



FILLING STATIONS

City of Johannesburg

20 February 2019



“Inclusive Developments”

Ensuring balanced service provision (hard and soft) and opportunities for all by diversifying land uses, promoting social mixing and bridging social, spatial and economic barriers (sdf 2040).

Table of Contents

Filling Stations4

Introduction 4

SITE 1: Ptn 255 Doornfontein 92-IR..... 5

SITE 2: Erf 12519 Orlando West Ext 5..... 6

SITE 3: Erf 11900 Orlando West 7

SITE 4: Erf 1522 Mapetla 8

SITE 5: Portion 3 of Erf 25506 Meadowlands 9

SITE 6: RE 3701 Dobsonville 10



...heading towards a destination of excellence



Filling Stations

Long Term Leases

INTRODUCTION

JPC has identified filling stations which will be leased to address the socio and economic priorities of the City. The release of these filling station on a long term basis will lead to the economic revitalisation of the area, stimulating entrepreneurial development and job creation long into the future. The filling stations will be serviced by the increased number of motorist in the Soweto area. Most of these filling stations have not reached their full economic potential. This conflicts with the number of motorists in Soweto. On the 31st October 2018, CoJ approved the release of these properties for the redevelopment of filling stations as part of economic revitalisation in Soweto. The estimated value of the filing stations, of which some we are visiting today, will attract investment of **R 100m**.

- Doornfontein (R8m)
- Orlando West Ext 5 (R19m)
- Orlando West (R26,5m)
- Mapetla (R11,2m)
- Meadowlands (R21m)
- Dobsonville (R10,3m)

The size of these properties range 1056m² to 3627m². We encourage partnerships with Investors, SMME's, Women and Youth Companies.

These properties are classified as non-core assets and are not required to provide municipal services.

In order to empower SMME's and local entrepreneurs in previously disadvantaged areas, these properties will be released on a long term basis (50 years); this will enable them to approach lending institutions or petroleum companies to fund their businesses.

Ptn 255 Doornfontein 92-IR

Corner Chilvers Street and Main Reef Road



Locality

Denver is located roughly 5 km east of the Johannesburg CBD, with easy access to the M2 Highway.

The subject property is situated in Denver Johannesburg. The subject property is located on the corners of Chilvers Street and Main Reef Road. The immediate surrounding of the property is predominantly industrial properties. All infrastructure is in place, and the property is located close to most amenities.

Main Reef Road links to Roodepoort in a westerly direction and to the East Rand in an easterly direction.

Estimated Investment Value	R 8 000 000
Number of Jobs to be created	50
Site Extent	1056 m ²
GLA	443 m ²
Zoning	Permissible: Industrial 1 Actual: Filling Station
F.A.R	Permissible: N/A Actual: 0.4 443 m ²
Coverage	Permissible: 80% 845 m ² Actual: 42% 443 m ²
Height	Permissible: 59 degrees from opposite boundary Actual: Single Storey
Building Lines	Permissible: Not Specified Actual: In order
Rental Value	R1 250 280 (n.a.)

Property Status

- The improvements to the subject property consist of a filling station and auxiliary buildings.
- The improvements are all constructed of brick plaster walls under flat iron roofs.
- The improvements are out-dated but still viable.
- The buildings are in a fair condition but does require redevelopment and refurbishment.

Erf 12519 Orlando West Ext 5

Corner Klipspruit Valley Road and Zephania Mothopeng Street

Site02



Locality: (On the tourist Route)

Orlando is a township located within the greater Soweto area. It has been divided into two main areas : Orlando East and Orlando West. The area includes the Regina Mundi Catholic Church, a public library and many historical monuments. The subject area is located west of Johannesburg approximately 20 kilometres from the central business district. The subject site is located along Klipspruit Valley Road at the Zephania Mothopeng Street intersection. Klipspruit Valley Road becomes the N17 in a north easterly direction and leads towards the Johannesburg CBD. The N1 freeway is located within easy driving time from the subject area.

Orlando West is a low to middle-income mostly residential suburb that includes a number of business properties along the busier main roads. Statistics indicate that Orlando West houses approximately 10,800 households. The area offers schooling facilities, the Hector Peterson Memorial Museum, the Mandela Family Museum and many small businesses. Other facilities such as hospitals and places of employment are located some distance away.

Estimated Investment Value	R 19 000 000
Number of Jobs to be created	120
Site Extent	2589 m ²
GLA	708 m ²
Zoning	Permissible: Business Actual: Filling Station
F.A.R	Permissible: Undetermined Actual: 0.3 708 m ²
Coverage	Permissible: Undetermined Actual: 27% 708 m ²
Height	Permissible: Undetermined Actual: Single Storey
Building Lines	Permissible: As per schemes Actual: Appears in order
Rental Value	R 1 488 857 (p.a.)

Property Status:

- The improvements to the subject property consist of a dilapidated filling station and auxiliary buildings.
- The estimated redevelopment cost is R19m and because of the property being on the Tourist hub, the value could be even more.
- The size of the property is 2589M2 and has potential through redevelopment
- The forecourt and ancillary buildings have just been renovated and are in a good condition

Site 03

Erf 11900 Orlando West

Khumalo Road



Property Status: Dilapidated Property

The subject property previously operated as a filling station. The fuel pumps have all been removed and the improvements on site remain intact. The existing improvements include the forecourt covering and the ancillary fuel site building which is currently mostly being used as workshops for the repairing of motor vehicles. A small portion of the building includes an informal convenience store and the ablution facilities remain intact. There has been little or no maintenance to the improvements for some time and the overall condition is poor.

Estimated Investment Value	R 26 500 000
Number of Jobs to be created	160
Site Extent	3627 m ²
GLA	670 m ²
Zoning	Permissible: Business Actual: Workshop/Shop
F.A.R	Permissible: 0.3 1088 m ² Actual: 0.2 670 m ²
Coverage	Permissible: 50% 1 814 m ² Actual: 18% 670 m ²
Height	Permissible: 2 Storeys Actual: Single Storey
Building Lines	Permissible: As per Scheme Actual: Ample open parking on site
Rental Value	R 262 800 (p.a.)

Site 04

Erf 1522 Mapetla

Corners of Mathibe, Manotshe and Mapetla Roads




Locality:

The subject property is situated in Mapetla, Soweto. Soweto is located roughly 30 km west of the Johannesburg CBD. Soweto has easy access to the N1 and N12 Highways, and is located south of Roodepoort, east of Randfontein, north of Lenasia and west of the Johannesburg CBD.

The subject property is located on the corners of Mathibe, Manotshe and Mapetla Roads. The immediate surroundings of the property is predominantly residential. All infrastructure is in place, and the property is located close to most amenities.

Estimated Investment Value	R 11 200 000
Number of Jobs to be created	65
Site Extent	1527 m ²
GLA	860 m ²
Zoning	Permissible: Business Actual: Filling Station
F.A.R	Permissible: N/A Actual: 0.6 860 m ²
Coverage	Permissible: 70% 1069 m ² Actual: 56% 860 m ²
Height	Permissible: 3 Storeys Actual: Single Storey
Building Lines	Permissible: 1m from rear and sides Actual: In order
Rental Value	R471 744 (p.a.)

Property Status:

- The improvements to the subject property consist of a filling station and auxiliary buildings.
- The improvements are constructed of face brick or brick, plaster walls under tile or iron roofs. The improvements are dated but still viable.
- The buildings are in a fair condition but does require some general maintenance and repairs.



Locality:

The subject property is situated in Meadowlands. Meadowlands is one of the townships situated in Soweto. The subject property is located along Van Onsellen Road. The immediate surroundings of the property is predominantly residential. All infrastructure is in place, and the property is located close to most amenities.

Estimated Investment Value	R 21 000 000
Number of Jobs to be created	125
Site Extent	2537 m ²
GLA	825 m ²
Zoning	Permissible: Minucipal Actual: Filling Station
F.A.R	Permissible: N/A Actual: 0.3 726 m ²
Coverage	Permissible: N/A Actual: 29% 726 m ²
Height	Permissible: 3 Storeys Actual: Single Storey
Building Lines	Permissible: Not Specified Actual: Ample parking space on site
Rental Value	R 471 744 (p.a.)

Property Status:

- The improvements to the subject property consist of a filling station and auxiliary buildings.
- The improvements are all constructed of face brick walls under tile and flat iron roofs. The improvements are dated but still viable.
- The buildings are in a fair condition but does require some general maintenance and repairs.

Site

06

RE 3701 Dobsonville

12 Dmas Street (Corner Elias Motsoaledi Road)




Locality:

Dobsonville is a township located within the greater Soweto area. It lies west of Meadowlands and is adjacent to Mofolo North and Zondi. There are recreational facilities such as the Dorothy Nyembe Park, a local library, a swimming pool, the Dobsonville stadium and Kopanong community Hall.

There is also a police station and a public health clinic. The subject area is located west of Johannesburg approximately 20 kilometres from the central business district. The subject site is located on the corners of Elias Motsoaledi Road and Dmas Street. Elias Motsoaledi Road/M77 becomes Dobsonville Road and intersects with Main Reef Road in a northerly direction. Main Reef Road/R41 is one of the main routes providing a link between the Johannesburg CBD and the West Rand. The N1 freeway is located within easy driving time from the subject area.

Estimated Investment Value	R 10 300 000
Number of Jobs to be created	60
Site Extent	1405 m ²
GLA	666 m ²
Zoning	Permissible: Community Facility Actual: Filling Station
F.A.R	Permissible: Undetermined Actual: 0.5 666 m²
Coverage	Permissible: Undetermined Actual: 47% 666 m²
Height	Permissible: Undetermined Actual: Single Storey
Building Lines	Permissible: As per scheme Actual: Appears in order
Rental Value	R 1 225 316 (p.a.)

Property Status:

- The improvements to the subject property consist of a filling station and auxiliary buildings.
- The improvements are all constructed of plastered brick and face brick walls under flat iron roofs.
- The forecourt and ancillary buildings are in a good condition with a more dated building located at the rear of the site.