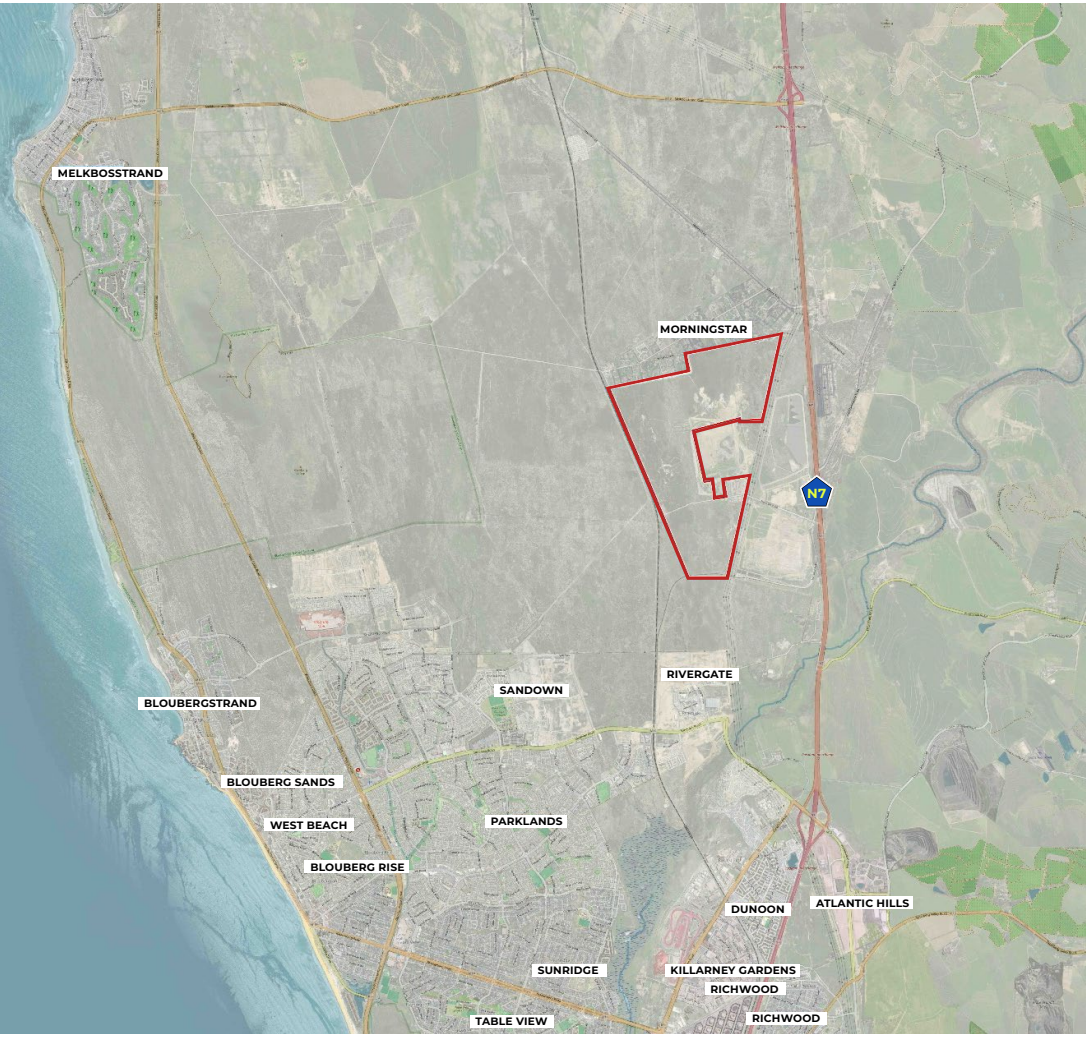
UYOGA



Frankendale Risk Industrial Development | Private Sale

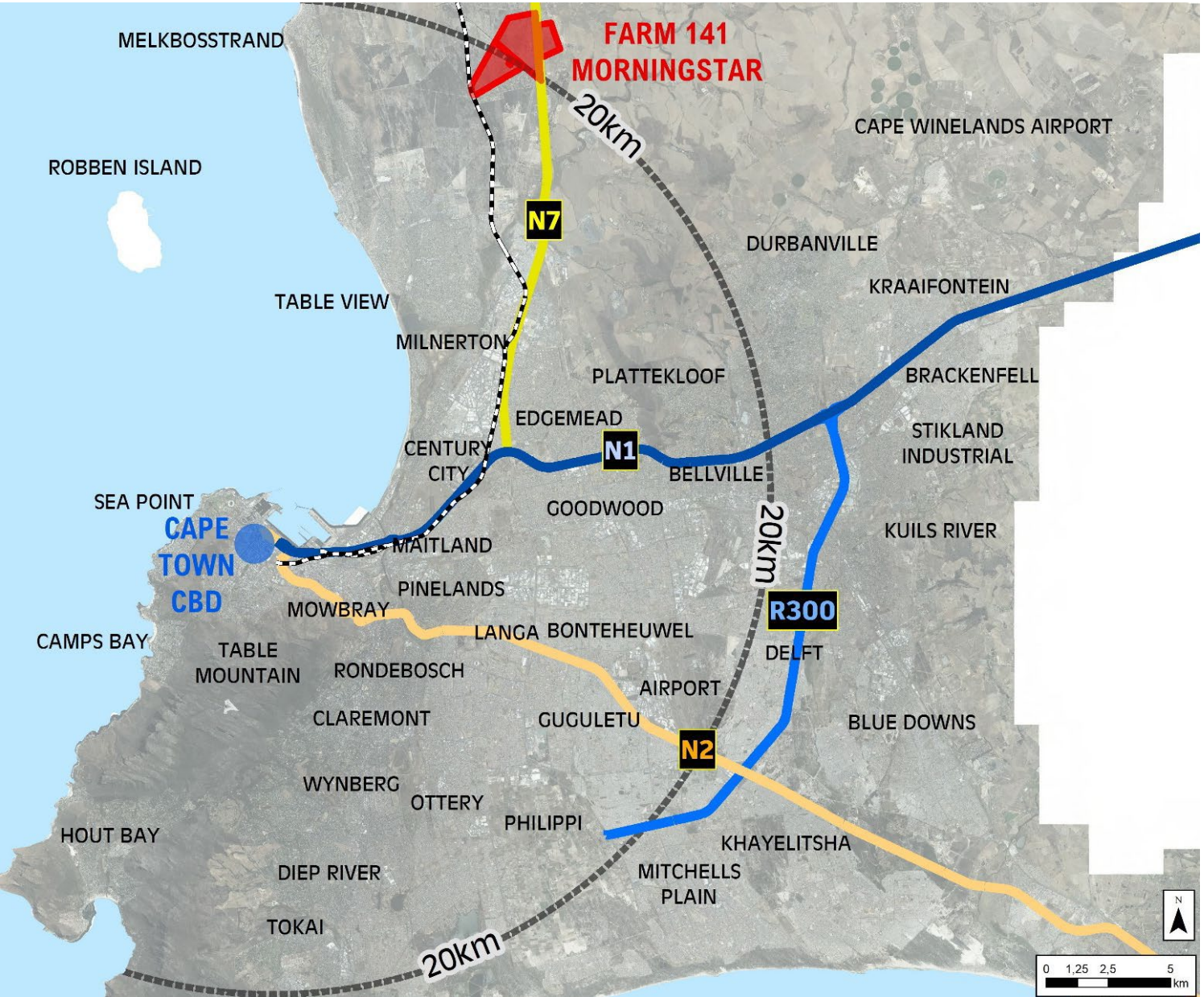
R1 500 000 000

North of Cape Town CBD, Western Cape

PROJECT OVERVIEW

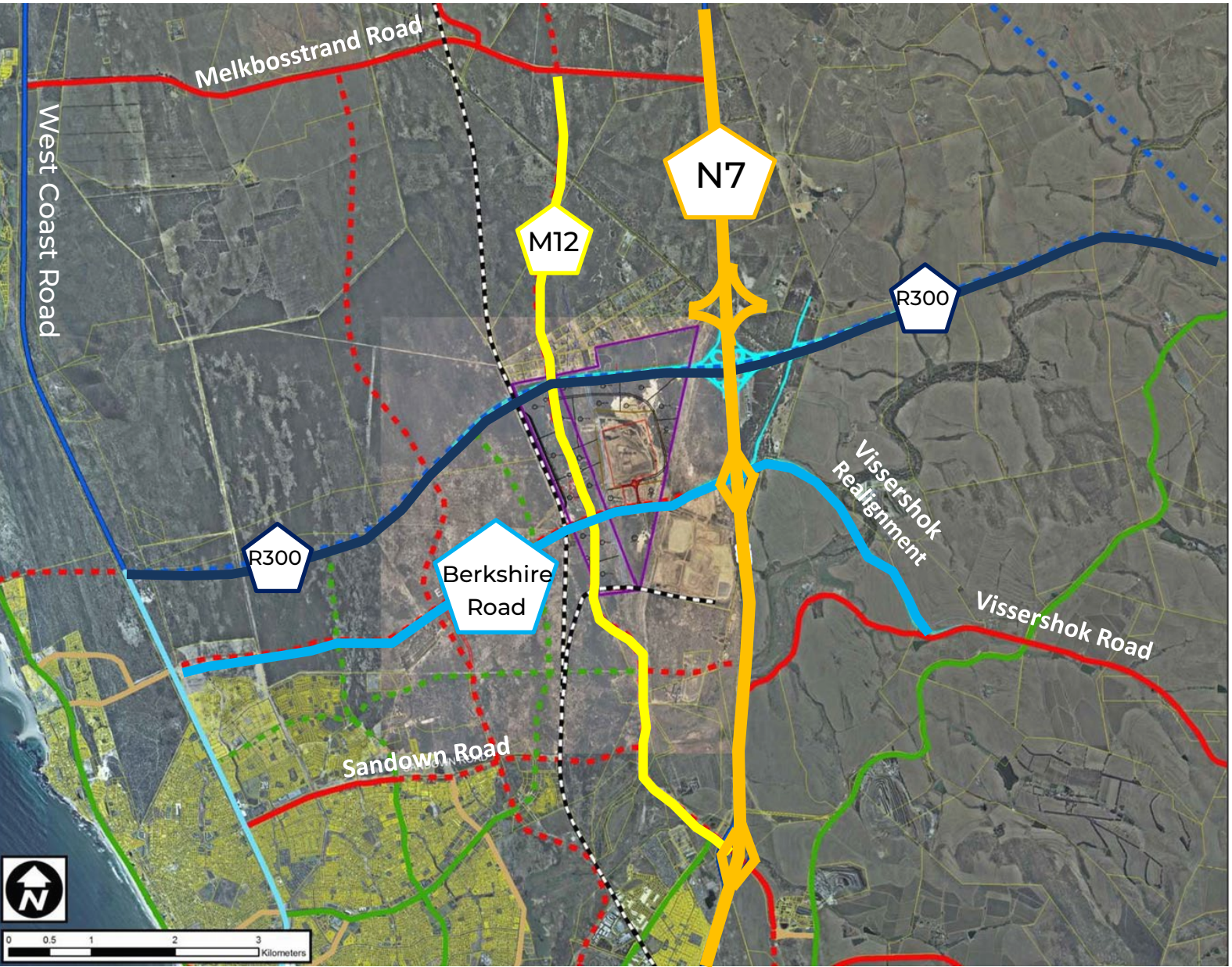
1. PROJECT LOCATION

METROPOLITAN CONTEXT





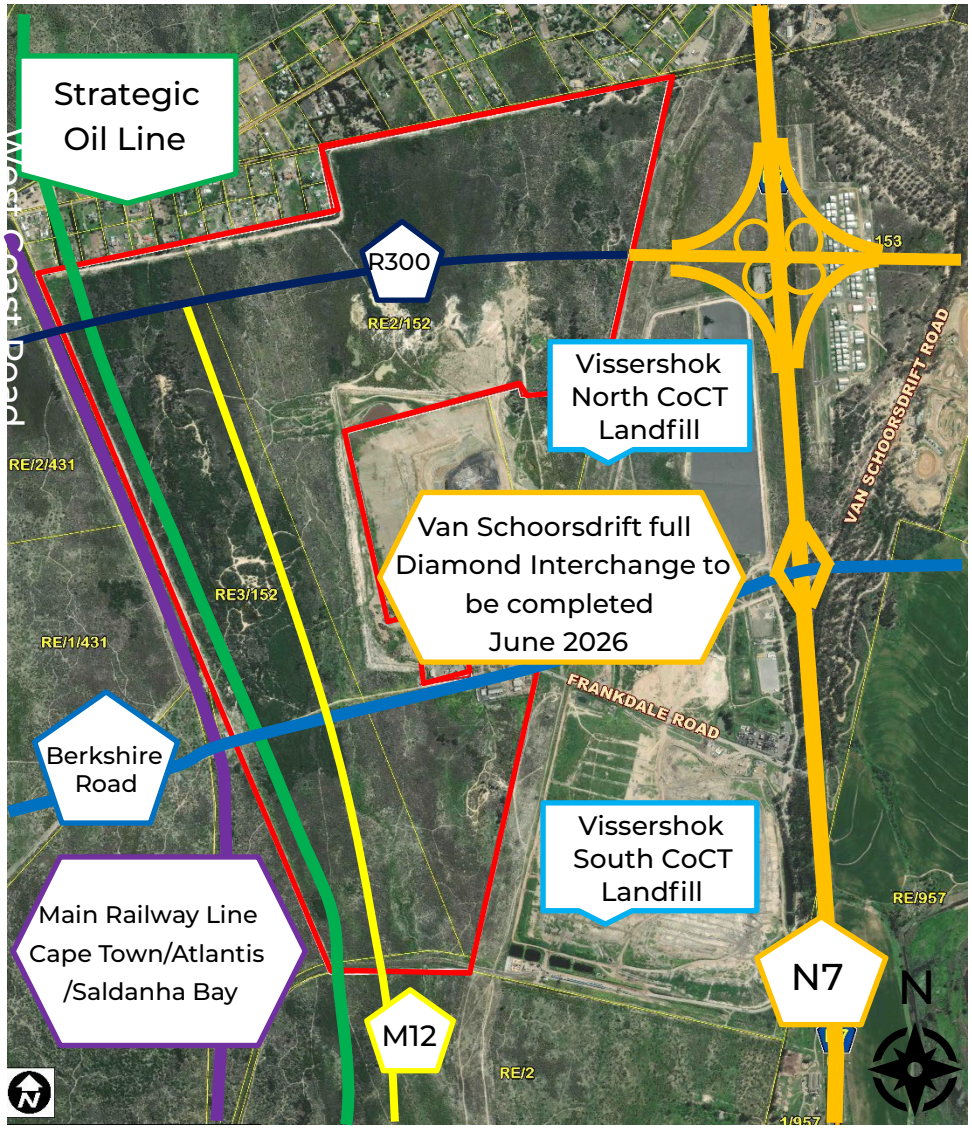
REGIONAL CONTEXT



- N7
- M12
- R300
- Berkshire
- Vissershok Realignment

2. THE SITE'S CONTEXT

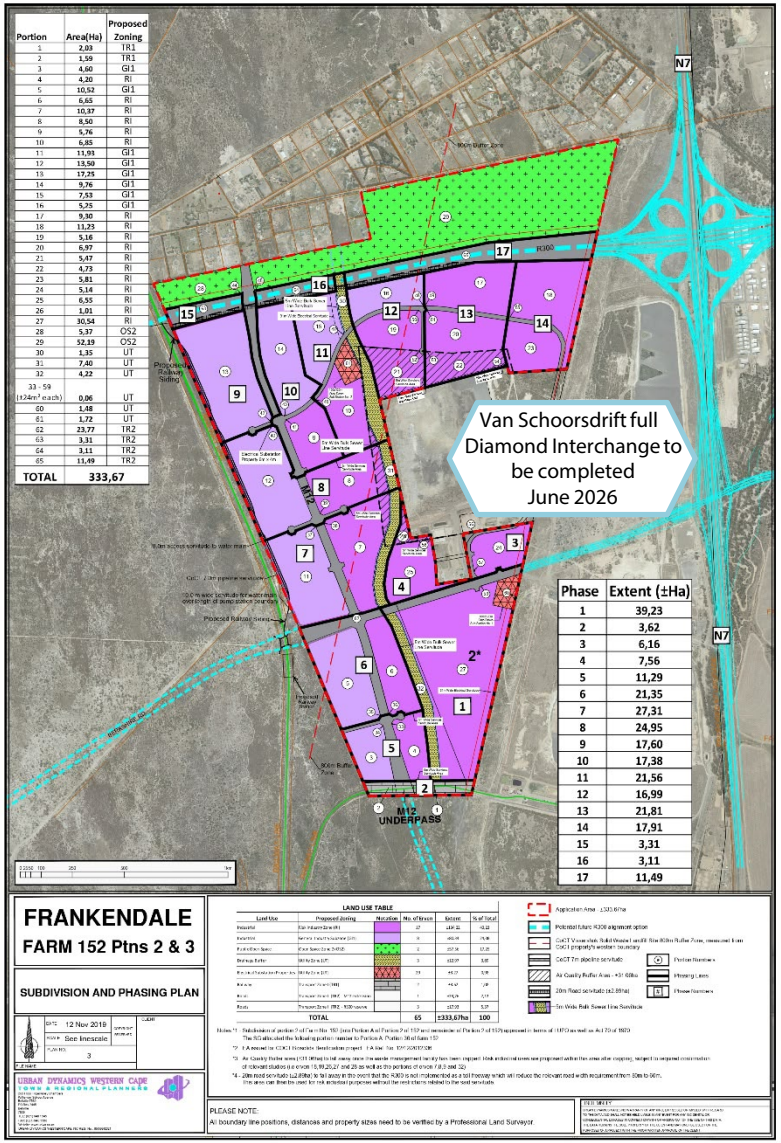
LOCAL CONTEXT



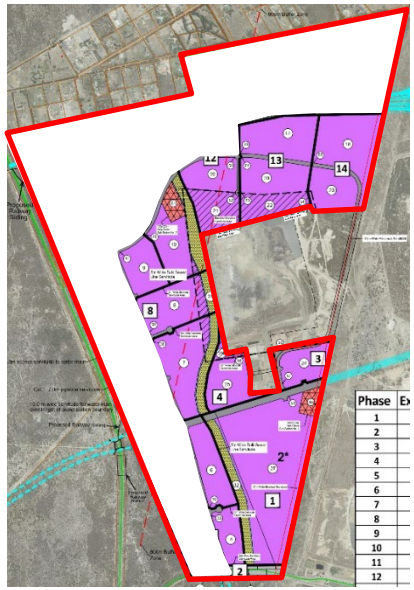
- Located 20km north of the Cape Town CBD.
- Situated directly west of the N7 National Road and the City of Cape Town's Vissershok Waste Management Facility.
- Excellent accessibility to the N7, Berkshire Boulevard, and from the M12.
- Abuts Frankdale Road to the south and the Morningstar residential smallholding area to the north.
- The Atlantis Freight Railway Line abuts the site to the west.
- Strategic Oil Line link between Saldanha Bay and Cape Town Port.

3. DEVELOPMENT COMPONENT

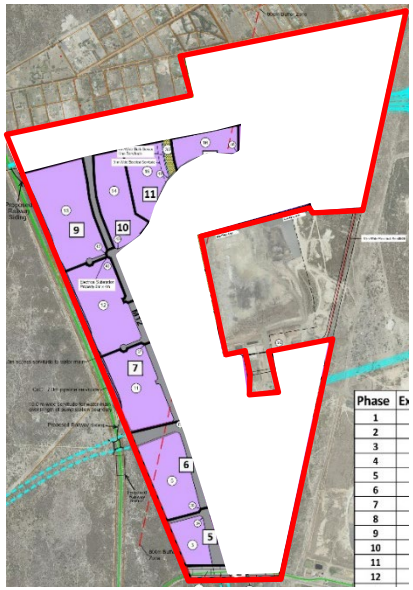
APPROVED REZONING, SUBDIVISION & PHASING LAYOUT PLAN



Development Component 1:
Risk Industrial
(± 134,22ha)



Development Component 2:
General Industrial
(± 80,34ha)



APPROVED LAND USE RIGHTS

LAND USE TABLE					
Land Use	**Proposed Zoning**	**Notation**	**No. of Erven**	**Extent**	**% of Total**
Industrial	Risk Industry Zone (RI)		17	±134,22	40,23
Industrial	General Industry Subzone (GI1)		8	±80.34	24,08
Public Open Space	Open Space Zone 2 (OS2)		2	±57.56	17,25
Drainage Buffer	Utility Zone (UT)		3	±12.97	3,89
Electrical Substation Properties	Utility Zone (UT)		29	±3.27	0,98
Railway	Transport Zone I (TR1)		2	±3.62	1,08
Roads	Transport Zone II (TR2) - M12 extension		1	±23,76	7,12
Roads	Transport Zone II (TR2) - R300 reserve		3	±17.93	5,37
TOTAL			**65**	**±333,67ha**	**100**

- Risk Industrial Zoned Component of ±134,22ha
- 17 Large Risk Industry sites have been approved, ranging from ±1,01ha to ±30,54ha in extent.
- General Industrial Zoned Component of ±80,34ha
- 8 Large General Industry sites have been approved, ranging from ±4,60ha to ±17,25ha in extent.

5. DEVELOPMENT OPPORTUNITY

THE ONLY RISK INDUSTRIAL DEVELOPMENT OPPORTUNITY IN CT

- The Risk Industrial Zoned component (132,2ha) accommodates those industries which are noxious in terms of smell, product, waste or other objectionable consequence of their operation, or which carry a high risk in the event of fire or accident.

PRIMARY LAND USES (RISK INDUSTRIAL)	CONTENT USES
• Noxious trade *E.g. industries that can be a source of danger, noise, nuisance or offence - incl. waste management facilities, rubber recycling etc.,* • Risk activity *E.g. activities that can lead to rapid combustion, explosions, leaking of poisonous fumes - incl. petrochemical plants, hazardous installations etc.,* • Crematorium • Rooftop base telecommunication station, • Freestanding base telecommunication station, • Private road, • Open space and • Additional use rights	• Shop, • Restaurant, • Informal trading, • Service station, • Motor repair garage, • Industry, • Scrap yard, • Abattoir, • Authority use, • Utility service, • Helicopter landing pad, • Wind turbine infrastruture, • Container site, • Transport use, • Multiple parking garage, and Reclycing centre.

6. DEVELOPMENT OPPORTUNITY (continued)

- The General Industrial Zoned component (80,34ha) accommodates all forms of industry, except noxious trade and risk activities.

PRIMARY LAND USES (RISK INDUSTRIAL)	CONTENT USES
• Industry, • Restaurant, • Service Station, • Motor Repair Garage, • Funeral Parlour, • Scrap Yard, • Authority Use, • Utility Services, • Crematorium, • Rooftop base telecommunication station, • Freestanding base telecommunication station, • Multiple Parking Garage, • Agricultural Industry, • Private Road, • Open Space, • Veterinary Practice • Filming	• Abattoir, • Place of Worship, • Institution, • Clinic, • Place of Assembly, • Adult Entertainment Business, • Aquaculture, • Informal Trading, • Shop, • Office, • Sale of Alcoholic Beverages, • Place of Entertainment, • Helicopter Landing Pad, • Wind Turbine Infrastructure, • Container Site

7. DEVELOPMENT OPPORTUNITY (continued)

- Situated adjacent to the growing N7 Development Corridor.
- Excellent accessibility from the future Van Schoorsdrift full diamond intersection, the M12 and Berkshire Boulevard.
- The Cape Town/Atlantis/Saldanha Bay freight and future commuter Railway Line directly abuts the development. The site is 17km by direct rail link to the Cape Town Harbour/Port.
- The Strategic oil pipeline link between Saldanha Bay/Cape Town Harbour is aligned directly along the site's western edge.
- The development scale and extent of the site (333ha) presents a rare opportunity to benefit from economies of scale. With pent-up demand, this opportunity releases much sought-after "risk-industrial" zoned land onto the property market within the Cape Metropole.

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