

## North Coast in development boom

KZN and Durban in particular is fast becoming the global gateway to Africa as the [Dube Tradeport](#) and new Kin Shaka airport reach completion.

The province has the highest export propensity, as well as the highest level of industrialisation in the country, second only Gauteng in terms of its percentage contribution to South Africa's GDP.

And as the ports of Durban and Richard's Bay handle nearly 80% of South Africa's cargo tonnage, business infrastructure needs to be developed to facilitate this industrial boom.

Imbonini Industrial Park is perfectly situated to facilitate this expansion.

Boasting a fantastic location with huge security benefits for owners and occupants, it straddles the rail link between South Africa's largest harbours at Durban and Richard's Bay and has frontage on both the R102 and N2 freeways.

"Where else can you do business 10 minutes from a major international airport and 500m from a national freeway?" asks Paul Izzard of Imbonini.

The developers of Imbonini place great emphasis on protecting the environment and investors in this sophisticated industrial park are required to meet certain architectural design guidelines in line with the environmental and green principles of the developers.

Wetland systems and conservation areas will be rehabilitated during development forming natural green 'lungs' and the sustainability of these areas will be controlled by an environmental officer appointed by the developers.

Power is also not a concern for owners buying into the development as a substation has been built within Imbonini Park to anticipate and supply power to the Development.

This substation offers no restrictions for up to 50 MVA for industries requiring medium to high power supply - so power is a problem.

Local investors, represented by Paul Izzard and Ed Peen, both of Index Property Services and Amber Dawn Development have facilitated the development together with their listed, UK-based property-investment partner.

With Phase 1 already completed and 80% sold, the development plays an instrumental role in aiding the expansion of the KZN economy. It is anticipated that the balance of this phase will sell out in 2009.

Through demand, the developers are gearing up to start the civils (ROD pending) on Phase 2. With a total platform area of 450,000sqm, it will be double the size of Phase 1.

There will be a four-lane access road off the R102 and a bridge over the railway line allowing for development of individual serviced sites with engineered platforms right up to the N2 freeway.

"With land at almost half the price of most other industrial parks in Durban, Imbonini is certainly a great investment opportunity.

"The area promises excellent growth in the future," says Izzard.



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