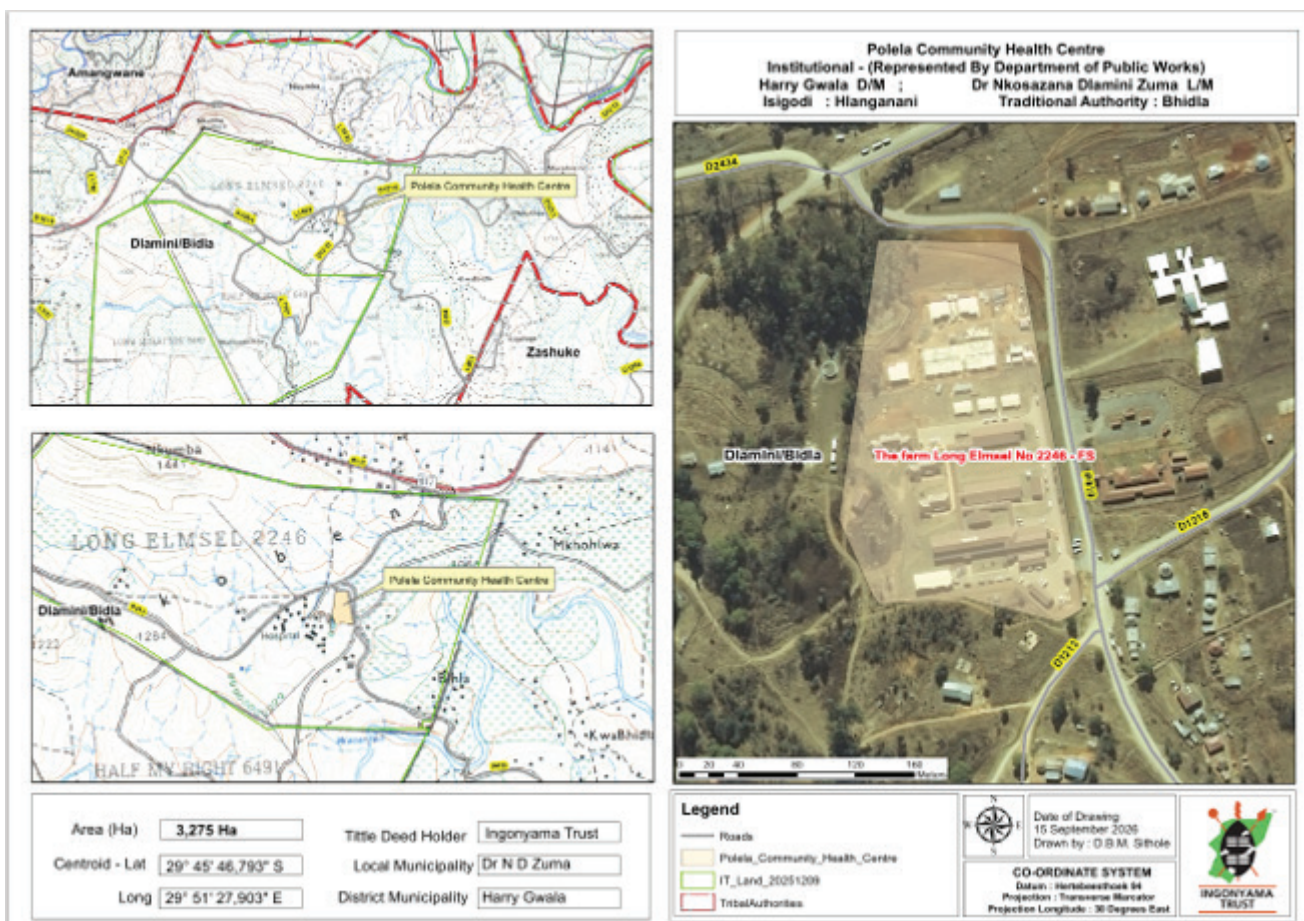
Within the Harry Gwala District, current key developments centre on healthcare-related infrastructure. As illustrated in the maps below, the Trust has granted leases for both a Nursing School and a Healthcare Facility. Existing agricultural activities, including livestock farming, crop production, and timber operations, provide opportunities for commercial agriculture, agri-processing, and forestry-related investments.

The district is renowned for natural attractions such as the Southern Drakensberg, Sani Pass, and the uKhahlamba-Drakensberg World Heritage Site, which create strong demand for tourism, hospitality, and eco-tourism developments.

To build on this existing infrastructure, the Ingonyama Trust welcomes investment proposals for land in the surrounding areas. Such proposals may include, but are not limited to, Affordable Rental Accommodation, Convenience Shopping Facilities, Frail Care Centres, and Child Care Facilities.

Additional opportunities exist in community retail centres, residential developments, and social infrastructure that serve rural and emerging markets. With its abundance of natural resources, tourism appeal, and available land, Harry Gwala is well-positioned to attract sustainable investment across multiple sectors.





3. ILEMBE DISTRICT MUNICIPALITY

Municipal Family: KwaDukuza, Mandeni, Ndwedwe and Maphumulo

Investment Positioning:

A fast-growing coastal district between eThekweni and King Cetshwayo, structured by the N2, King Shaka International Airport influence, KwaDukuza coastal growth and Mandeni industrial activity. Inland areas are more rural and include extensive traditional land.

Socio-Economic Profile:

- **Population:** Approximately 750,000 to 800,000.
- **Demographics:** Rapid urbanisation, particularly around Ballito and KwaDukuza.
- **Economic Drivers:** Tourism, property development, agriculture, logistics, and manufacturing.
- **Income Patterns:** Among the strongest household income levels outside eThekweni, driven by real estate and commercial growth.
- **Education:** Access to tertiary institutions in nearby Durban; growing private education sector.
- **Healthcare:** Public hospitals supplemented by expanding private healthcare facilities.

Priority Development Opportunities:

- Airport-region logistics, warehousing, business parks and light manufacturing.
- Coastal mixed use, hospitality and retirement development in appropriate nodes.
- Sugar diversification, macadamia, aquaculture, and agri-processing.
- Mandeni industrial renewal and green manufacturing.
- Inland rural service centres, digital hubs and community-owned renewable energy.

Ingonyama Trust Land Focus:

Ingonyama Trust Land is prominent in Ndwedwe, Maphumulo and inland portions of the district. It offers potential for planned rural service nodes, agriculture, renewable energy and tourism, but only where community rights, Traditional Council authority, environmental constraints and future settlement growth are mapped together.

Infrastructure Availability And Site Readiness:

The N2, R102, airport proximity and coastal urban network are major advantages. KwaDukuza has strong private investment momentum, while Mandeni carries industrial infrastructure. The binding constraints are bulk water, wastewater, electricity capacity, congestion and unequal inland access. Development phasing must follow verified municipal and utility capacity, especially in the coastal corridor.

High-Impact Development Projects:

- KwaDukuza and airport-influence logistics development.
- Mandeni industrial and Isithebe renewal.
- Coastal wastewater and bulk-water augmentation.
- Rural service nodes and agri-processing in Ndwedwe and Maphumulo.

Swot Analysis:

STRENGTHS	WEAKNESSES
N2 and airport proximity, coastal market, tourism demand, industrial base.	Bulk services pressure, coastal congestion, inland-rural disparity, environmental sensitivity.
OPPORTUNITIES	THREATS
Aerotropolis spillovers, logistics, high-value agriculture, tourism.	Flooding and coastal hazards, speculative land markets, infrastructure lag, loss of agricultural land.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

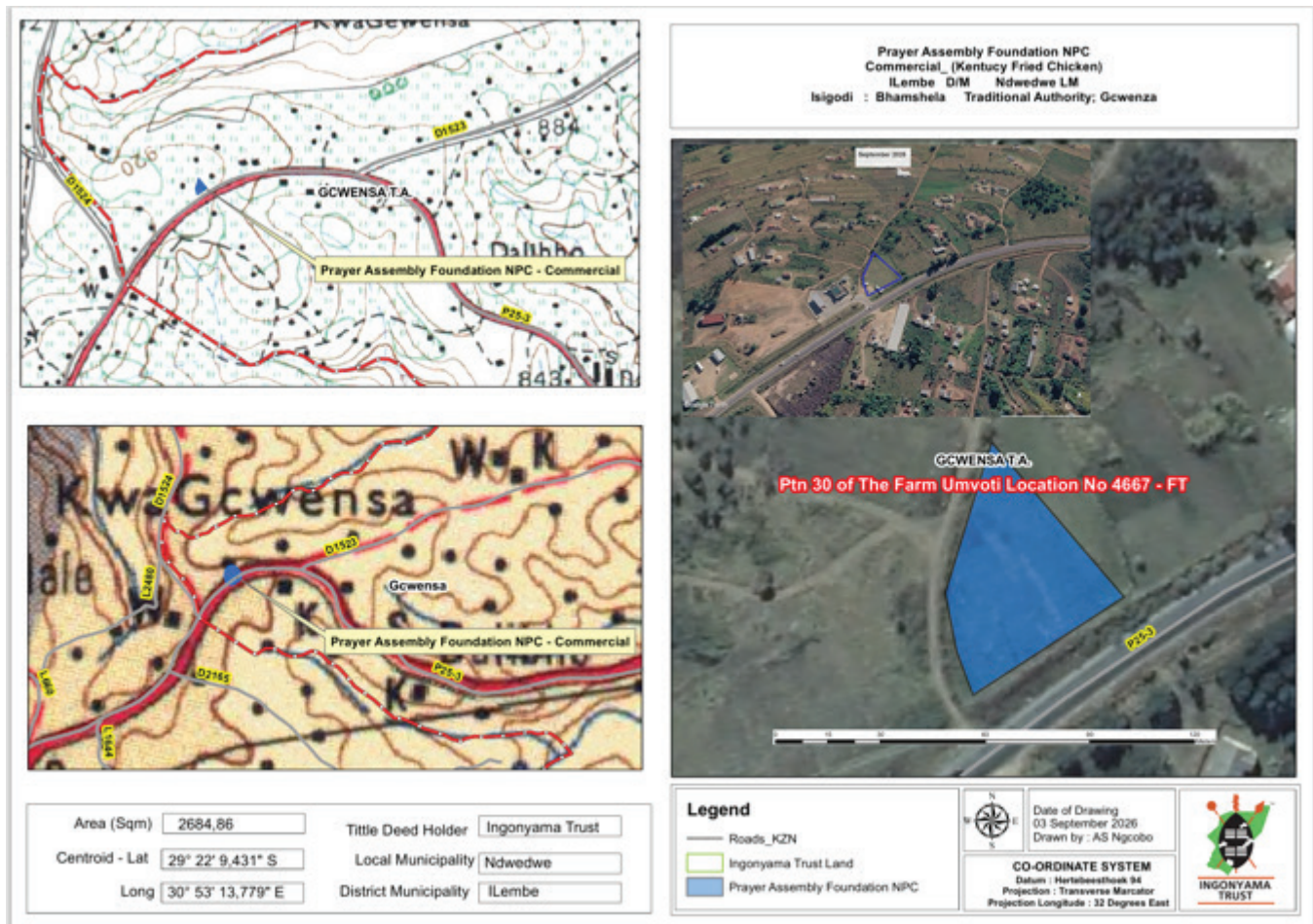
Key Opportunities: Mixed-use developments, tourism infrastructure, logistics hubs, retirement estates, and agri-processing.

Current And Proposed Opportunities Within The District:

The Ingonyama Trust has recently finalised the signing of a lease for the development of a well-known fast food franchise outlet within the iLembe District. While the main nodal district continues to be a sought-after location for high-end real estate investment, attention is also being directed toward the resulting spill-off into the peri-urban areas. The district is home to major economic drivers such as the Dube TradePort corridor, Ballito, and the rapidly expanding KwaDukuza and Mandeni growth nodes, which continue to attract significant private sector investment. Existing land uses include sugarcane farming, agri-processing, retail centres, logistics facilities, tourism establishments, and mixed-use developments that contribute to a vibrant regional economy.

In light of this, opportunities exist within the peri-urban portions of the district for Industrial Development, Commercial Business Precincts, Healthcare Facilities, Higher Education Institutions, Real Estate Developments, and Retail Centres serving growing urban and rural markets.

The district's scenic coastline and tourism attractions also present opportunities for hospitality, eco-tourism, lifestyle estates, and leisure-related developments. Its strategic location between Durban and Richards Bay provides investors with excellent access to transport networks, consumer markets, and economic infrastructure.



4. KING CETSHWAYO DISTRICT MUNICIPALITY

Municipal Family: City of uMhlathuze, uMfolozi, uMlalazi, Mthonjaneni and Nkandla

Investment Positioning:

KZN's northern coastal industrial and logistics powerhouse, anchored by Richards Bay's deep-water port, mining and mineral processing, forestry and the N2. The inland district includes major rural, agricultural and traditional-land areas.

Socio-Economic Profile:

- ï **Population:** Approximately 970,000 to 1,000,000 residents, with a predominantly youthful population and growing urban concentrations in Richards Bay and Empangeni.
- ï **Demographic Trends:** Continued urbanisation around uMhlathuze driven by industrial employment opportunities, while surrounding municipalities remain predominantly rural and characterised by traditional settlement patterns.
- ï **Economic Growth Drivers:** Manufacturing, mining, aluminium smelting, forestry, maritime logistics, agriculture, energy, and export-oriented industries centred on Richards Bay.
- ï **Household Income:** Household income levels are generally higher within the Richards Bay-Empangeni corridor, while rural communities remain heavily dependent on social grants, informal economic activity, and public sector employment. Significant income inequality exists across the district.
- ï **Education:** The University of Zululand, Umfolozi TVET College, and several technical training institutions provide a strong skills development platform supporting industrial and logistics sectors.
- ï **Healthcare:** Healthcare services are concentrated in Empangeni and Richards Bay through regional and tertiary healthcare facilities, supplemented by primary healthcare clinics across rural settlements. Ongoing investment is being directed towards improving healthcare access in outlying areas.

Priority Development Opportunities:

- Port-linked logistics, warehousing, export manufacturing and industrial services.
- Mineral and metals beneficiation, and circular economy.
- Forestry, timber engineering, and pulp value-chain diversification.
- Agriculture and agri-processing in uMfolozi, uMlalazi, Mthonjaneni and Nkandla.
- Coastal, cultural and nature tourism linked to the Zululand route.

Ingonyama Trust Land Focus:

Traditional and Ingonyama Trust Land is extensive in inland and peri-urban areas. It can support industrial supplier settlements, agriculture, tourism and service nodes if land administration is aligned with SDF nodes, environmental buffers, mining rights, household occupation and transparent community-benefit agreements.

Infrastructure Availability And Site Readiness:

Richards Bay offers port, rail, N2, industrial land and high-capacity economic infrastructure. However, port-rail-road interfaces, electricity availability, industrial water, environmental authorisations and municipal bulk services determine timing. Inland areas require road, water, digital and energy investment. Sites should be screened against wetlands, estuaries, air-quality constraints and mining or servitude rights.

High-Impact Development Projects:

- Richards Bay port and industrial complex expansion opportunities.
- uMhlathuze industrial development and supplier parks.
- N2 and rail-freight logistics improvements.
- Forestry and agri-processing hubs serving inland municipalities.

Swot Analysis:

STRENGTHS	WEAKNESSES
Deep-water port, export industries, N2/rail, natural resources, industrial skills.	Economic concentration, environmental pressure, infrastructure bottlenecks, rural poverty.
OPPORTUNITIES	THREATS
Green industrialization, beneficiation, logistics, circular economy, community enterprises.	Global commodity volatility, climate and flood risk, energy/water constraints.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

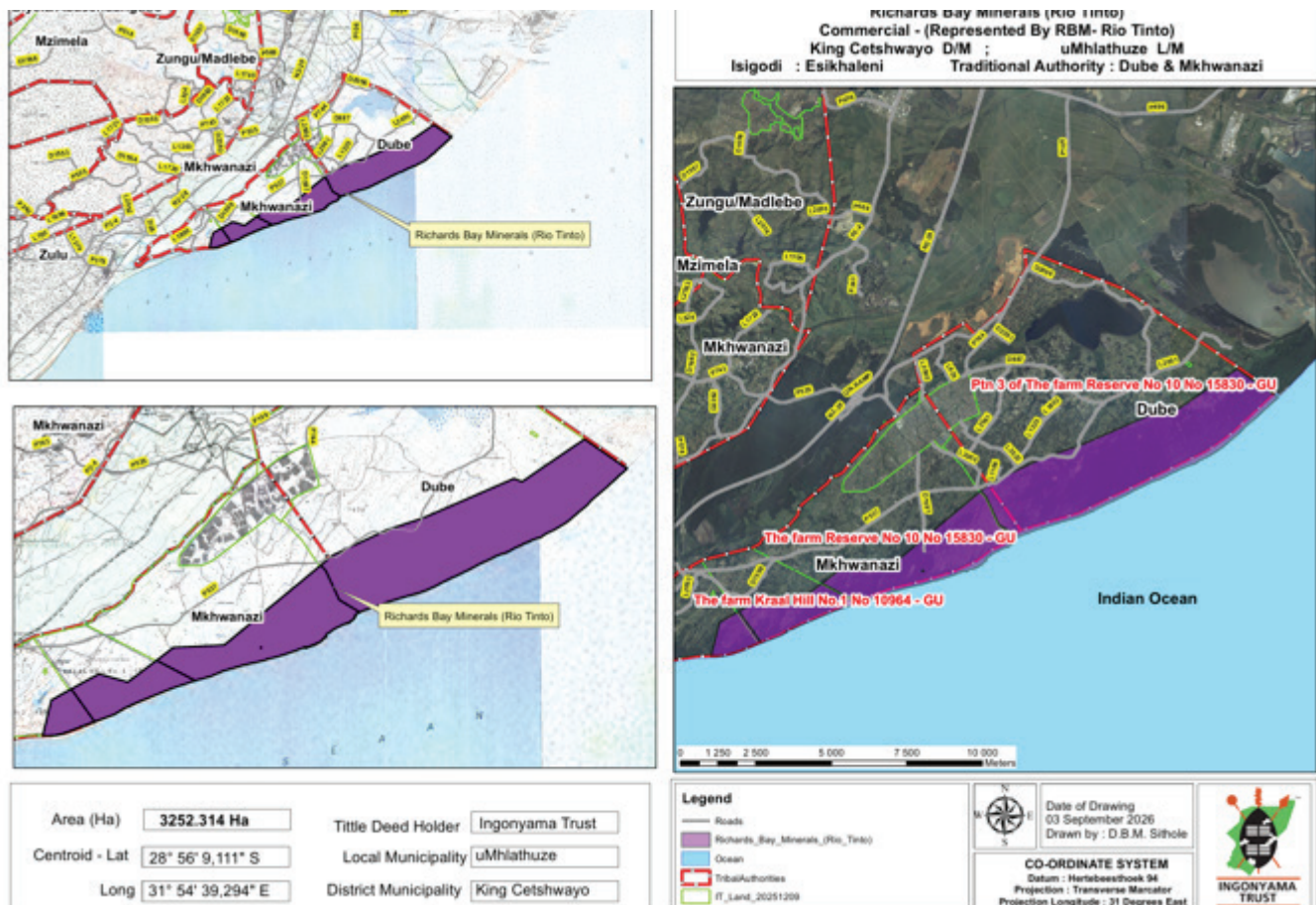
Key Opportunities: King Cetshwayo District offers investors a unique combination of port access, industrial infrastructure, available development land, and growing urban markets. The district is particularly attractive for logistics, manufacturing, energy, agri-processing, and mixed-use property developments. When combined with responsible partnerships on Ingonyama Trust land, the district presents one of the strongest long-term investment opportunities in KwaZulu-Natal outside the eThekweni Metropolitan area.

Current And Proposed Opportunities Within The District:

The King Cetshwayo District spans several municipalities within KwaZulu-Natal; however, a key focus area within this district is the Richards Bay area. Mining is a dominant industry here, with Richards Bay Minerals operating extensively on Ingonyama Trust land. These operations continue to expand, generating ongoing opportunities for local communities. The district is also anchored by the Richards Bay Industrial and Port Complex, one of South Africa's most important export and logistics hubs, which drives demand for industrial, warehousing, and supply chain investments.

To this end, this sector presents opportunities for Equipment Maintenance Workshops, Engineering Supplies, Bulk Storage Facilities, Truck Staging Depots, and Fuel Retail Facilities.

Investment opportunities further exist in industrial parks, logistics hubs, mineral beneficiation facilities, and commercial developments. The district's coastline and natural attractions further create opportunities for hospitality developments, and marine-related industries.



5. UGU DISTRICT MUNICIPALITY

Municipal Family: Ray Nkonyeni, uMdoni, Umzumbe and Umuziwabantu

Investment Positioning:

The south-coast district combines established coastal tourism and urban centres with rural hinterlands, agriculture, forestry and traditional settlements. The N2 provides the principal Durban-Eastern Cape connection and supports a coastal development corridor.

Socio-Economic Profile:

- ī **Population:** Approximately 800,000.
- ī **Economic Drivers:** Tourism, retail, agriculture, fisheries, and services.
- ī **Income Patterns:** Seasonal tourism influences household income levels. Rural inland communities remain vulnerable.
- ī **Healthcare:** Regional hospitals located in Port Shepstone and surrounding towns.
- ī **Education:** TVET campuses and strong school network.

Priority Development Opportunities:

- Tourism renewal, conferencing, wellness, sport, and coastal mixed-use in serviced nodes.
- Macadamia, banana, sugar, timber, essential oils, and agro-processing.
- Logistics and services along the N2 and Eastern Seaboard corridor.
- Rural retail, agri-hubs, water businesses and community-owned tourism.

Ingonyama Trust Land Focus:

Ingonyama Trust Land is concentrated mainly in rural hinterland and traditional authority areas. Investment potential is strongest where communal land is linked to viable nodes, productive agriculture, tourism routes or renewable-energy infrastructure, and where household, grazing and cultural rights are protected.

Infrastructure Availability And Site Readiness:

The N2, established coastal towns and tourism accommodation are strong assets. Investor confidence is closely tied to reliable water and sanitation, wastewater compliance, road maintenance, beach and environmental management and electricity continuity. The rural interior needs feeder roads, broadband, water and associated infrastructure.

High-Impact Development Projects:

- Margate and Port Shepstone urban and tourism renewal.
- N2/Eastern Seaboard development initiatives.
- District water and wastewater stabilization.
- Agro-processing and rural economic nodes in Umzumbe and Umuziwabantu.

Swot Analysis:

STRENGTHS	WEAKNESSES
Coastline, N2, Tourism, diversified agriculture, proximity to Durban.	Water-service instability, seasonal economy, ageing tourism stock, rural accessibility.
OPPORTUNITIES	THREATS
Tourism reinvention, agro-processing, ocean economy.	Floods and coastal erosion, infrastructure failure, investor confidence risk, environmental degradation.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

Key Opportunities: Tourism accommodation, retirement estates, healthcare facilities, and coastal mixed-use developments.

Current And Proposed Opportunities Within The District:

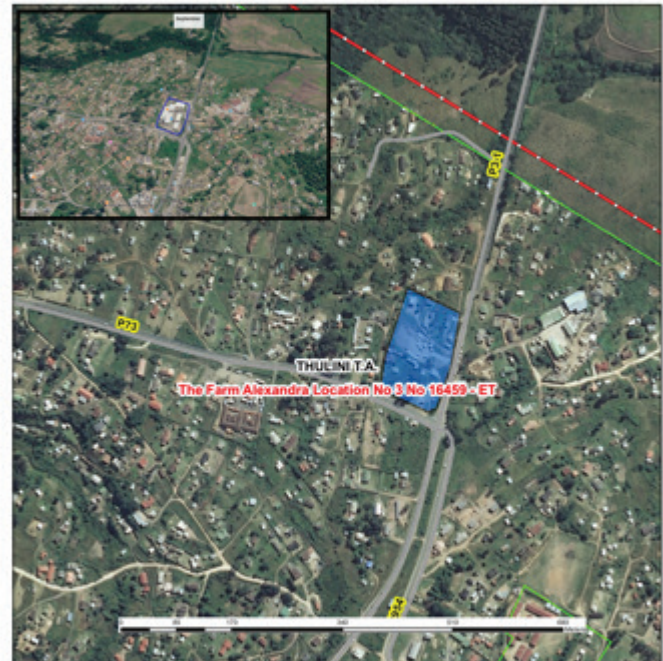
The uGu District currently comprises a range of existing land uses, including Retail and Agricultural Projects. As illustrated in the maps below, Retail Centres are situated at nodal areas, forming points of convergence. Agricultural activity, by contrast, takes place outside the urban focus areas, where larger tracts of land are available.

Significant opportunity exists within the uGu District owing to its prime coastal location. The Ingonyama Trust holds an extensive portfolio of land within the area along the Indian Ocean, presenting near-limitless potential for development. This includes, but is not limited to, Retail, Resort Facilities, Tourism, Conference and Wedding Venues, and Waterfront Precincts.



Area (Ha)	1.553	Title Deed Holder	Ingonyama Trust
Centroid - Lat	30° 29' 57.977" S	Local Municipality	Ugu
Long	30° 35' 44.433" E	District Municipality	Umzumbi

Hayett Investments (Pty) Ltd
Commercial
Ugu D/M Umzumbi LM
Isigodi : Mathulini Traditional Authority; Thulini



Legend		Date of Drawing 03 September 2026 Drawn by : AS Ngcobo	
Thulini TA	Roads_KZN	CO-ORDINATE SYSTEM	
Ingonyama Trust Land		Datum : Harlebeesthoek 94	
Hayett_Investment_Pty_Ltd		Projection : Transverse Mercator	
		Projection Longitude : 32 Degrees East	



Area (Ha)	1.68	Title Deed Holder	Ingonyama Trust
Centroid - Lat	30° 48' 6.002" S	Local Municipality	Ray Nkonyeni
Long	30° 11' 52.366" E	District Municipality	Ugu

PNJW Trading (Pty) Ltd
Commercial - Shopping Centre
Ugu D/M Ray Nkonyeni LM
Isigodi : Gamalakhe Traditional Authority; Mavundla



Legend		Date of Drawing 07 September 2026 Drawn by : AS Ngcobo	
Roads_KZN	Mavundla TA	CO-ORDINATE SYSTEM	
Ingonyama Trust Land		Datum : Harlebeesthoek 94	
PNJW_Trading_Pty_Ltd		Projection : Transverse Mercator	
		Projection Longitude : 32 Degrees East	

Legend Roads_KZN Nsimbini_TA Sazi_N_Ndwalane Incomvama Trust Land	 Date of Drawing 03 September 2026 Drawn by: AS Ngcobo	
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6. UMGUNGUNDLOVU DISTRICT MUNICIPALITY

Municipal Family: Msunduzi, uMngeni, uMshwathi, Mkhambathini, Richmond, Mpofana and Impendle

Investment Positioning:

The provincial administrative and educational heartland, centred on Pietermaritzburg and extending along the N3 logistics corridor, Midlands tourism belt and productive agricultural areas. It forms part of the emerging Greater KZN urban core with eThekweni and iLembe.

Socio-Economic Profile:

- ī **Population:** Approximately 1.1 to 1.2 million.
- ī **Economic Drivers:** Government services, education, logistics, manufacturing, and agriculture.
- ī **Education:** Home to the University of KwaZulu-Natal, Durban University of Technology campuses, and TVET colleges.
- ī **Healthcare:** Multiple tertiary and regional hospitals including Grey's Hospital.

Priority Development Opportunities:

- N3 logistics, warehousing, and advanced business services.
- Pietermaritzburg urban regeneration, government precincts and student housing.
- Midlands tourism, food, craft, and wellness.
- Agri-tech, seed, dairy, timber, and food processing.
- Renewable energy, waste beneficiation, and climate resilient infrastructure.

Ingonyama Trust Land Focus:

Ingonyama Trust and traditional land is significant in several rural and peri-urban municipalities. Investment must avoid unmanaged sprawl and instead reinforce agreed nodes, public-transport corridors and productive landscapes. Community partnerships are well suited to agri-processing, tourism, renewable energy and structured township development.

Infrastructure Availability And Site Readiness:

The N3, rail corridor, Pietermaritzburg Airport, universities, hospitals and provincial institutions create a deep services platform. Constraints include congestion, logistics bottlenecks, electricity reliability, wastewater capacity and uneven rural roads and water supply. The strongest investment sites are those aligned to the N3 corridor, Pietermaritzburg nodes, Howick/Hilton and planned rural service centres.

High-Impact Development Projects:

- N3 strategic integrated corridor upgrades and logistics facilities.
- Pietermaritzburg airport and urban regeneration initiatives.
- Greater KZN Urban Core regional spatial framework work.
- Midlands tourism and agricultural value-chain projects.

Swot Analysis:

STRENGTHS	WEAKNESSES
N3 location, capital city functions, universities, diversified economy.	Municipal infrastructure stress, fragmented governance, peri-urban sprawl.
OPPORTUNITIES	THREATS
Logistics, urban regeneration, regional integration.	Service deterioration, delayed corridor infrastructure.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

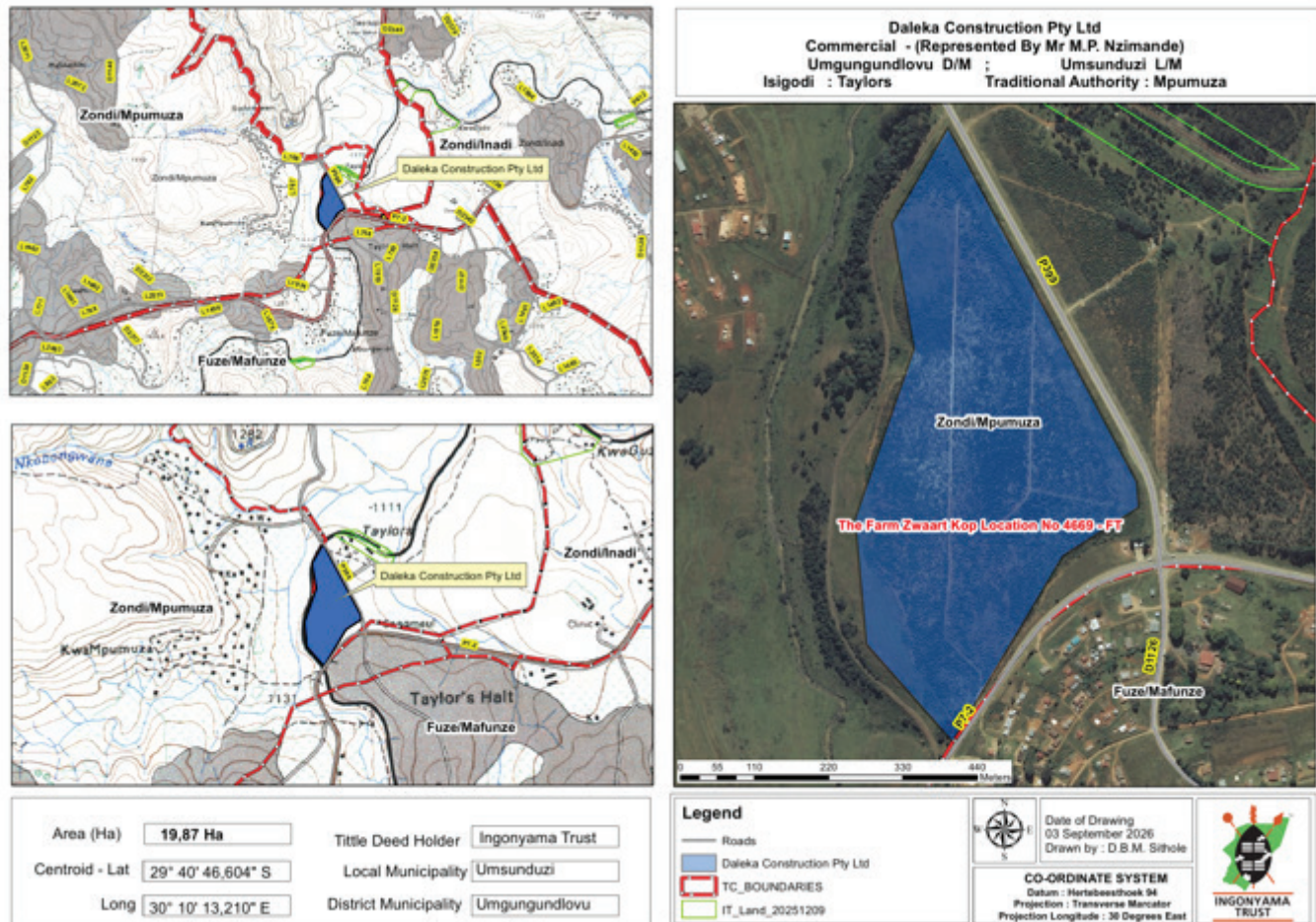
Investment Perspective:

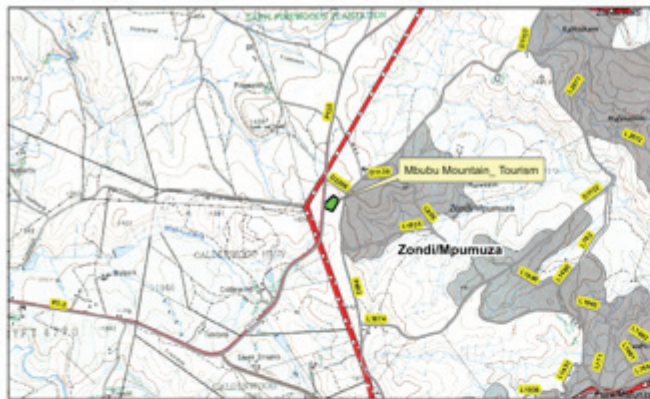
Key Opportunities: High potential for logistics parks, business process outsourcing, student accommodation, and industrial development.

Current And Proposed Opportunities Within The District:

As illustrated in the mapping below, the uMgungundlovu District is characterised by a diverse range of activities. This diversity is largely attributable to the N3 National Corridor traversing the district, which significantly enhances accessibility.

The district presents a broad range of investment opportunities on Ingonyama Trust land, driven by its strategic location along major transport corridors and its proximity to the provincial capital, Pietermaritzburg. Investment potential exists in agri-processing, commercial agriculture, logistics hubs, and industrial developments capable of supporting regional economic growth and job creation. In addition, the district offers opportunities for tourism and hospitality investment, leveraging its rich cultural heritage, natural landscapes, and growing visitor economy.



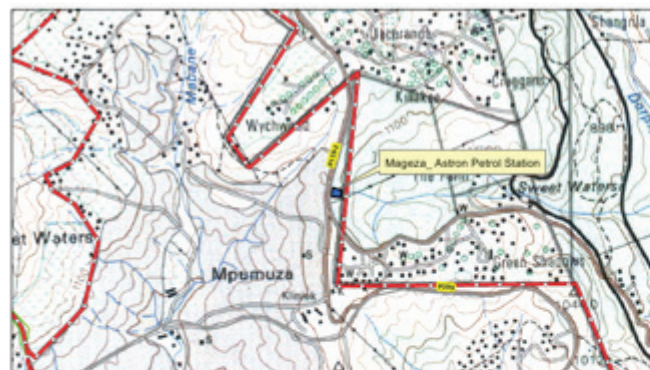


Area (Ha)	3,005 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 40' 12,706" S	Local Municipality	Umsunduzi
Long	30° 04' 52,898" E	District Municipality	Umgungundlovu

Eco - Agro Enterprise (Pty) Ltd
Agricultural - (Represented By Sydwell Mcebo Sihlangu)
Umgungundlovu D/M : Umsunduzi L/M
Isigodi : Maswazini Traditional Authority : Mpumuza



Legend		Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
— Roads			
— Mushroom_Project			
— TC_BOUNDARIES			
— IT_Land_20251209			
CO-ORDINATE SYSTEM Datum : Hartbeesthoek 94 Projection : Transverse Mercator Projection Longitude : 30 Degrees East			

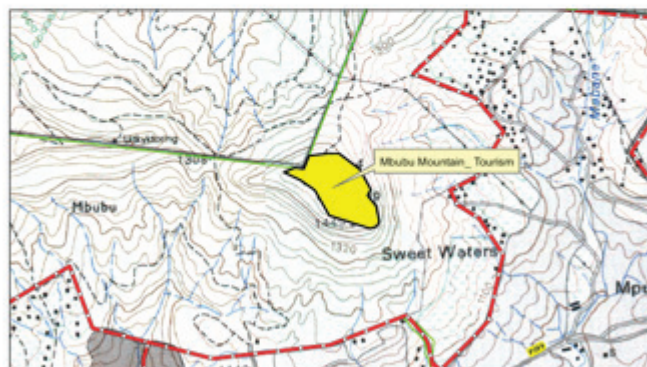
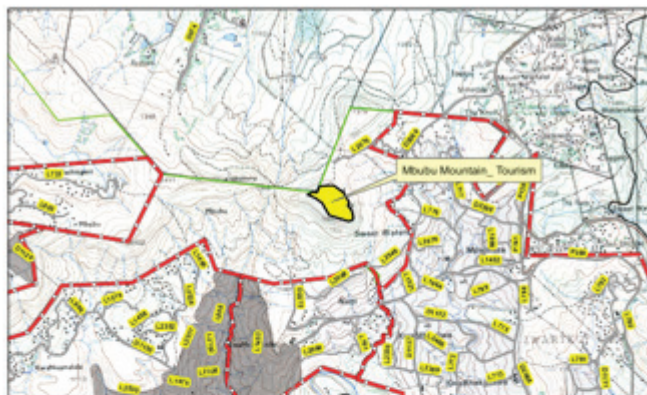


Area (Ha)	0,415 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 35' 42,584" S	Local Municipality	Umsunduzi
Long	30° 17' 09,866" E	District Municipality	Umgungundlovu

Mageza_Astron Petrol Station
Commercial - (Represented By Patrick Mbambo)
Umgungundlovu D/M : Umsunduzi L/M
Isigodi : Mkangala Traditional Authority : Mpumuza

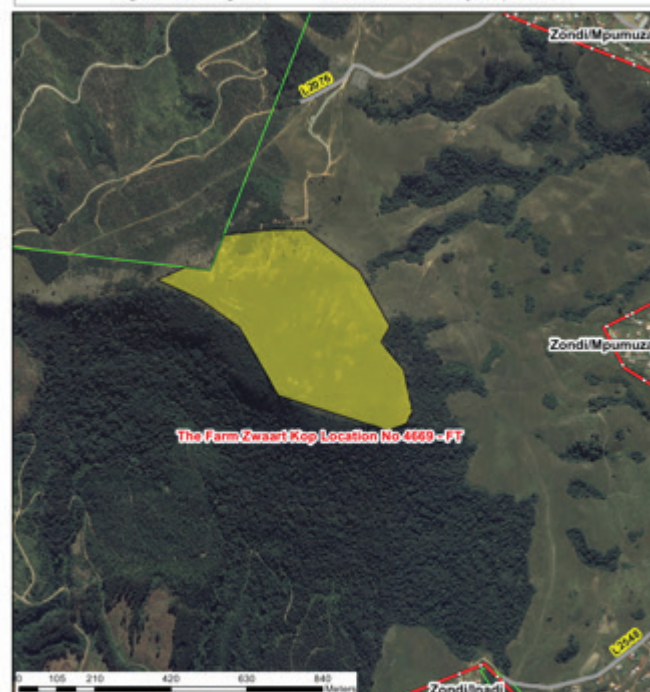


Legend		Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
— Roads			
— Patrick Mbambo_Mageza Petrol Station			
— TC_BOUNDARIES_AA			
— IT_Land_20251209			
CO-ORDINATE SYSTEM Datum : Hartbeesthoek 94 Projection : Transverse Mercator Projection Longitude : 30 Degrees East			

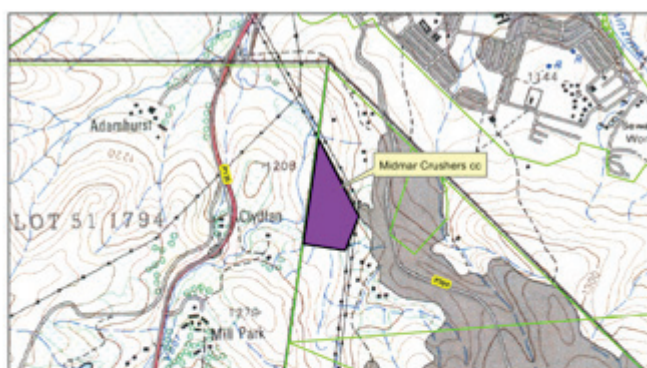
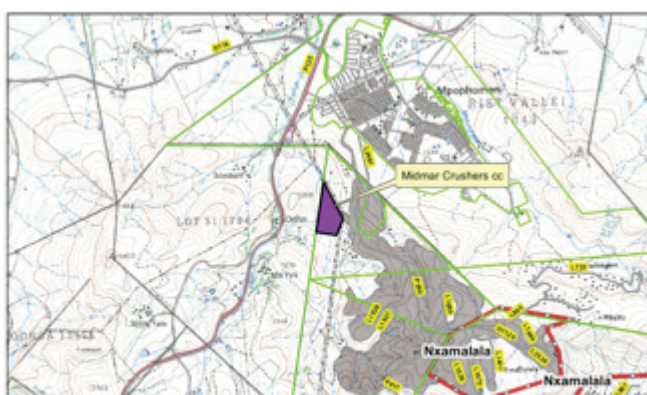


Area (Ha)	20,594 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 35' 35.746" S	Local Municipality	Umsunduzi
Long	30° 15' 19.600" E	District Municipality	Umgungundlovu

Mbulu Mountain - Tourism
 Commercial - (Represented By Mpumuzu TA)
 Umgungundlovu D/M ; Umsunduzi L/M
 Isigodi : Mkangala Traditional Authority : Mpumuzu

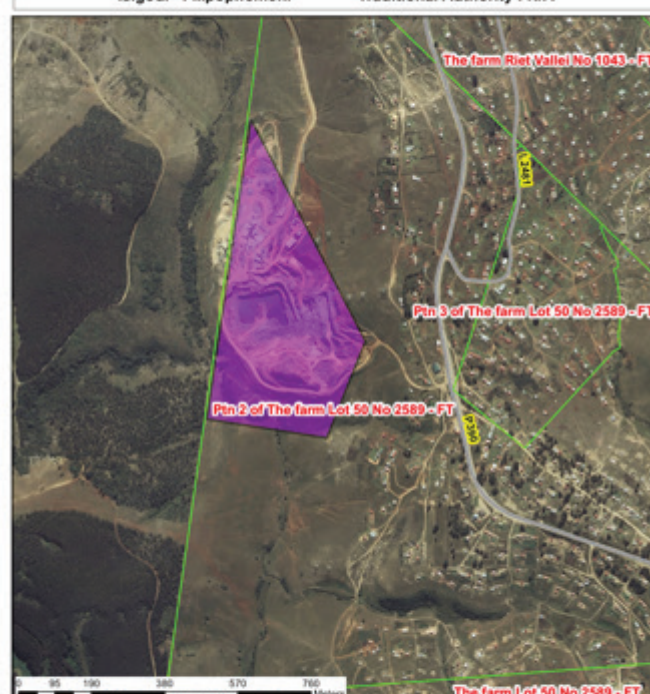


Legend		Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
— Roads			
Yellow outline Mbulu_Mountain			
Red outline TC_BOUNDARIES_AA			
Green outline iT_Land_20251209			
CO-ORDINATE SYSTEM Datum : Hertzsprung 94 Projection : Transverse Mercator Projection Longitude : 38 Degrees East			



Area (Ha)	19,024 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 34' 48.745" S	Local Municipality	Umngeni
Long	30° 10' 15.816" E	District Municipality	Umgungundlovu

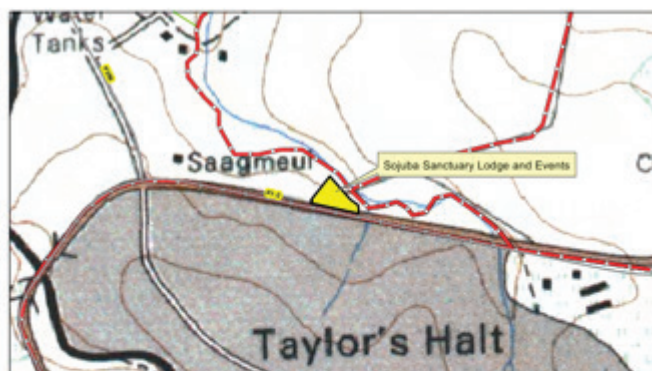
Midmar Crushers cc
 Commercial - (Represented By Derryn Louis Fourie)
 Umgungundlovu D/M ; Umngeni L/M
 Isigodi : Mpophomeni Traditional Authority : N/A



Legend		Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
— Roads			
Purple outline Midmar_Crushers_cc			
Green outline iT_Land_20251209			
Red outline TribalAuthorities			
CO-ORDINATE SYSTEM Datum : Hertzsprung 94 Projection : Transverse Mercator Projection Longitude : 38 Degrees East			

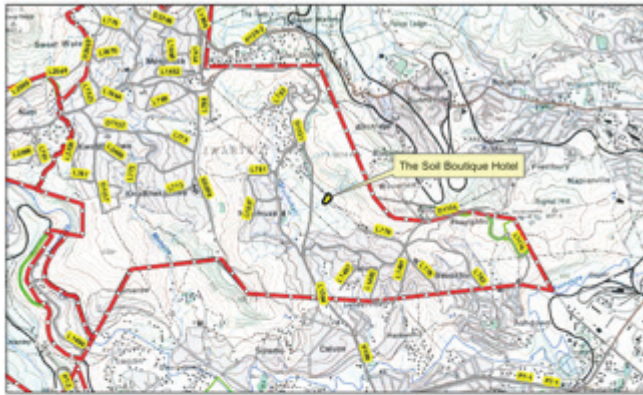


Area (Ha)	6,231 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 33' 10,972" S	Local Municipality	Umgengi
Long	30° 10' 46,181" E	District Municipality	Umgungundlovu



Area (Ha)	0,799 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 40' 54,861" S	Local Municipality	Umsunduzi
Long	30° 10' 44,254" E	District Municipality	Umgungundlovu





Area (Ha)	1,332 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 37' 13.223" S	Local Municipality	Umsunduzi
Long	30° 18' 17.840" E	District Municipality	Umgungundlovu

The Soil Boutique Hotel
Commercial - (Represented By Lucky Nhlabathi)
Umgungundlovu D/M ; Umsunduzi L/M
Isigodi : Mvubukazi Traditional Authority : Mpumuza



Legend Roads The_Soil_Boutique_Hotel TC_BOUNDARIES_AA IT_Land_20251209		 Date of Drawing 03 September 2026 Drawn by : D.B.M. Sibhile CO-ORDINATE SYSTEM Datum : Hartbeesthoek 94 Projection : Transverse Mercator Projection Longitude : 30 Degrees East	 INGONYAMA TRUST
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7. UMKHANYAKUDE DISTRICT MUNICIPALITY

Municipal Family: Jozini, uMhlabuyalingana, Big Five Hlabisa and Mtubatuba

Investment Positioning:

A far-northern border and conservation district with exceptional biodiversity, Mozambique and Eswatini linkages, the N2, major tourism assets and extensive rural settlements. Economic potential lies in tourism, agriculture, border logistics and carefully planned resource-based enterprise.

Socio-Economic Profile:

- ī **Population:** Approximately 750,000.
- ī **Economic Drivers:** Tourism, conservation, agriculture, and cross-border trade.
- ī **Income Patterns:** High dependence on grants and public employment.
- ī **Healthcare:** Significant rural healthcare challenges but extensive clinic network.

Priority Development Opportunities:

- Eco-tourism, community lodges, cultural routes, and conservation linked enterprise.
- Jozini and border logistics, warehousing, truck services and trade facilitation.
- Irrigated agriculture, subtropical fruit, livestock, fisheries, and agro-processing.
- Renewable-energy mini-grids, water treatment and digital connectivity.
- Mtubatuba service node, accommodation, and tourism development.

Ingonyama Trust Land Focus:

Ingonyama Trust Land is a defining landholding reality across much of the district. Investment proposals must be community-first: map occupation and use rights, secure evidence-based consent, align with Traditional Councils and municipalities, and establish fair rentals, equity or revenue-sharing. Conservation and water constraints require early specialist screening.

Infrastructure Availability And Site Readiness:

The N2 is the primary spine, while border posts, tourism roads and regional airports support access. The district faces major water, sanitation, road, electricity and broadband gaps, with environmental and geological constraints increasing project costs. Off-grid and modular infrastructure can improve feasibility, but must meet municipal, water-use and environmental requirements.

High-Impact Development Projects:

- Jozini regional development and border-economy initiatives.
- District bulk-water and water supply interventions.
- Community tourism and agri-processing involvements.

Swot Analysis:

STRENGTHS	WEAKNESSES
World-class biodiversity, international borders, N2, tourism profile, agricultural potential.	Severe service backlogs, remoteness, water scarcity, low household incomes.
OPPORTUNITIES	THREATS
Community conservation economy, border logistics, digital inclusion.	Drought and climate risk, ecological sensitivity, infrastructure cost escalation.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

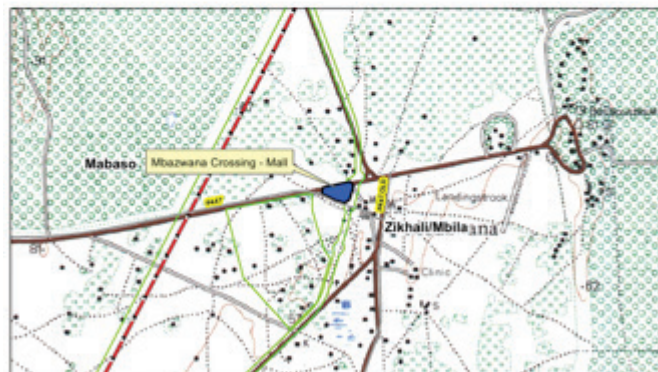
Investment Perspective:

Key Opportunities: Eco-tourism, conservation-based development, renewable energy, and agro-processing.

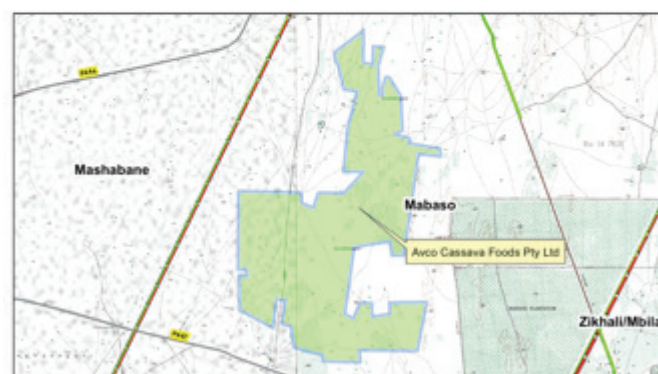
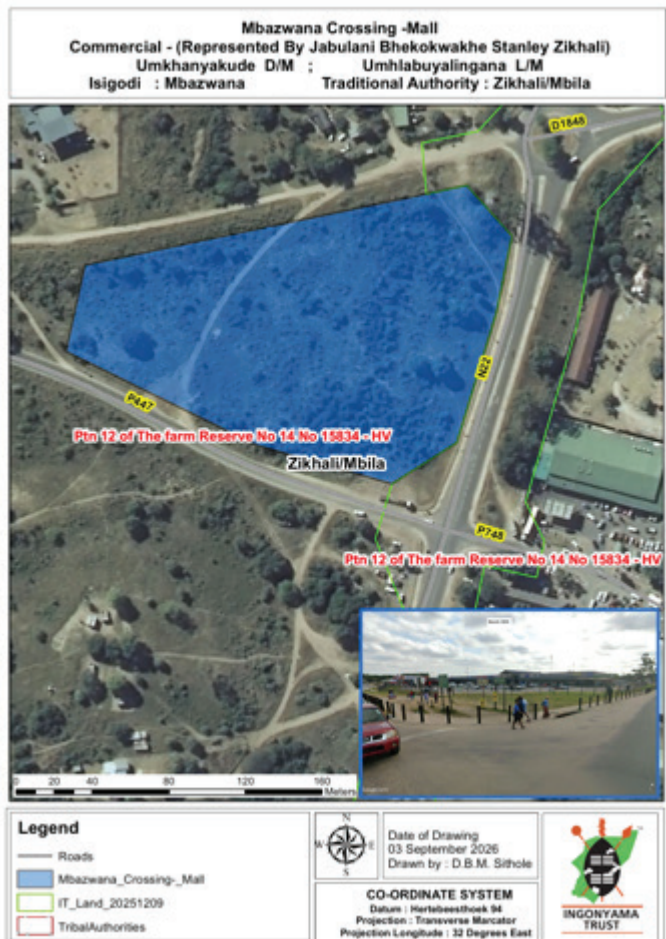
Current And Proposed Opportunities Within The District:

The uMkhanyakude District is characterised by tourism, retail, agriculture, and conservation areas, located on extensive Ingonyama Trust land.

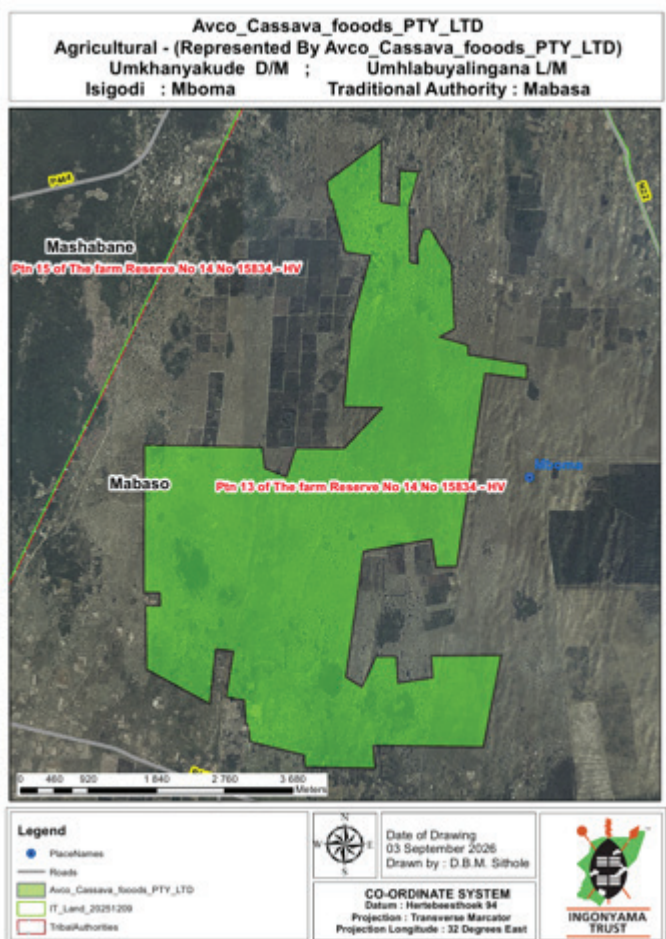
The district is home to internationally recognised attractions such as the iSimangaliso Wetland Park, creating significant opportunities for eco-tourism, hospitality, and cultural tourism investments. Agricultural activities, including sugarcane production, livestock farming, and agro-processing, present strong opportunities for investment in value-added production and rural economic development. The district's strategic location along key trade routes to Mozambique and Eswatini also creates potential for logistics facilities, transport services, and cross-border commercial developments. Coastal and waterfront areas within the district offer investment prospects in the blue economy, including aquaculture, marine tourism, and fisheries-related developments. Through long-term lease arrangements on Ingonyama Trust land, investors can access strategically located sites that support sustainable economic growth, job creation, and community beneficiation within the district.

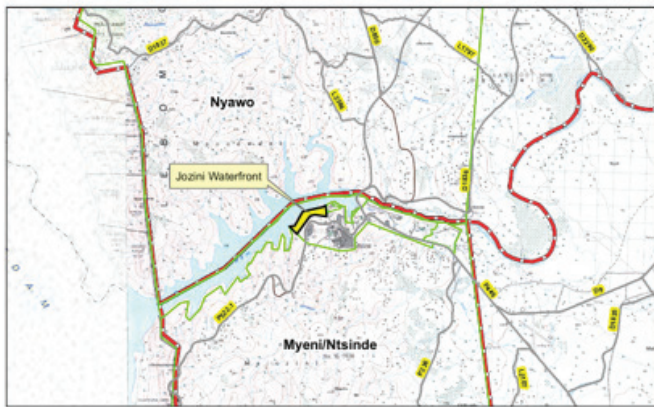


Area (Ha)	2,372 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 28' 50,049" S	Local Municipality	Umhlabuyalingana
Long	32° 34' 50,028" E	District Municipality	Umkhanyakude



Area (Ha)	1985,807 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 26' 39,125" S	Local Municipality	Umhlabuyalingana
Long	32° 30' 36,818" E	District Municipality	Umkhanyakude



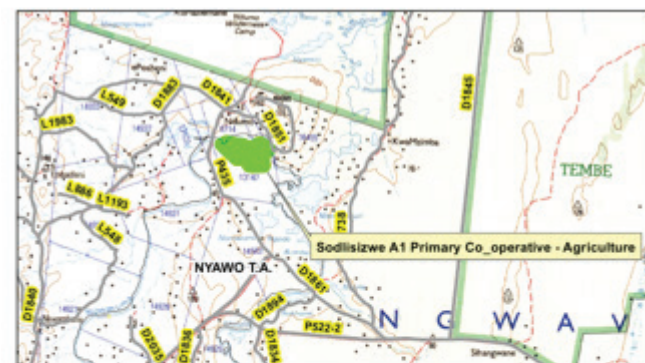
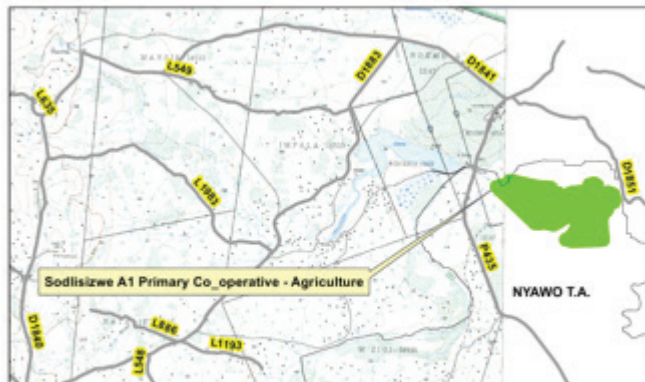


Area (Ha)	28,404 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 25' 28,511" S	Local Municipality	Jozini
Long	32° 03' 21,490" E	District Municipality	Umkhanyakude

Jozini Waterfront
 Commercial - (Represented By Nkosinathi Thusi.)
 Umkhanyakude D/M ; Jozini L/M
 Isigodi : Jozini Traditional Authority : Myeni/Ntsinde

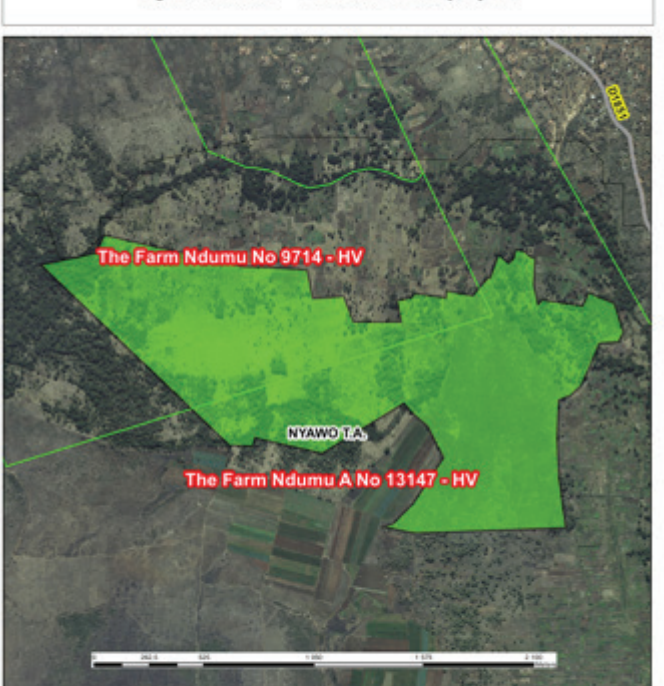


Legend	Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
Roads Jozini_Water_Front IT_Land_20251209 TribalAuthorities	CO-ORDINATE SYSTEM Datum : Hartebeesthoek 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	

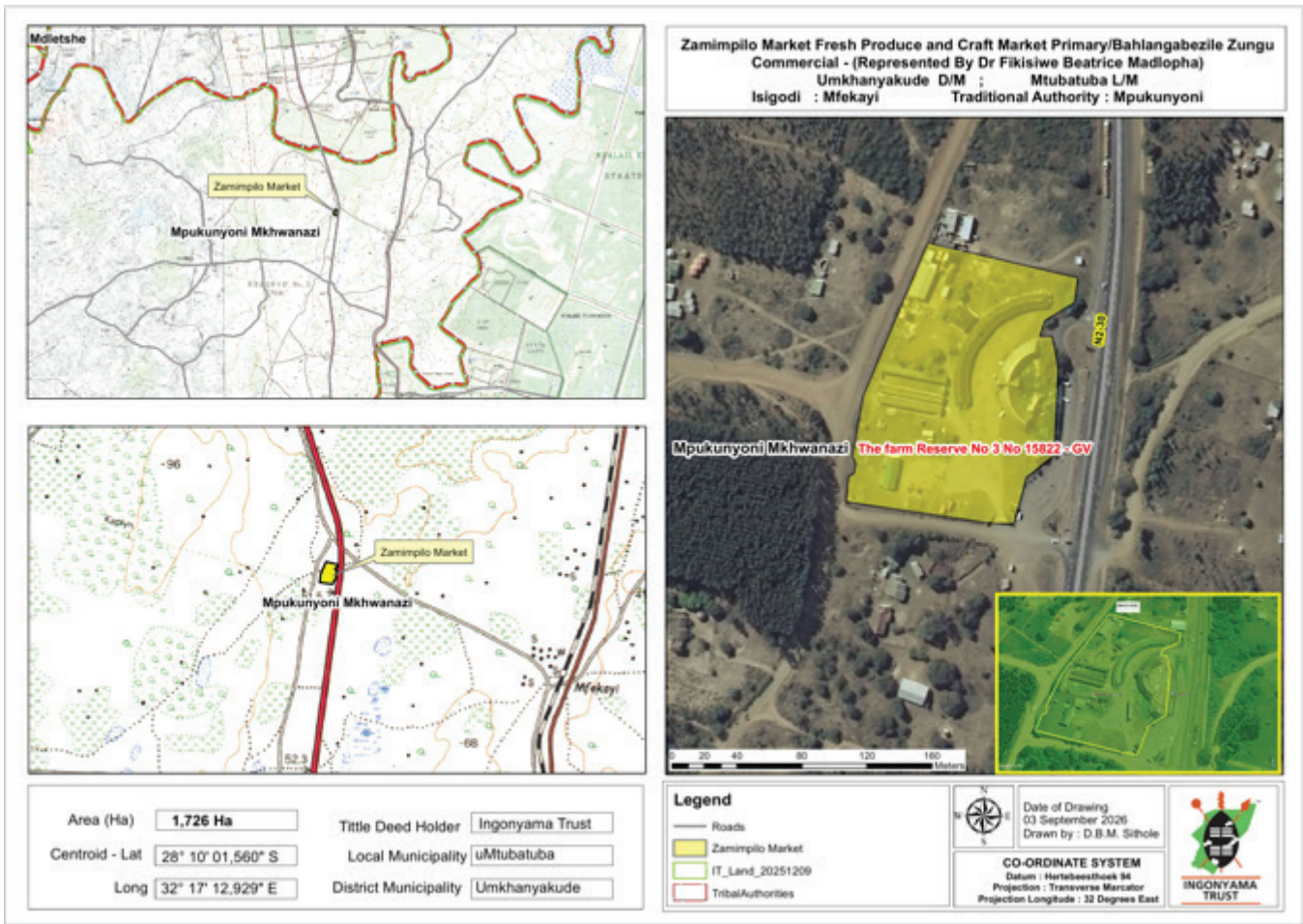


Area (Ha)	195.63	Title Deed Holder	Ingonyama Trust
Centroid - Lat	26° 56' 50,143" S	Local Municipality	Jozini
Long	32° 15' 48,674" E	District Municipality	Umkhanyakude

Sodlisizwe A1 Primary Co-operative
 Agriculture
 Umkhanyakude D/M Jozini LM
 Isigodi : Ndumo Traditional Authority: Nyawo



Legend	Date of Drawing 07 September 2026 Drawn by : AS Ngcobo	
Nyawo_T.A Ingonyama Trust Land Sodlisizwe_A1_Primary_Co-operative	CO-ORDINATE SYSTEM Datum : Hartebeesthoek 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	



8. UMZINYATHI DISTRICT MUNICIPALITY

Municipal Family: Endumeni, Msinga, Nquthu and Umvoti

Investment Positioning:

An inland rural district linking the N3 hinterland to northern KZN. Dundee and Greytown provide urban anchors, while the district's identity is shaped by agriculture, battlefields heritage, extensive traditional settlements and significant service backlogs.

Socio-Economic Profile:

- ī **Population:** Approximately 600,000.
- ī **Economic Drivers:** Agriculture, livestock farming, government services, and small-scale tourism.
- ī **Income Patterns:** High unemployment and social grant dependency.
- ī **Healthcare:** Rural clinic network supported by district hospitals.

Priority Development Opportunities:

- Livestock, leather, abattoirs and red-meat value chains.
- Cannabis/hemp where legally compliant and processing.
- Battlefields, cultural and rural experience tourism.
- Greytown and Dundee logistics, timber and service industries.
- Solar mini-grids, water infrastructure, and digital rural-service platforms.

Ingonyama Trust Land Focus:

Communal and Ingonyama Trust Land is extensive, especially in Msinga and Nquthu. The main opportunity is not generic land release but node-based enterprise that benefits existing residents, supports agriculture and improves services. Tenure, grazing, graves, cultural sites and household occupation must be mapped before layout design.

Infrastructure Availability And Site Readiness:

Regional roads connect Dundee, Nquthu, Greytown and Msinga to the N3 and N11 systems, but road condition and travel times affect competitiveness. Water and sanitation backlogs, electricity connections and broadband are central constraints. Investment should be clustered at towns, irrigation schemes, tourism routes and high-access rural nodes.

High-Impact Development Projects:

- District water-supply and sanitation schemes.
- Battlefields route and visitor-economy upgrades.
- Livestock and agriculture processing facilities.
- Greytown/Dundee industrial and logistics revitalization.

Swot Analysis:

STRENGTHS	WEAKNESSES
Cultural heritage, livestock base, strategic towns.	Infrastructure backlogs, dispersed settlements, limited investor services.
OPPORTUNITIES	THREATS
Heritage tourism, renewable energy, rural node development.	Market access costs, Soil Erosion.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

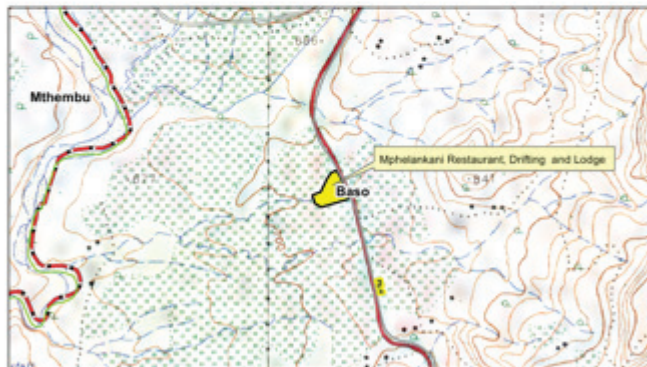
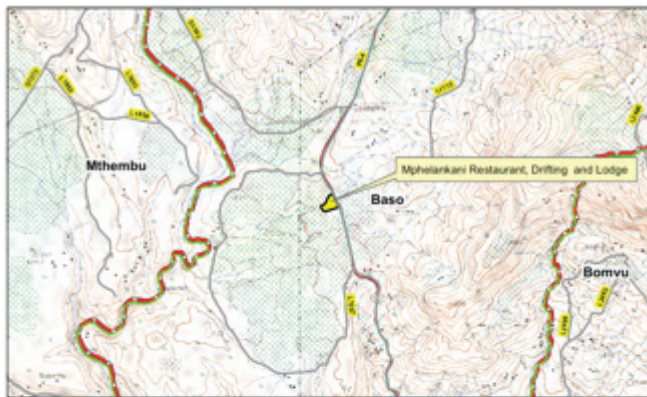
Investment Perspective:

Key Opportunities: Agricultural processing, livestock value chains, solar energy, and rural service centres.

Current And Proposed Opportunities Within The District:

The uMzinyathi District is characterised by agricultural activities, livestock farming, rural settlements, and growing commercial developments on Ingonyama Trust land. The presence of key economic nodes such as Tugela Ferry Mall has strengthened retail, service, and business activity within the district.

Investment opportunities exist in commercial agriculture, agro-processing, logistics, neighbourhood retail centres, and residential developments that support local economic growth. Additional potential lies in tourism, and community infrastructure developments. Through long-term lease opportunities, Ingonyama Trust land in uMzinyathi provides a platform for sustainable investment, job creation, and community upliftment.



Area (Ha)	4,008 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	28° 43' 1,740" S	Local Municipality	Umsinga
Long	30° 26' 26,936" E	District Municipality	Umzinyathi

Mphelankani Restaurant, Drifting and Lodge
Commercial - (Represented By Simanga Desmond Mabaso)
 Umzinyathi D/M ; Umsinga L/M
 Isigodi : Sikhaleni Traditional Authority : Mabaso



Legend		Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
Roads		CO-ORDINATE SYSTEM	
Mphelankani Restaurant, Drifting and Lodge		Datum : Hertzsprung 94	
IT_Land_20251209		Projection : Transverse Mercator	
Tribal Authorities		Projection Longitude : 30 Degrees East	



Area (Ha)	4,331 Ha	Title Deed Holder	Ingonyama Trust
Centroid - Lat	28° 45' 19,104" S	Local Municipality	Umsinga
Long	30° 26' 31,882" E	District Municipality	Umzinyathi

Umsinga Hall
Commercial - (Represented By Copper Zone 163 Pty Ltd)
 Umzinyathi D/M ; Umsinga L/M
 Isigodi : Malomini Traditional Authority : Mthembu



Legend		Date of Drawing 03 September 2026 Drawn by : D.B.M. Sithole	
Roads		CO-ORDINATE SYSTEM	
Umsinga Hall		Datum : Hertzsprung 94	
IT_Land_20251209		Projection : Transverse Mercator	
Tribal Authorities		Projection Longitude : 30 Degrees East	

9. UTHUKELA DISTRICT MUNICIPALITY

Municipal Family: Alfred Duma, Inkosi Langalibalele and Okhahlamba

Investment Positioning:

A central-western district on the N3 between Gauteng and Durban, anchored by Ladysmith and Estcourt and framed by the Drakensberg. It combines logistics, manufacturing, agriculture, tourism and substantial traditional rural areas.

Socio-Economic Profile:

- **Population:** Approximately 750,000.
- **Economic Drivers:** Tourism, logistics, agriculture, manufacturing, and government services.
- **Education:** TVET presence and access to higher education institutions in neighbouring districts.
- **Healthcare:** Regional facilities centred in Ladysmith.

Priority Development Opportunities:

- N3 Logistics, warehousing, truck services and distribution.
- Ladysmith and Estcourt industrial revitalization and supplier development.
- Drakensberg tourism, events, community-owned accommodation.
- Livestock, dairy, grain, and food processing.

Ingonyama Trust Land Focus:

Ingonyama Trust Land is material in traditional areas across the district. Opportunities include rural tourism, agriculture, service nodes and renewable-energy projects, provided that land rights, visual and heritage impacts, grazing and community benefits are resolved before commercial terms.

Infrastructure Availability And Site Readiness:

The N3 is a nationally strategic freight corridor; Ladysmith and Estcourt provide industrial, commercial and rail assets. Bulk water, wastewater, electricity reliability, local road access and governance capacity affect investment readiness. Mountain and river systems require careful climate, flood, slope and biodiversity screening.

High-Impact Development Projects:

- N3 corridor upgrades and logistics platforms.
- Ladysmith Industrial and urban regeneration.
- Drakensburg tourism-route and destination investment.
- District water and sanitation stabilization programmes.

Swot Analysis:

STRENGTHS	WEAKNESSES
N3 access, established towns, Drakensberg brand, manufacturing base.	Municipal capacity and service challenges, ageing industry.
OPPORTUNITIES	THREATS
Logistics, tourism expansion, industrialisation renewal.	Freight disruptions, governance and approval delays.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

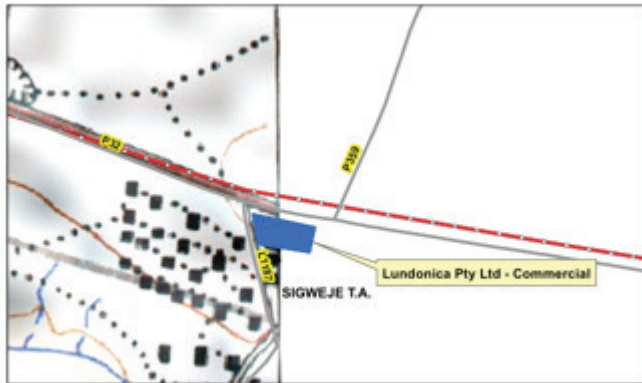
Investment Perspective:

Key Opportunities: Tourism infrastructure, logistics hubs, warehousing, and agro-processing.

Current And Proposed Opportunities Within The District:

The uThukela District offers exceptional investment opportunities on Ingonyama Trust land, supported by its strategic location along the N3 corridor and gateway position to the world-renowned Drakensberg region. Existing land uses include agriculture, tourism, hospitality, and community services, providing a strong foundation for growth.

Investors can capitalise on opportunities in agro-processing, tourism resorts, logistics facilities, renewable energy projects, and mixed-use commercial developments. With its natural beauty, strong transport connectivity, and growing economic activity, uThukela is well-positioned to attract sustainable investment that drives economic growth, creates jobs, and delivers long-term value to communities.



Area (Ha)	1.178	Title Deed Holder	Ingonyama Trust
Centroid - Lat	28° 28' 30,829" S	Local Municipality	Alfred Duma
Long	30° 14' 59,422" E	District Municipality	Uthukela

Lundonica Pty Ltd
Commercial (Shopping Centre)
Uthukela D/M Alfred Duma LM
Isigodi : Sigweje Traditional Authority: Sigweje



Legend Roads_KZN Gadi_TA Ingonyama Trust Land Getsemame_Family_Trust		Date of Drawing 03 September 2026 Drawn by : AS Ngcobo	
		CO-ORDINATE SYSTEM Datum : Harlebeesthoek 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	

10. ZULULAND DISTRICT MUNICIPALITY

Municipal Family: Ulundi, AbaQulusi, Nongoma, eDumbe and uPhongolo

Investment Positioning:

A large northern inland district with strong cultural identity, extensive traditional land, agriculture, game and nature tourism, and cross-border access toward Mpumalanga and Eswatini. Ulundi, Vryheid, Nongoma and Pongola are the principal service centres.

Socio-Economic Profile:

- ī **Population:** Approximately 950,000.
- ī **Demographics:** Predominantly rural with extensive traditional authority areas.
- ī **Economic Drivers:** Agriculture, forestry, mining, tourism, and government services.
- ī **Income Patterns:** High levels of grant dependency, particularly in rural settlements.
- ī **Healthcare:** Regional hospitals in Vryheid and Ulundi.

Priority Development Opportunities:

- Cattle, game, hides, meat, feed, veterinary, and cold-chain value chains.
- Sugar, citrus, timber, starch crops, and agro-processing around Pongola and Vryheid.
- Cultural, royal, battlefield, and conservation tourism.
- Ulundi aviation, government services, and education.
- Rural retail and digital service centres.

Ingonyama Trust Land Focus:

Ingonyama Trust Land is central to spatial and economic planning across the district. Investment should focus on community-backed projects at SDF nodes and productive landscapes, and not in a haphazard manner. Agreements need clear beneficiary identification, Traditional Council and municipal alignment, dispute processes and transparent income distribution.

Infrastructure Availability And Site Readiness:

The district is served by regional roads and Ulundi Airport, but distances to ports and major markets increase logistics costs. Water security, rural roads, electricity capacity and telecommunications need investment. Projects near Pongola, Vryheid and Ulundi generally have stronger market access, while remote communal areas require modular service solutions.

High-Impact Development Projects:

- Ulundi airport, government and tourism precinct opportunities.
- Pongola agricultural and logistics value chain.
- Vryheid industrial renewal and regional services.

Swot Analysis:

STRENGTHS	WEAKNESSES
Cultural significance, tourism assets, regional service towns.	Distance from ports, infrastructure backlogs.
OPPORTUNITIES	THREATS
Cultural tourism, aviation-linked services, game economy.	Road deterioration, limited project preparation.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

Key Opportunities: Forestry industries, agri-processing, tourism, renewable energy, and land development partnerships on Ingonyama Trust land.

Current And Proposed Opportunities Within The District:

The Zululand District offers compelling investment opportunities on Ingonyama Trust land, anchored by established economic activities in retail and agriculture, educational facilities, mining, tourism, conservation, and rural enterprise. The presence of major operations such as Zululand Anthracite Colliery (ZAC) and surrounding agricultural activities provides a strong foundation for investment in mining support services, logistics, industrial parks, and agro-processing developments. Renowned attractions including, the historic battlefields region, and the rich cultural heritage of the Zulu Kingdom create significant opportunities for eco-tourism, hospitality, and heritage tourism investments.

Additional growth potential exists in commercial retail nodes, residential developments, and community infrastructure that supports expanding economic activity. With its strategic location, abundant natural resources, and extensive land availability, the Zululand District presents investors with an opportunity to partner with the Ingonyama Trust in unlocking sustainable growth, creating employment, and delivering lasting value to local communities.



Area (Ha) 1,611 Title Deed Holder Ingonyama Trust
 Centroid - Lat 28° 16' 49,878" S Local Municipality Ulundi
 Long 31° 25' 43,218" E District Municipality Zululand

Amangwane Shopping Centre
 Commercial
 Zululand D/M Ulundi LM
 Isigodi : Ulundi Traditional Authority; Mpungose

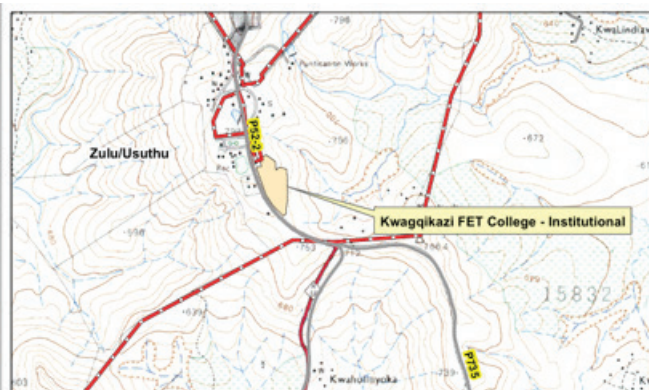


Legend
 Roads_KZN
 Mpungose_TA
 Ingonyama Trust Land
 Amangwane_Shopping_Centre

Date of Drawing 07 September 2026
 Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
 Datum : Hartebeesthoek 94
 Projection : Transverse Mercator
 Projection Longitude : 32 Degrees East

INGONYAMA TRUST



Area (Ha) 12,057 Title Deed Holder Ingonyama Trust
 Centroid - Lat 27° 55' 48,575" S Local Municipality Zululand
 Long 31° 39' 2,177" E District Municipality Nongoma

Kwagqikazi FET College & Kwagqikazi FET College
 Institutional
 Zululand D/M Nongoma LM
 Isigodi : Lindizwe Traditional Authority; Zulu/Usuthu

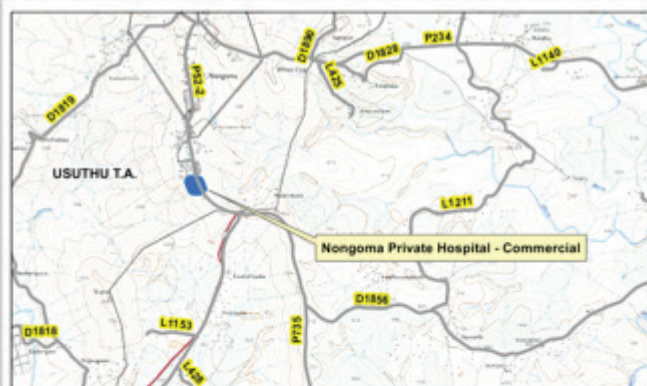


Legend
 Roads_KZN
 Usuthu_TA
 Ingonyama Trust Land
 Kwagqikazi_FET_College

Date of Drawing 03 September 2026
 Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
 Datum : Hartebeesthoek 94
 Projection : Transverse Mercator
 Projection Longitude : 32 Degrees East

INGONYAMA TRUST



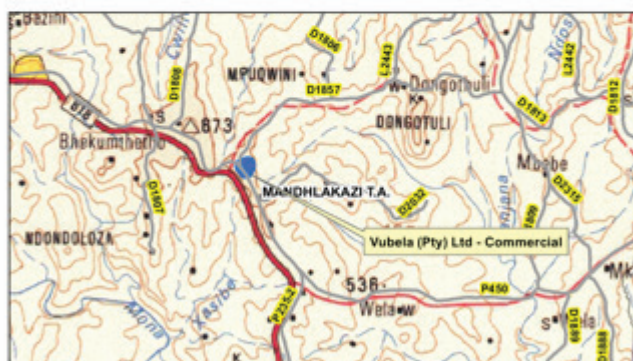
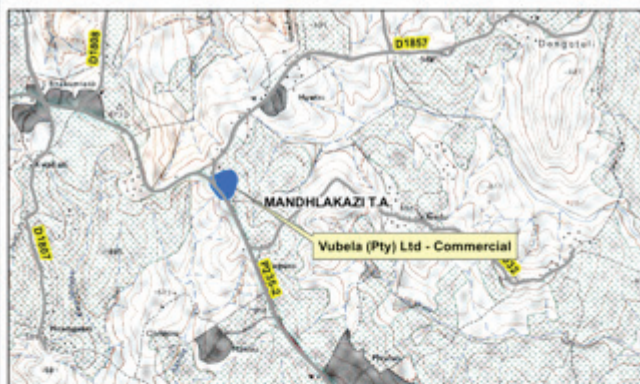


Area (Ha)	41.89	Title Deed Holder	Ingonyama Trust
Centroid - Lat	28° 16' 46.929" S	Local Municipality	Ulundi
Long	31° 25' 52.786" E	District Municipality	Zululand

Mpungose Community Development Trust
Commercial
Zululand D/M Ulundi LM
Isigodi : Ulundi Traditional Authority; Mpungose



Legend	Date of Drawing 07 September 2026 Drawn by : AS Ngcobo	
- Roads_KZN - Mpungose_TA - Ingonyama Trust Land - Mpungose_Community_Development_Trust	CO-ORDINATE SYSTEM Datum : Harborsbook 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	



Area (Ha)	2.465	Title Deed Holder	Ingonyama Trust
Centroid - Lat	27° 57' 0.653" S	Local Municipality	Nongoma
Long	31° 50' 28.168" E	District Municipality	Zululand

Vubela (Pty) Ltd
Commercial - Convenience Centre
Zululand D/M Nongoma LM
Isigodi : Nansi/ Mpuqweni Traditional Authority; Mandlakazi



Legend	Date of Drawing 07 September 2026 Drawn by : AS Ngcobo	
- Roads_KZN - Mandlakazi_TA - Vubela_Pty_Ltd	CO-ORDINATE SYSTEM Datum : Harborsbook 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	

11. ETHEKWINI METROPOLITAN MUNICIPALITY

Municipal Family: Single metropolitan municipality with urban, peri-urban and traditional authority areas.

Investment Positioning:

KZN's primary metropolitan economy, home to the Port of Durban, King Shaka International Airport, major logistics corridors, advanced services, manufacturing, tourism and a large consumer market. The metro also includes substantial rural and traditional-settlement areas.

Socio-Economic Profile:

- ï **Population:** Approximately 4.2 to 4.5 million residents, making eThekweni the largest municipality in KwaZulu-Natal and one of the largest urban economies in South Africa.
- ï **Demographic Trends:** Sustained population growth driven by rural-urban migration, international migration, and natural population increase. The metro has a youthful labour force and rapidly expanding peri-urban settlements.
- ï **Economic Growth Drivers:** Logistics, manufacturing, finance, tourism, information technology, automotive production, property development, trade, construction, healthcare, and business services.
- ï **Household Income:** eThekweni has the largest consumer market in KwaZulu-Natal, with strong middle-income and upper-income segments. However, significant income inequality persists between affluent urban areas and historically disadvantaged communities.
- ï **Education:** Home to the University of KwaZulu-Natal, Durban University of Technology, Mangosuthu University of Technology, numerous private higher education institutions, and multiple TVET colleges, providing one of the strongest skills ecosystems in South Africa.
- ï **Healthcare:** Extensive healthcare network including public tertiary hospitals, specialist medical facilities, private hospitals, and advanced research institutions. eThekweni serves as the healthcare referral centre for much of KwaZulu-Natal.

Priority Development Opportunities:

- Port, back-of-port and freight logistics modernization.
- Aerotropolis, airport logistics, trade, commercial and light industrial development.
- Inner-city township economy.
- Rural tourism, agriculture, and planned service nodes on community land.

Ingonyama Trust Land Focus:

Ingonyama Trust and traditional land occurs mainly in the metro's outer areas. Its development potential is significant but must be aligned to the SDF, urban development line, public-transport strategy, environmental system and bulk-service affordability. Community consent and benefit models are essential, especially where logistics, housing or commercial pressure is high.

Infrastructure Availability And Site Readiness:

The metro has KZN's deepest infrastructure base: port, airport, national roads, rail, public transport, electricity, water, sanitation and fibre. It also faces severe congestion, flood exposure, ageing assets, wastewater and water-security pressures, and unequal service access. Site selection must be based on current, written capacity confirmation rather than network proximity alone.

High-Impact Development Projects:

- Port of Durban and freight-corridor programmes.
- Aerotropolis and airport-region development.
- Catalytic housing and mixed-use precincts.
- Public transport, water, sanitation and climate resilience investments.

Swot Analysis:

STRENGTHS	WEAKNESSES
Port and airport, diversified skills and services, investment institutions.	Congestion, infrastructure damage and backlogs, complex approvals.
OPPORTUNITIES	THREATS
Trade growth, urban regeneration, township economy.	Flood and coastal climate risk, social instability.

Commercial Structuring Guidance:

- Use phased land options or conditional leases tied to approvals and bulk-service milestones.
- Ring-fence community benefits in enforceable agreements with transparent reporting and dispute resolution.
- Create project-specific special-purpose vehicles only after rights, governance, tax, procurement and funding advice.
- Require climate-risk, maintenance and lifecycle-cost provisions, not only construction funding.

Investment Perspective:

Although eThekweni Metropolitan Municipality contains relatively limited Ingonyama Trust land compared to rural districts such as King Cetshwayo, Zululand, uMkhanyakude, and iLembe, its proximity to traditional authority areas located along the metropolitan periphery creates significant opportunities for strategic land development partnerships. The greatest value of Ingonyama Trust land in relation to eThekweni lies not within the established urban core, but within the rapidly urbanising northern, western, and outer-peripheral growth corridors that interface with neighbouring traditional communities.

Key Opportunities: As the economic engine of KwaZulu-Natal, eThekweni experiences continuous demand for:

- Industrial land.
- Affordable housing.
- Commercial development sites.
- Logistics and warehousing facilities.
- Social infrastructure.
- Renewable energy projects.
- Mixed-use urban expansion.

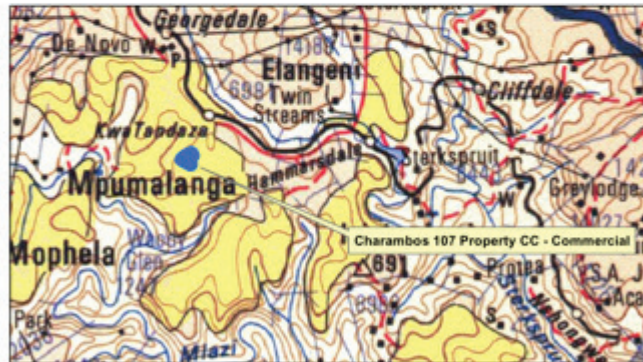
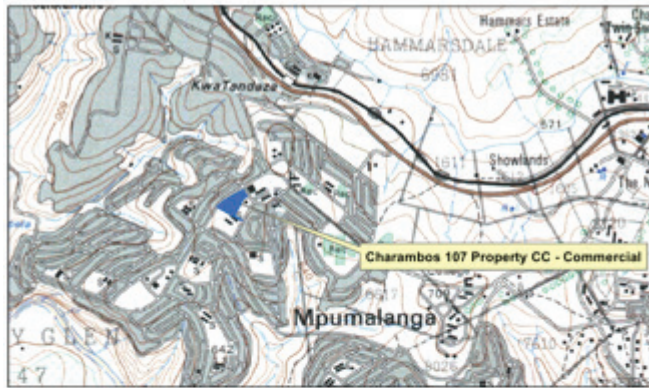
These development pressures increasingly extend beyond conventional urban boundaries toward adjacent traditional authority areas, creating opportunities for Ingonyama Trust land to support metropolitan growth while retaining communal ownership.

Current And Proposed Opportunities Within The District:

eThekweni Metro has witnessed large-scale Fuel and Retail developments on Ingonyama Trust land, as outlined in the mapping below. These developments are situated across various parts of the municipal area and serve the broader community through employment creation, improved access to services, and other ancillary benefits.

Investment potential within eThekweni Metro remains extensive, underpinned by existing transport infrastructure, international trade gateways, established consumer markets, and a skilled labour force. The municipal area presents further opportunities in logistics hubs, business parks, student accommodation, healthcare precincts, tourism developments, and large-scale retail centres catering to the expanding peri-urban markets. The municipality's extensive coastline further supports opportunities within the hospitality sector, marine-related industries, recreation, and blue-economy investments.

Through long-term lease arrangements on Ingonyama Trust land, investors can secure strategically located development sites while contributing to sustainable economic growth, job creation, and community empowerment.

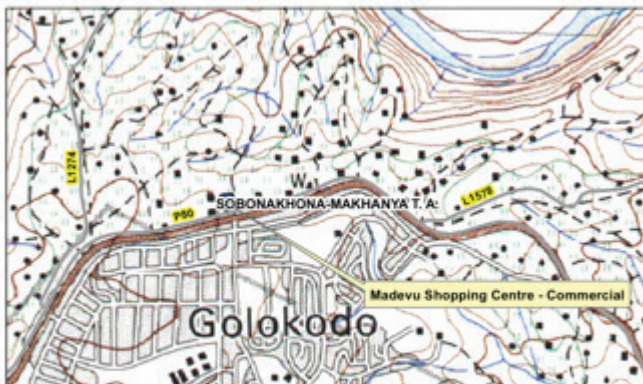


Area (Ha)	2.533	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 48' 19.635" S	Local Municipality	Ethekwini
Long	30° 37' 5.963" E	District Municipality	Ethekwini

Charambos 107 Property CC
Commercial
Ethekwini D/M Ethekwini LM
Isigodi : Hammarsdale Traditional Authority: N/A



Legend		Date of Drawing 07 September 2026 Drawn by : AS Ngcobo	
Ingonyama Trust Land		CO-ORDINATE SYSTEM Datum : Hartbeesthoek 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	
Charambos_107_Property_cc			

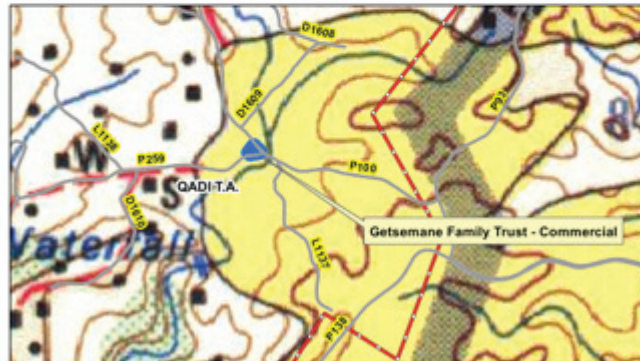
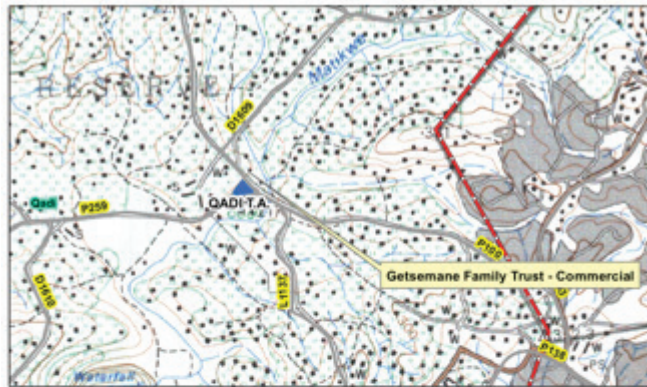


Area (SqM)	2732	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 59' 7.964" S	Local Municipality	Ethekwini
Long	30° 49' 15.061" E	District Municipality	Ethekwini

Madevu Shopping Centre
Commercial - Boxer(Folweni)
Ethekwini D/M Ethekwini LM
Isigodi : Folweni Traditional Authority: Makhanya/Sobonakhona



Legend		Date of Drawing 07 September 2026 Drawn by : AS Ngcobo	
Roads_KZN		CO-ORDINATE SYSTEM Datum : Hartbeesthoek 94 Projection : Transverse Mercator Projection Longitude : 32 Degrees East	
Ingonyama Trust Land			
Madevu_Shopping_Centre			



Area (Ha)	1.0153	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 41' 16.776" S	Local Municipality	Ethekwini
Long	30° 54' 50.307" E	District Municipality	Ethekwini

Getsemane Family Trust
Commercial (Shopping Centre & Petrol Station)
Ethekwini D/M Ethekwini LM
Isigodi : Phola Mlshi Traditional Authority: Qadi



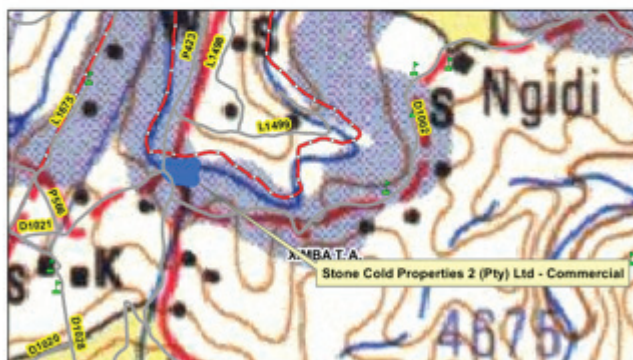
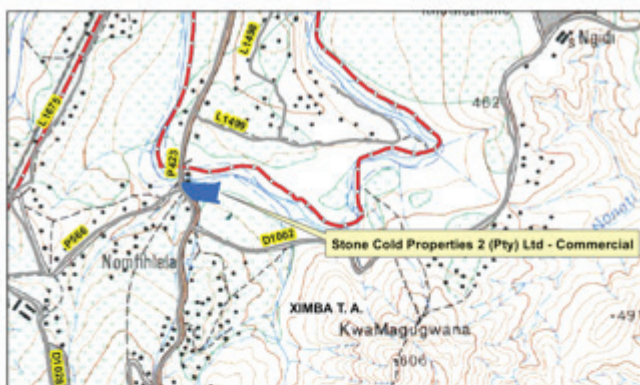
Legend

- Roads_KZN
- Qadi_TA
- Getsemane_Family_Trust



Date of Drawing
03 September 2026
Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
Datum : Harlebeesthoek 84
Projection : Transverse Mercator
Projection Longitude : 32 Degrees East



Area (Ha)	2.271	Title Deed Holder	Ingonyama Trust
Centroid - Lat	29° 39' 44.303" S	Local Municipality	Ethekwini
Long	30° 38' 15.037" E	District Municipality	Ethekwini

Stone Cold Properties 2 (Pty) Ltd
Commercial (Shopping Centre)
Ethekwini D/M Ethekwini LM
Isigodi : Kwaximba Traditional Authority: Ximba



Legend

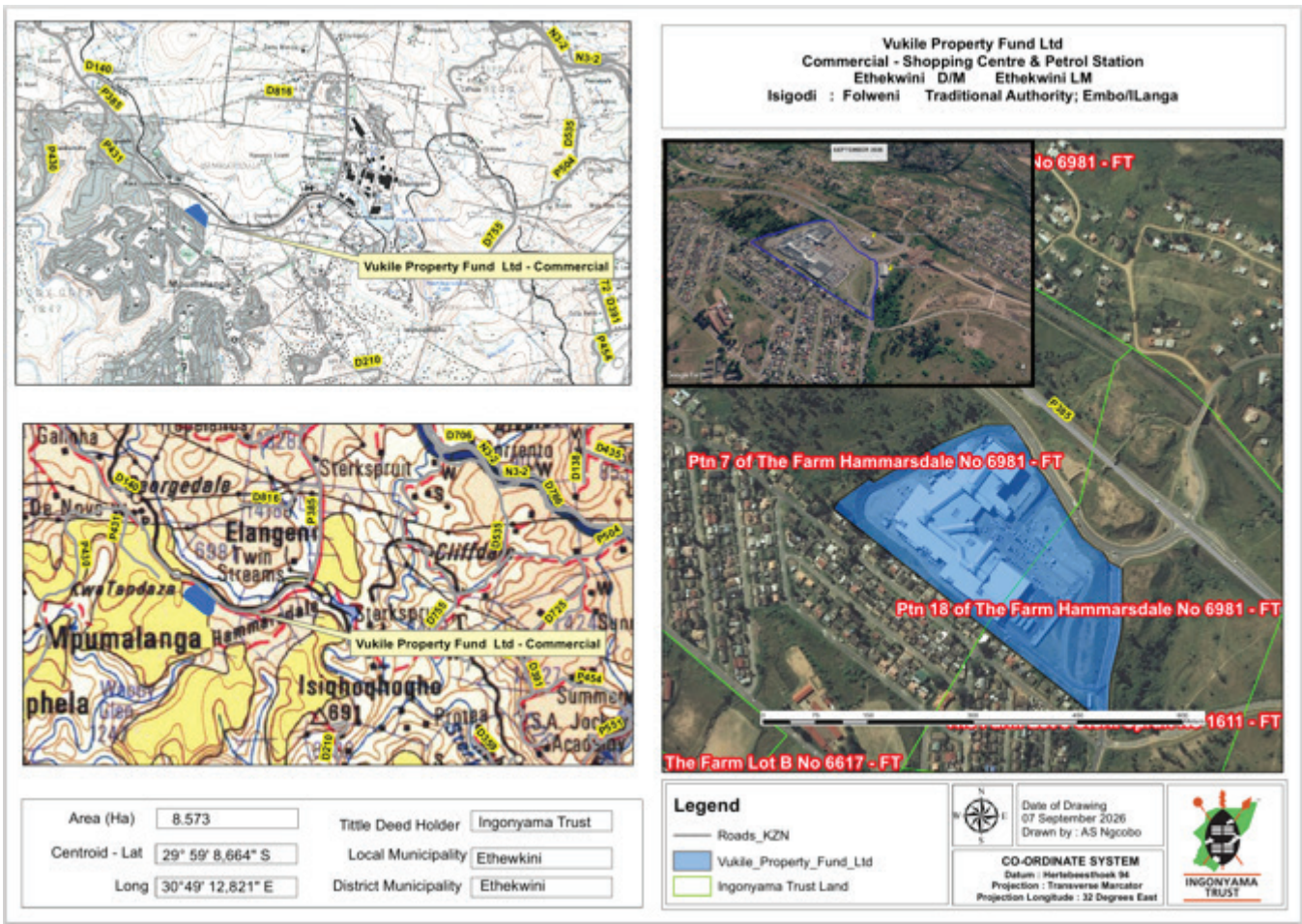
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- Roads_KZN
- Stone_Cold_Properties_2_(Pty)_Ltd
- Ingonyama Trust Land



Date of Drawing
03 September 2026
Drawn by : AS Ngcobo

CO-ORDINATE SYSTEM
Datum : Harlebeesthoek 84
Projection : Transverse Mercator
Projection Longitude : 32 Degrees East





12. CONCLUSION

KwaZulu-Natal presents a diverse and compelling pipeline of land development and investment opportunities across its municipal districts, spanning agriculture, tourism, logistics, manufacturing, renewable energy, housing and agro-processing. Ingonyama Trust land is strategically positioned to support inclusive economic growth while enabling communities to retain ownership of their land and participate in its long-term benefits.

Through structured partnerships with the Ingonyama Trust, Traditional Councils, municipalities and private investors, suitable land can be responsibly unlocked for productive development. Investors can access opportunities ranging from long-term lease arrangements and commercial developments to community-based tourism ventures, agricultural enterprises and infrastructure projects.

The availability of major transport corridors, ports, airports, towns, natural resources and established economic nodes strengthens the investment case across the province. Although infrastructure backlogs, land-use complexities and service-delivery constraints remain, these challenges also create significant opportunities for investors to bring capital, innovation and sustainable development solutions.

Ingonyama Trust is open for business and invites credible investors to partner in unlocking the economic potential of its land for inclusive, sustainable and transformative growth across KwaZulu-Natal.