

## TSHWANE TEXTILE AND CLOTHING HUB: LOCALITY ANALYSIS

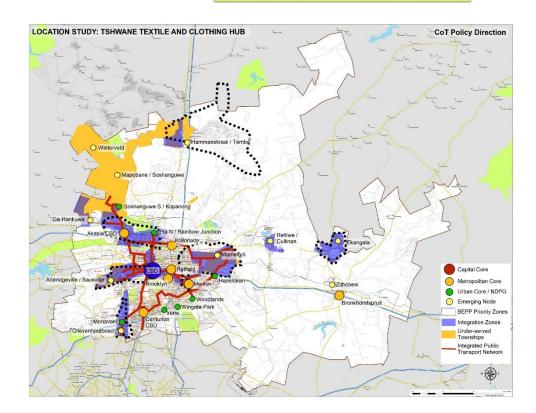
## **SNIPPETS FROM THE STUDY**

# PHASE 2: REGIONAL SCALE ANALYSIS (1) Most Desirable Investment Areas (Policy) (2) Most Desirable Catchment Areas (Market) (3) Preliminary Site Selection (3 alternatives) Potential alternative sites for suitability assessment PHASE 3: SITE IDENTIFICATION ANALYSIS (1) Macro Level: Catchment, Influence Area, Regional Access, Site Administration, etc. (2) Micro Level: Viability, Accessibility, Traffic, Physical Site Dynamics, etc. Detailed assessment of most desirable site PHASE 4: SITE-SPECIFIC BEST USE ANALYSIS

(1) Market factors: property indicators, vacancy and

(3) Administration and development rights

growth rates, etc.
(2) Land use analysis



### PROJECT DETAILS

Project Name : Location Study for Tshwane Textile and Clothing Hub

Client : Tshwane Economic Development Agency

Project by : Akanya Development Solutions

### PROJECT DESCRIPTION

The Tshwane Economic Development Agency (TEDA) has identified an opportunity to establish a Textile and Clothing Hub (TCHub) in the City of Tshwane with a specific focus on the cotton value chain, but also possibly other textiles.

At the time of project inception, a feasibility study had been completed, establishing the viability of the TCHub. The next step towards the establishment of the TCHub was to identify a suitable site. In order to enhance the economic feasibility of the project, and also ensure the policy objectives are achieved, it was necessary to undertake a comprehensive locality analysis to firstly identify the most suitable site and to secondly assess the market and economic feasibility of the site

The project consisted of four phases:

- Phase 1: Formulation of location criteria, where location criteria on various scales were identified including policy-level, market-specific and site suitability criteria
- Phase 2: Market Assessment, during which preferred spatial investment areas were identified at a city-wide scale, with suitable alternative sites in each investment area
- Phase 3: Site Identification and Analysis, which comprised a detailed analysis of the top alternative site
- Phase 4: Locality Report, in which the most suitable site was unpacked in terms of a site-specific suitability analysis, and best use recommendations as well as site development readiness recommendations were made.

### **PROJECT OUTCOME**

The recommended site was accepted by the client.