

# HAZELDEAN MIXED-USE NODAL DEVELOPMENT



PROJECT OWNER

PROJECT VALUE

**Abcon Group (Pty) Ltd**

**R44,2 billion**



Hazeldean Commercial Precinct View From The East

## PROJECT DESCRIPTION

The proposed Hazeldean node is a mixed-use development to be rolled out over the next 15 to 20 years. At completion, it will consist of approximately 11 000 residential units, retail and commercial developments, a hospital, educational facilities, places of public worship as well as complementary uses.

### LOCATION

The Hazeldean node is situated south of the N4 freeway, to the east of Silverlakes Golf Estate. The node borders onto various smallholdings to the east and south, and a small section of the node is situated north of the N4, bordering on the Sammy Marks node in the east and The Blyde residential estate in the west. The nodal development is approximately 950 hectares in extent.

Automotive and Components    Agro-Processing    Energy, including renewable sources    **Mixed Use Development**    Logistics    Tourism

### IMPACT

#### Job creation:

- During construction: 38 300 jobs
- During long-term sustainability phase: 21 760 jobs

#### Gross geographic product (GGP):

- Construction phase: R5,2 billion
- Sustainability phase: R13,8 billion

## Opportunities

#### Short-term opportunities:

- The construction of the N4/ PWV 17 off-ramp as well as the Hazeldean Boulevard, with a construction value of R200 million and R80 million respectively.

#### Medium-term opportunities:

- Development of supporting uses such as offices and light industrial uses as well as residential uses.
- Construction of the Hazeldean Electrical Substation as well as the Hazeldean Water Tower.

#### Long-term opportunities:

- Construction of the shopping centre of approximately 30 000m<sup>2</sup>/ 40 000m<sup>2</sup> depending on market conditions.
- Development of the Hazeldean Gautrain Station in collaboration with the Gautrain Management Agency. This is currently viewed as a long-term project due to availability of funds from the provincial government.

### PROJECT OWNERSHIP

The overall development is facilitated by **Craft Homes (Pty) Ltd** and assisted by **Abland (Pty) Ltd**. Both companies form part of the **Abcon Group**.

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