

DEVELOPMENT OPPORTUNITY

7HA RESI/RETAIL DEVELOPMENT
OPPORTUNITY

CARLETONVILLE



CNR CORONATION & GRUNDLING STREET, CARLETONVILLE EXT 9

The Opportunity

Erf Size: 7.6546ha

Zoning approval & original township establishment for ± 50 Res
1 stands

Stand sizes of $\pm 1000\text{m}^2$

Some services in place

Letter of intent from major retailer for proposed retail
development on site

INDEX

PROPERTY IMAGES.....	3
PROPERTY IMAGES.....	4
EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS.....	5
GENERAL INFORMATION.....	6
LOCALITY DESCRIPTION.....	7
PROPERTY DESCRIPTION.....	9
PROPOSED LAYOUT PLANS.....	11
SUPPLEMENT INFORMATION.....	14
ZONING INFORMATION.....	18
SURVEYOR GENERAL DIAGRAM.....	20

Property Images

Note: Boundary lines (where applicable) are not drawn to scale and are included for illustrative purposes only.



Property Images

Note: Boundary lines (where applicable) are not drawn to scale and are included for illustrative purposes only.



Executive Summary & Key Investment Highlights

Street Address:	Cnr of Grundling St and Coronation St - Carletonville Ext 9, Gauteng
GPS Coordinates:	-26.361831, 27.374257
Registered Land Size:	7.6546 ha
Zoning:	'Residential 1' - See zoning confirmation attached to this brochure
Assessment Rates:	To be verified
Topography:	The subject property appears to be generally level with no distinct slope. The site is currently vacant and thus regarded as generally unimproved and is mostly covered in various grasses, shrubs and trees
Services:	See from page 10 for full details Municipal bulk services (excluding electricity) in place - seller supplied. Status of services availability and connection has to be confirmed.
Improvements:	See from page 10 for full details Apart from some of the installed bulk services (seller supplied) there are no improvements, permanent or otherwise, on the property. The property has been the subject a township establishment (see "Supplementary Documentation" from page 15) and zoning approval for ± 50 'residential 1' stands, each ± 1000m ² in size (seller supplied). More recently, the south-eastern corner of the site has been the subject of a market study/development proposal for a retail centre with an approximate total GLA of 3 860m ² . See extracts of the letter of intent from a major retailer as the anchor tenant attached to this brochure (see "Supplementary Documentation" from page 14) and the proposed building plans for the retail centre (see "Proposed layout plans" from page 11). Full copies are available and will be made available upon request thereof.
Occupation:	The property will be sold with vacant occupation upon registration of transfer.
Key Investment Highlights:	Prime 7,6546ha site with excellent retail and residential development potential Zoning approval & original township establishment for ± 50 residential 1 stands, each ± 1000m ² in size (seller supplied) Some bulk services in place Letter of intent from major retailer for proposed retail development on site Located in a middle to upper middle income area in the western suburbs of Carletonville.

By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.

General Information

Title Deed Information

Title Deed Number	T111317/2015
Registered Owner	Green Willows Prop 55 Pty Ltd
VAT Registration Status	The Seller appears to be a registered VAT vendor
Title Deed Descriptions	Ptn 156 Erf 4510, Carletonville Ext 9
Registered Land Sizes	7.6546 ha
Title Deed Conditions	A copy of Title Deed is on hand and will be made available to bona fide potential purchasers upon receipt.
Servitudes & Endorsements	To be verified

Municipality Information

Municipality	Merafong City Local Municipality
Rates	To be confirmed

Zoning Information

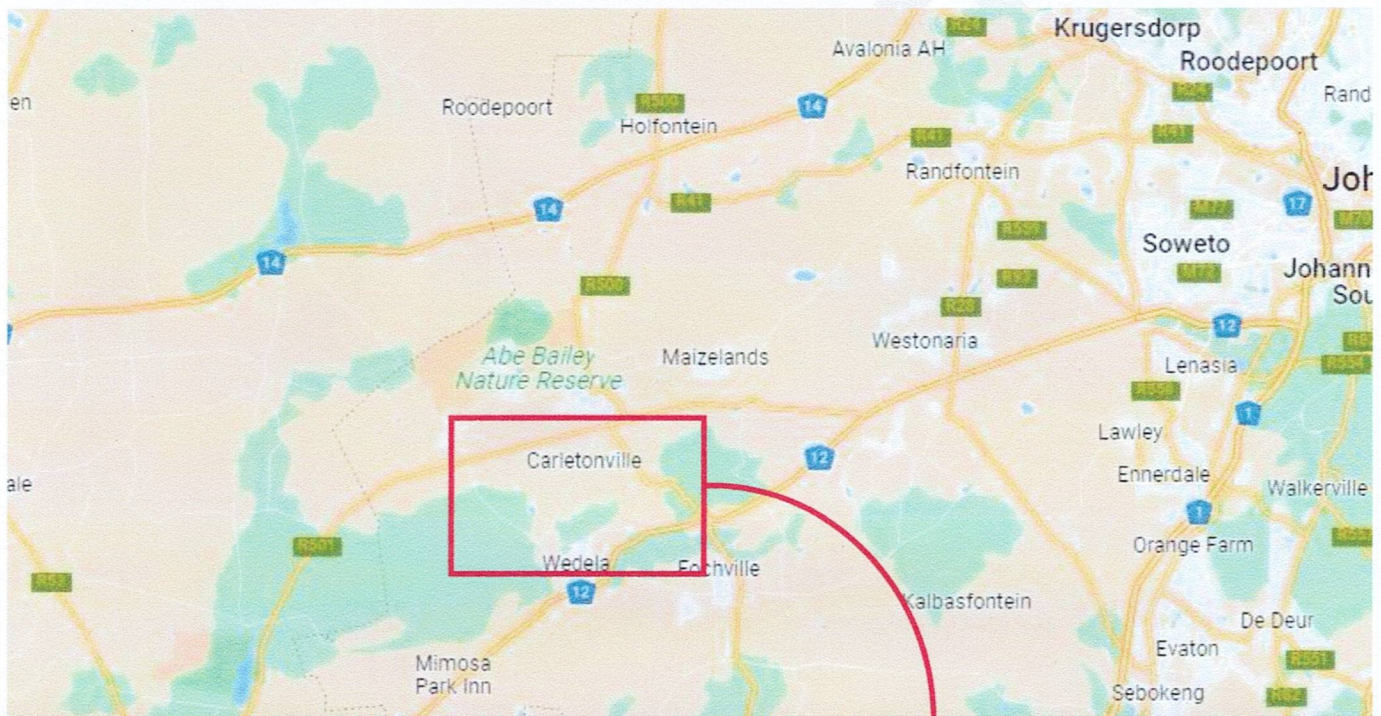
Zoning	'Residential 1' - see zoning certificate attached to this brochure.
Permitted Uses (per current scheme¹)	"Dwelling house, guest house"
Coverage Restriction	50%
Height Restriction	Three (3) storeys
Density	To be verified
Floor Area Ratio	1,2
Building lines	Street boundary: 5 meters, rear boundary: 2 meters, side boundary: 2 meters
Parking Requirements	As per by-law/scheme ¹

¹ Merafong City Local Municipality Spatial Planning and Land Use Management By-Law, 2016 & Carletonville Town Planning Scheme, 1993

Locality Information

Macro Locality

The subject property is situated in the established suburb of Carletonville which is at the seat of the Merafong City Local Municipality in the West Rand District in Gauteng. The site offers excellent accessibility and visibility, covering half of a CBD block with triple-road frontage onto Osmium Street, Ada Street and Emerald Street in the heart of the Carletonville Central Business District. In addition, the site offers ease of access to the nearby R500 (Annan Road), a primary regional arterial road transgressing the town, extending further to provide access to the N14 highway (north), as well as the N12 highway (south). This connects the site to the greater North-West and Gauteng regions, with ease of access to towns such as Potchefstroom and Krugersdorp. The site is connected to all services with ease of access to all general amenities in and around the town centre. GPS coordinates for the site are as follows: -26.361831, 27.37425



Locality Information

Micro Locality



Property Description

Approximate Boundaries & Site Layout



Invasive Alien Plants

We are unaware of any Invasive Alien Plants on the property. By bidding on this property, the purchaser acknowledges that he has acquainted himself with the extent and the nature of the property he is buying and that he accepts the property as such, including the vegetation on the property.

Land Restitution Claims

We are not aware of any restitution claims currently lodged over the property.

Property Description

Topography The subject property appears to be generally level with no distinctive slope. The site is a vacant site and thus regarded to be generally unimproved and is mostly covered in various grasses shrubs and trees.

Development Proposal The property has been the subject a township establishment (see "Supplementary Documentation" from page 15) and zoning approval for ± 50 'residential 1' stands, each ± 1000m² in size. More recently, the southeastern corner of the site has been the subject of a market study/development proposal for a retail centre with an approximate total GLA of 3 860m². See extracts of the letter of intent from a major retailer as the anchor tenant attached to this brochure (see "Supplementary Documentation" from page 14) and the proposed building plans for the retail centre (see "Proposed layout plans" from page 11). Full copies are available and will be made available upon request thereof.

Improvements Apart from some of the installed bulk services (seller supplied) there are no improvements, permanent or otherwise, on the property

Geotechnical A geotechnical report has been conducted on the s and will be made available upon request thereof.

Services Municipal bulk services (excluding electricity) in place - seller supplied.
The status of service connections should however be confirmed.

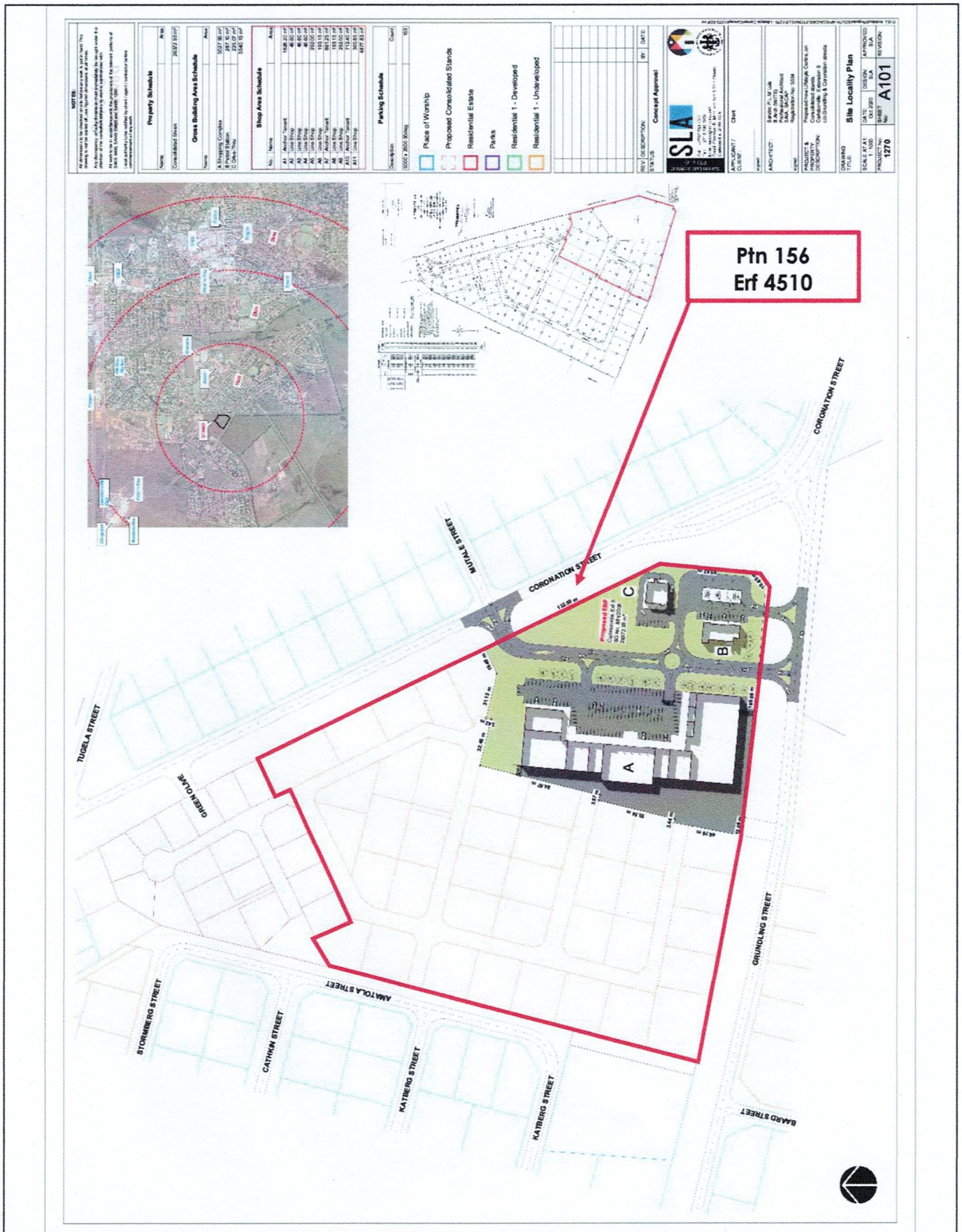
Access Access to or egress from the site appears to be limited from Grundling St, Coronation St and Amatola St only.

Perimeter The property is unbound along the street fronts and enclosed from adjacent properties by means of brick or precast concrete walls.

Occupation The property will be sold with vacant occupation upon registration of transfer.

By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.

Proposed Layout Plans



Proposed Layout Plans



NOTES:
 1. All dimensions are in meters unless otherwise stated.
 2. The site is shown as a greenway and is not to be developed.
 3. Any discrepancy of the proposed plan and the actual site plan shall be resolved by the local council.
 4. The site is shown as a greenway and is not to be developed.
 5. All dimensions are in meters unless otherwise stated.
 6. The site is shown as a greenway and is not to be developed.
 7. All dimensions are in meters unless otherwise stated.
 8. The site is shown as a greenway and is not to be developed.
 9. All dimensions are in meters unless otherwise stated.
 10. The site is shown as a greenway and is not to be developed.

Property Schedule

Name	Area
Consolidated Site	20372.51 m ²

Ones Building Area Schedule

Name	Area
A Shopping Complex	6227.96 m ²
B Parking Station	287.10 m ²
C Link Shop	646.15 m ²

Shop Area Schedule

No.	Name	Area
A1	Anchor Tenant	138.20 m ²
A2	Link Shop	46.80 m ²
A3	Link Shop	46.80 m ²
A4	Link Shop	46.80 m ²
A5	Link Shop	46.80 m ²
A6	Link Shop	46.80 m ²
A7	Link Shop	46.80 m ²
A8	Link Shop	46.80 m ²
A9	Link Shop	46.80 m ²
A10	Link Shop	46.80 m ²
A11	Link Shop	46.80 m ²

Parking Schedule

Store/Block	Code
5000 L 2655 Bldg	BS1

REV: DESCRIPTION: Concept Approval
 BY: DATE:

SLA
 1000 Lakeshore Blvd. E.
 Suite 1000
 Toronto, ON M5G 1S7
 Tel: (416) 491-1111
 Fax: (416) 491-1112
 www.slacorp.com

ARCHITECT:
 Studio P.L.M. Ltd.
 1000 Lakeshore Blvd. E.
 Suite 1000
 Toronto, ON M5G 1S7
 Tel: (416) 491-1111
 Fax: (416) 491-1112
 www.studioplml.com

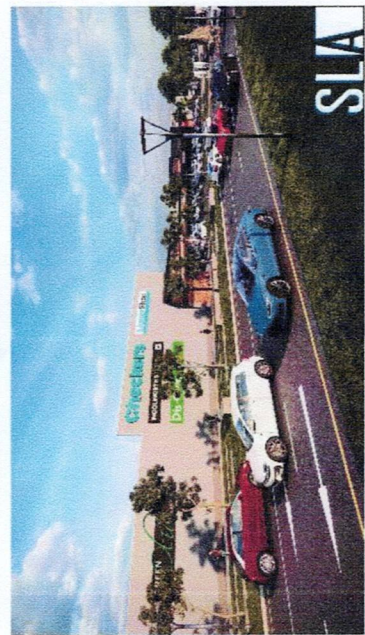
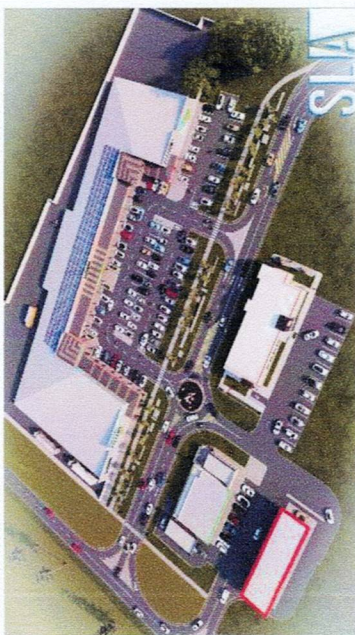
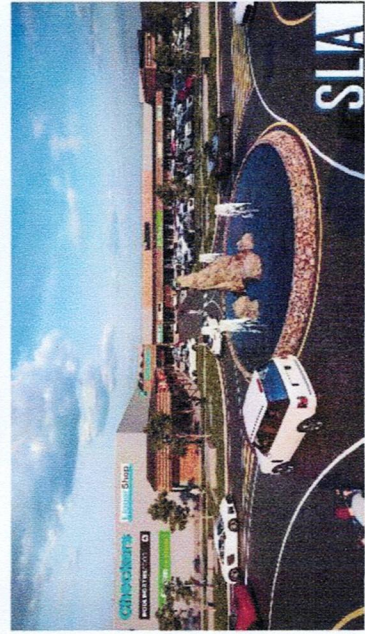
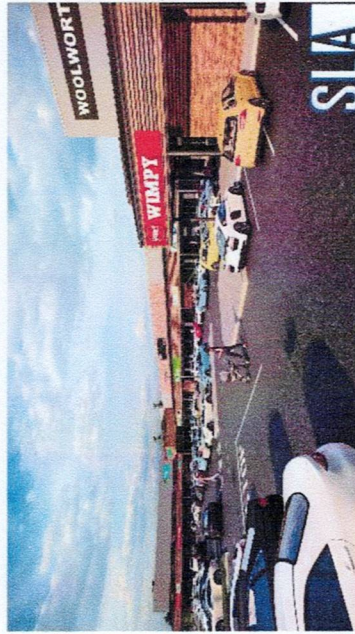
PROJECT & PROPERTY DESCRIPTION:
 7 HA RESI/RETAIL DEVELOPMENT OPPORTUNITY AT CARLETONVILLE
 CONSULTANT'S ADDRESS:
 1000 Lakeshore Blvd. E.
 Suite 1000
 Toronto, ON M5G 1S7

CLIENT:
 Applicant / Client

Site Development Plan
 SCALE: 1:500
 DATE: 01/20/2020
 SHEET: 12 OF 12
 PROJECT NO: 1770
 DRAWING NO: A102

Proposed Layout Plans

NOTES:
 1. All dimensions are in feet. The proposed layout plan is based on the site plan and is subject to change. The proposed layout plan is based on the site plan and is subject to change. The proposed layout plan is based on the site plan and is subject to change.



NO. / DESCRIPTION:	REV. / DATE:
1 / 01/2020	1 / 01/2020
General Approval	
 	
PROJECT: 7 HA RESI/RETAIL DEVELOPMENT OPPORTUNITY CARLETONVILLE LOCATION: 10000 S. 100th Ave., Carletonville, GA 30134 CLIENT:	
ARCHITECT:	Studio Hill LLC 10000 S. 100th Ave., Suite 100 Carletonville, GA 30134 Phone: 770.338.1111 Email: info@studiohill.com
LANDSCAPE:	Project: 7 HA RESI/RETAIL DEVELOPMENT OPPORTUNITY CARLETONVILLE Location: 10000 S. 100th Ave., Carletonville, GA 30134 Client:
DESIGNER:	Project: 7 HA RESI/RETAIL DEVELOPMENT OPPORTUNITY CARLETONVILLE Location: 10000 S. 100th Ave., Carletonville, GA 30134 Client:
DATE:	01/2020
SCALE:	AS SHOWN
PROJECT NO.:	1270
DESIGNER:	Artist Impressions
DATE:	01/2020
SCALE:	AS SHOWN
PROJECT NO.:	A103
DESIGNER:	Artist Impressions

Supplementary Information

Proposed Retail Development: Letter of Intent



REG. NO. 1929/001817/07 (PTY) LTD

PROPERTY DIVISION

REGIONAL OFFICE: NORTH

BUILDING NO.2,
100 BRAKFOONTEIN ROAD,
LOUWLRDIA EXT. 25,
CENTURION, 0046,
PRIVATE BAG X51,
HALFWAY HOUSE, 1685
SOUTH AFRICA
TEL: 27 (0) 12 621 2001
FAX: 27 (0) 12 621 2010

Ref: ldr/NV/let/intent/2022/RE

28 January 2022

Green Olive Shopping Centre

Email:

Attention:

Dear

Re: Proposed Retail Development – Green Olive Shopping Centre, Gauteng Province

We refer to the above and your email of even date.

We herewith wish to record our possible interest to participate in the proposed Green Olive Shopping Centre with a Checkers supermarket of approximately 3,000m². Our participation would be subject to our standard suspensive conditions, a positive market survey supporting our participation in the proposed development, mutually acceptable terms and conditions being agreed upon and the written approval of our Board being obtained.

We would further wish to register our interest with the participation of a Checkers LiquorShop measuring between 200m² and 250m² (to be located next to the supermarket entrance) and a Petshop Science measuring approximately 120m².

We would appreciate a formal rental proposal, plans of the Centre and the available space in .pdf- and .dwg formats for further consideration once you are in a position to deliver same.

We trust you find the above in order and assure you of our co-operation at all time.

Sincerely,

Shoprite Checkers (Pty) Ltd

**Business Development Manager
Shoprite Checkers Properties**

Tel :
Cell :
E-mail :



MEMBER OF SHOPRITE GROUP
AFRICA

REGISTERED OFFICE: CNR WILLIAM DABBS STREET & OLD PAARL ROAD, PO BOX 215, BRACKENFELL, 7561, SOUTH

TEL: +27 (0) 21 980-4000 www.shopriteholdings.co.za

DIRECTORS: P C ENGELBRECHT (CEO), J V R BRÖNN, A DE BRUYN, D S COHN, P G DU PREEZ, G FRITZ, A B GARDENER, B HARISUNKER,
W J HUNLUN, N M MOOLMAN, J H PIENAAR, N L SCHREUDER, Z A SIBIYA

Registered Credit Provider : Reg. no. CP 93

Registered Financial Service Provider : Reg. no. 7732

Supplementary Information

Sewer Layout Plan



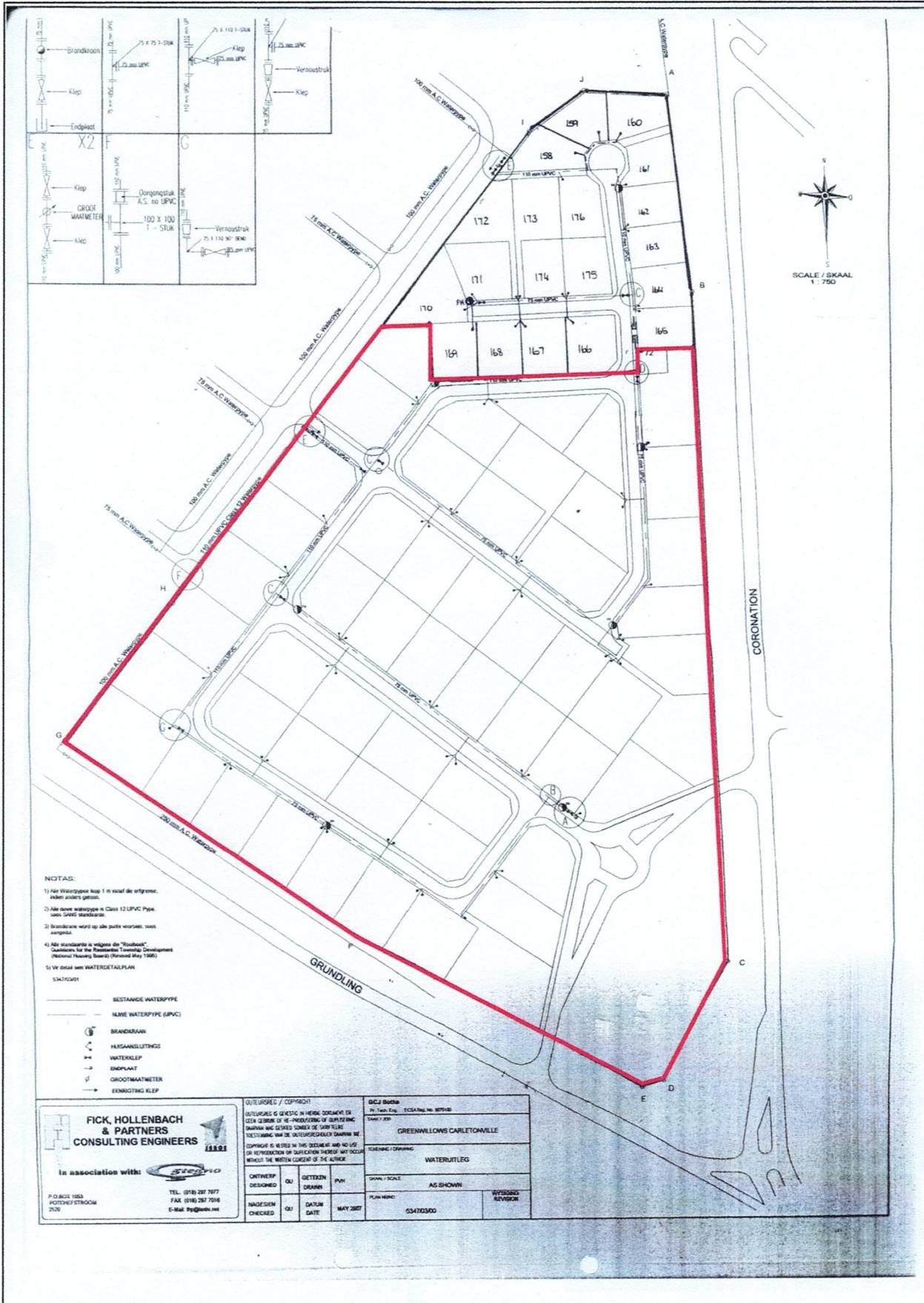
Supplementary Information

Stormwater Layout Plan

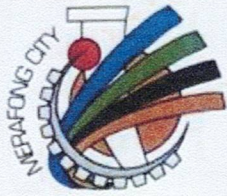


Supplementary Information

Water Layout Plan



Zoning Information



MERA FONG CITY LOCAL MUNICIPALITY

P.O. BOX 3, CARLETONVILLE, 2500 – TEL: (018) 788 9500, FAX: (018) 786 1105

www.merafong.co.za

Ref:
15/4/1/6- (G. Wakefield)

7 November 2022

To Whom it may Concern

ZONING CERTIFICATE: PORTION 180 TO 230 OF ERF 4510, CARLETONVILLE

EXTENSION 9:

Excerpt from the Merafong Land Use Management Document 2020:

USE ZONE	NOTATION AS SHOWN ON THE A- SERIES OF THE MAP	USES PERMITTED WITHOUT CONSENT	USES PERMITTED WITH WRITTEN CONSENT	USES NOT PERMITTED
RESIDENTIAL 1	SEE MAP	DWELLING HOUSE, GUEST HOUSE	COMMUNE, DWELLING HOUSE OFFICE, PLACE OF PUBLIC WORSHIP, INFORMAL STRUCTURE, SECOND DWELLING UNIT, HOME ENTERPRISE	USES NOT UNDER 3, 4 AND 5

BUILDING LINES:

Street boundary 5 metres
Rear boundary 2 metres
Side boundary 2 metres

HEIGHT:

3 storeys

COVERAGE:

50%

Zoning Information

FAR:

1,2

PARKING:

As per land use.

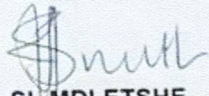
AND

PORTION 178 AND 179, CARLETONVILLE EXTENSION 9.

Private Open Space

This certificate shall not be construed as permitting the owner to use the property in any way contrary to any restrictive conditions of title or any Act.

Yours faithfully



SL MDLETSHE
ACTING MUNICIPAL MANAGER

Surveyor General Diagram

SG No: 3002/2012

ONDERVERDELIGS DIAGRAM **OFFICE COPY**

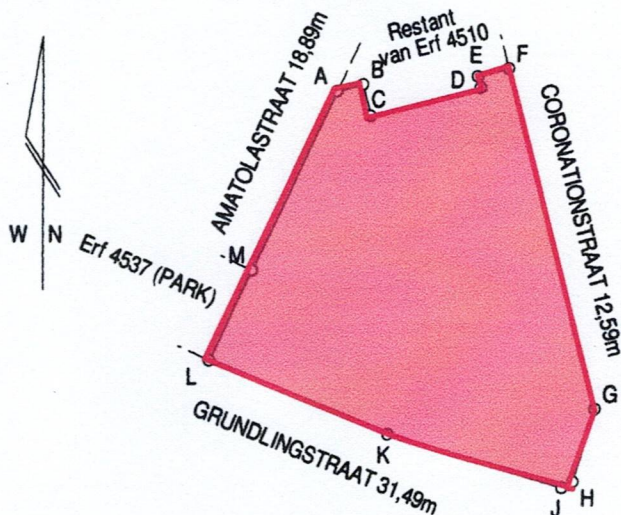
SYE Meter	RIGTINGS- HOEKE	Koordinate Y Stelsel: WG 27° X		L.G. No.
	Konstantes:	± 0,00	± 0,00	3002/2012
AB	23,51	255 31 20	A -37 280,06	+2 916 813,96
BC	28,00	345 31 20	B -37 302,82	+2 916 808,08
CD	100,23	255 31 20	C -37 309,82	+2 916 835,19
DE	9,96	165 32 30	D -37 406,87	+2 916 810,14
EF	28,00	255 32 30	E -37 404,38	+2 916 800,50
FG	304,16	345 32 30	F -37 431,50	+2 916 793,51
GH	65,82	16 35 10	G -37 507,43	+2 917 088,04
HJ	11,11	61 38 40	H -37 488,64	+2 917 151,13
JK	160,56	106 35 00	J -37 478,87	+2 917 156,40
KL	168,25	112 11 40	K -37 324,98	+2 917 110,57
LM	86,55	205 27 10	L -37 169,20	+2 917 047,01
MA	171,51	205 25 50	M -37 206,40	+2 916 968,86
	(223) KRUG 56	Δ	-37 512,63	+2 913 019,40
	(103) WONDERFONTEIN	Δ	-36 848,22	+2 910 153,67

Goedgekeur
[Signature]
nms.
LANDMETER-
GENERAAL
2012-08-03

Ordonnansie 15
van 1986
Artikel 92
Plan en Sertifikaat

Beskrywing van bakens

A,B,C,D,E,F,G,H,J,K,L,M : 12mm Round Iron Peg



Die figuur **ABCDEFGHIJKLMA** Skaal 1:5000
stel voor **7,6546** hektaar grond, synde
Gedeelte 156 van Erf 4510
geleë in die Dorp **CARLETONVILLE UITBREIDING 9**

Provinsie: Gauteng
Opgemeet in Augustus 2007 en Julie 2011 deur my

[Signature]
N.J. ROSSOUW
Professionele Landmeter
Registrasienuommer PLS 0531

Ten volle onderverdeel vide Algemene Plan L.G.No.3004 /2012

Hierdie diagram is geheg aan	Die oorspronklike diagram is	Lêer ERWE
No. :	L.G. No. : A4954/1986	M.S. : 1175 /2012
ged.	Transport No. T77199/2006	A.P. S.G. No. : A1203/1963
t.g.v.		Komp. : IQ3B - 23B/D
Registrateur van Aktes Pretoria		IQ3BC
		T.M. : 2683