

Subject: DUC Lot 5.7 Project: Seeking Developers, Investors & Members to Get Involved

Dear DUC Members,

As part of the Executive Committee's ongoing efforts to future-proof the Durban Undersea Club, we are now moving into the next phase of investigating the potential development of Lot 5.7

Lot 5.6 currently accommodates our surf skis, SUPs and fishing skis, boats and wash bay facilities.

We are presently on a month-to-month lease with the property owners, and there is a possibility that we could lose access to the site should it be developed within the next 3 to 5 years.

At the 2025 AGM, members were presented with initial feasibility concepts exploring what a potential development could look like.

The initial concepts proved overly ambitious, and after numerous revisions, we now have concept plans that we feel are achievable. Included in these plans are:

- Basement area – to accommodate 20 secure ski boat parking bays
- Ground floor area – to accommodate combined 600 surf skis, SUPs and fishing skis, swimming pool and dive pool, dive center and ablutions
- First floor area – to accommodate 72 parking bays and office
- Second floor – 1053 m2 office space and 22 parking bays

These concepts are ambitious, and there are significant financial and practical considerations involved. Initial construction estimates were approximately R60 million. The QS work has now been completed and approved, and we are ready to investigate whether there is a financially viable way forward.

The next phase is to develop a comprehensive business and financial model to determine the feasibility of the project and its potential impact on the Club.

We are therefore looking for any DUC members who may be able to assist with:

- Property development and project management
- Investment and development partnerships
- Business plan development
- Funding and investment strategy
- Construction, or related professional expertise

We are also particularly interested in hearing from potential developers or investors who may be interested in exploring the opportunity with the Club.

At this stage, there is no commitment to proceed with the development. The purpose of this phase is to establish whether the project is financially and practically viable. If a feasible way forward is identified, the Executive Committee will call an SGM to present the findings and seek further input from members. If the project is not viable, it will not proceed.

If you have relevant experience, expertise, professional connections, or would simply like to become involved in helping us investigate this opportunity, please contact **secretary@duc.co.za** and cc **chair@duc.co.za**.

This is an important opportunity to help us consider how we can protect and future-proof the Club and its facilities for generations of DUC members to come.

Thank you to everyone who has already contributed to the work undertaken so far.

Kind regards,
DUC Executive Committee