

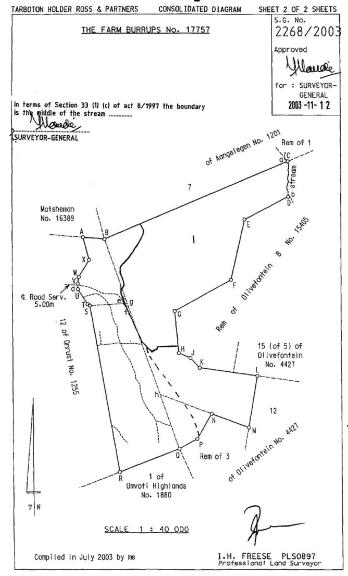


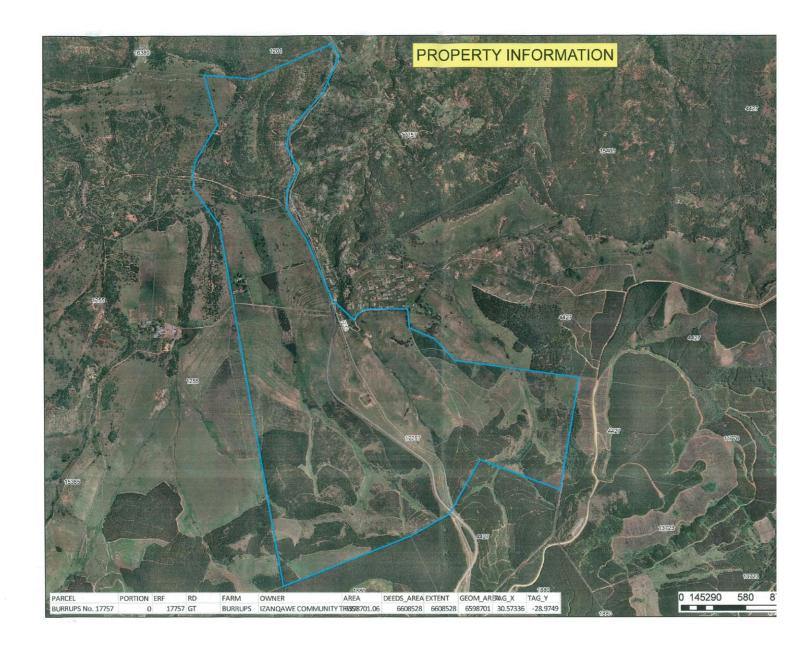
## **Engome Project Description**

- ENGOME SQUARE CITY DEVELOPMENT is a new township establishment that offers a unique and convenient living and working environment. This development is designed to provide everything you need in one place, making it easy to live, work, and play.
- Imagine a community where you can: Live in comfortable and luxurious homes, apartments, or estates.
  - Work in modern commercial spaces or offices.
  - Shop and dine at a vibrant shopping centre.
  - Access quality healthcare at a state-of-the-art hospital,
  - Fuel up at a convenient petrol station
  - Learn and grow at a nearby college
  - Enjoy leisure time at play parks, cycling paths, and entertainment venues.
- ENGOME SQUARE CITY DEVELOPMENT offers all of this and more, creating a self-sustaining community where residents can enjoy a high quality of life. The development is designed to be pedestrian-friendly, with easy access to amenities and services. The mixed-use approach means that residential, commercial, and recreational spaces are integrated, creating a dynamic and vibrant community. This development is perfect for families, professionals, and individuals looking for a convenient and enjoyable living experience. ENGOME SQUARE CITY DEVELOPMENT is a place where you can truly live, work, and play in harmony!

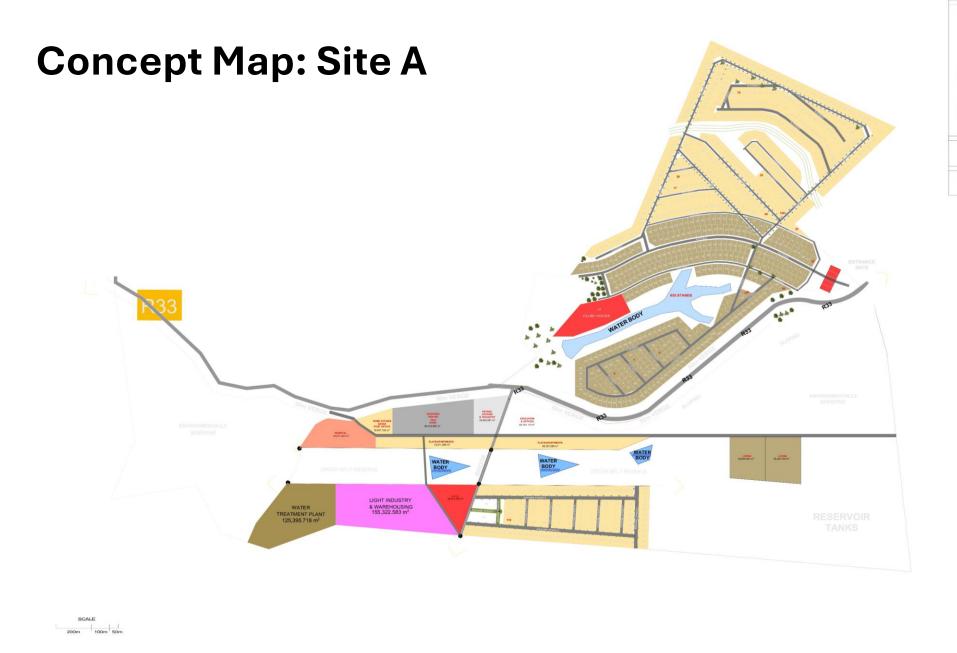


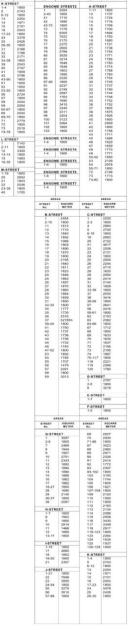
### Site A Map





Greytown Engome Square Sensitivities Site Analysis -**Environmental** Legend ESA Species Specific 2016 ESA: Corridors 2014 Ecological Support Areas (ESA) 2016 KZN CBA Optimal version 2016 Community Conservation Areas 2016 Ezemvelo Protected Area Boundary 2015 Ezemvelo Managed Protected Area Boundar Recently acquired but not yet proclaimed (20° Proclaimed State Protected Areas not Manag by Ezemvelo KZN Wildlife 2016 KZN Private Nature Reserve 2016 KZN Stewardship Sites 2016 Provincial Conservation Status 2011 Critically Endangered Endangerod Vulnerable Least Threatened South African parent farm cadaster National roads Secondary roads ARTERIAL ROUTE — MAIN ROAD SECONDARY ROAD Primary river catchments Secondary river catchments Tertiary river catchments Quarternary river catchment 0 1: 36 112 This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. 0.92 1,8 Kilometers WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere



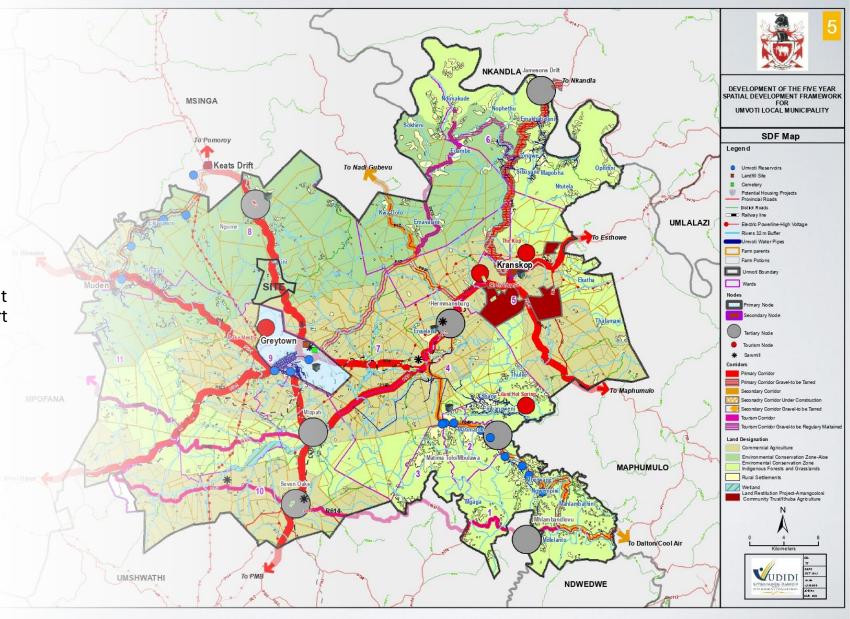




Maximum Land Usage and Zoning Map Description:	
665 Residential Stand-Alone units	Zone land of 1 983 702.574m <sup>2</sup>
300 Apartment Flats units [20 blocks (1 Block = 30 units)]	Zone land of 43 311. 281 m <sup>2</sup>
300 Apartment Flats units [20 blocks (1 Block = 30 units)]	Zone land of 56 627. 285 m <sup>2</sup>
175 Township Unit Homes	Zone land of 247 361.138 m²
1 Club House	Zone land of 7 622.000 m <sup>2</sup>
Education College & Office Park	Zone land size of 68 742.110 m <sup>2</sup>
1 Petrol Station & Truck Stop	Zone land size of 33 522. 851 m <sup>2</sup>
(Note: section will have a separate application)	(Note: section will have a separate application)
1 Shopping Centre with Taxi Rank	Zone Land size of 80 443.550 m <sup>2</sup>
Light Industries and warehousing.	Zone land size of 155 322.583 m <sup>2</sup>
Hotel	Zone land size of 38 612.150 m <sup>2</sup>
1st B n' B lodge (15 bedrooms)	Zone land size of 48 840.081m²
2nd B n' B lodge (18 bedrooms)	Zone land size of 52 304.703 m <sup>2</sup>
1 Hospital	Zone land size of 53 671. 425 m <sup>2</sup>
Conservation	Zone land size of 2 198 090 m <sup>2</sup>
Sensitive land	Zone land size of 0.116297428 km²
Home Affairs/ SASSA/Local infrastructural development office	es Zone land of 19 931. 132 m²
Water treatment Plant	Zone land size of 125 395.718 m²
Reservoirs	Water tank Reservoir that will carry a capacity of 210, 000 cubi meters (210 million litres)

### Local Map

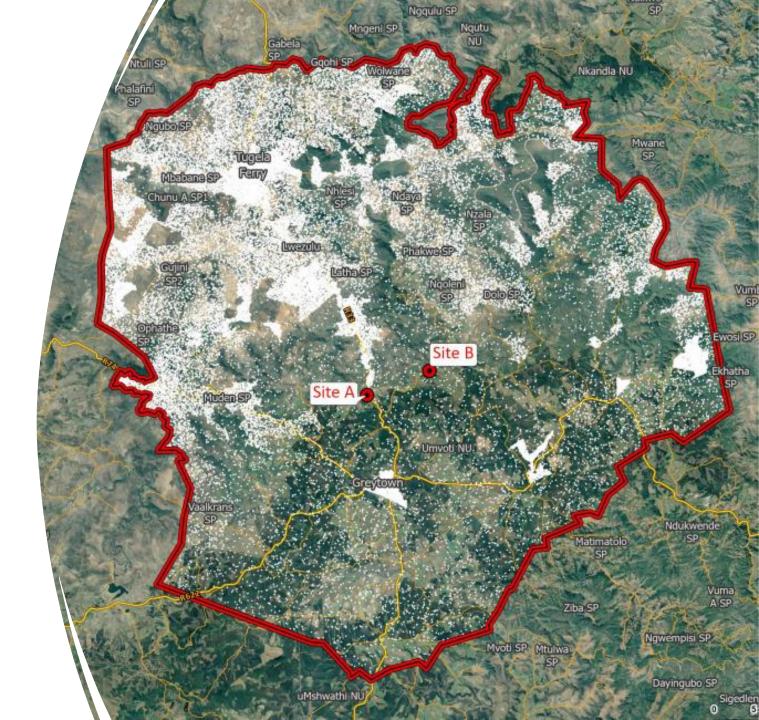
- The sites for the proposed mixed-use development is located north of Greytown
- Greytown is a town under Umvoti Local Municipality, KwaZulu-Natal Province
- The mixed-use development is proposed at two sites, which will be assessed in this report
- The two proposed sites receive regional access through the R33, which is linked to Pietermaritzburg to the south and Dundee to the north
- The road distances have been measured from Greytown to the general central point of other prominent areas



### **District Map**

### **Market Delineation Approach:**

- A market area is delineated to quantify the local market (demand and supply) for the proposed mixed-use development in Greytown.
- Therefore, the market area represents the areas which have a direct impact on the functioning of the proposed development.
- Access distances and travel times are utilized as basic guidelines for market area delineation generally, the market for the associated uses will be captured within a 45km radius (buffer).
- This is typically the distance residents in such geographically locations travel.
- The boundary considers physical and psychological boundaries as well as proximity to commercial nodes.
- Each land use will have a delineated market area based on demand drivers and availability of spatial data.
- The indicated market area will be used to calculate the residential and retail demand of the proposed mixed-use development.



# The people in these areas will likely go to Greytown Dayingubo SP

### **District Map**

### **Dwellings & Population:**

- To present the demographic profile and characteristics of the residents in the market area, we used Census 2020 forecasted dataset.
- An annual growth rate of ±1,30% was calculated by utilizing the Municipality's growth rate (Sourced from Quantec's Standardized Regional Dataset).
- The total number of households in the market area is estimated at 77,377 households in 2021.
- Majority of these households fall within the low-income group, with only 8% falling within the middle to upper income groups.
- The map indicates a high density of households in the northwestern area of the market area in and around Tugela Ferry.
- The proposed mixed-use development will have to align to the demographic profile of the area to capture market area households.

After careful consideration, Site B has been deemed unsuitable for utilization in this project. Consequently, Site A remains the sole proposed location for Mixed Use Development at this stage of the application process.



#### **Development features:**

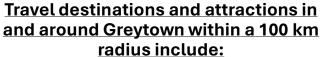
With plans for numerous businesses:

- supermarkets, and dining options
- 114-bed private hospital and medical centre
- a private school
- A lifestyle shopping centre,
- solar energy installation,
- Holiday homes, lodge
- clubhouse with gym and business lounge with coffee bar,
- petrol station,
- biometric entry and 24-hour security, and much more. The development is a future-proof, self-contained town!

Introducing our finest collection of 2-, 3- and 5-bedroom luxury homes. Engome Square Lifestyle is a new mixed-use housing development in eNgome, KZN's leafy Umvoti Local Municipality.

The 660-hectare phase one includes over **850** homes.





- Pietermaritzburg City (45 km) capital of KZN, rich history, cultural attractions
- Howick Falls (30 km) scenic waterfall, hiking trails, picnic spots
- Midmar Dam (35 km) water sports, fishing, boating
- KwaZulu-Natal Botanical Gardens (40 km) beautiful gardens, walking trails
- Umgeni Valley Nature Reserve (50 km) game viewing, hiking, birdwatching
- Albert Falls Dam (55 km) water sports, fishing, boating
- Nagle Dam (60 km) water sports, fishing, boating
- Krantzkloof Nature Reserve (65 km) scenic views, hiking trails, waterfalls
- Shongweni Dam (70 km) water sports, fishing, boating
- Tala Private Game Reserve (80 km) game viewing, safari lodge
- Underberg (90 km) scenic village, hiking trails, horse riding
- Himeville (95 km) scenic village, hiking trails, fishing Please note that the distances are approximate and may vary depending on the specific route taken. These destination areas offer a range of activities, scenic beauty, and outdoor adventures, making them great options for day trips or longer excursions from Greytown.



### It's all about the lifestyle

In addition to our beautiful living spaces, our development offers a range of amenities to enhance your daily life. Residents can enjoy access to a state-of-the-art fitness centre, sparkling swimming pools, a luxurious clubhouse, and beautifully landscaped courtyards.

Our development is ideally located near some of Greytown's best shopping, dining, and entertainment options. With easy access to public transportation and major highways, you'll never be far from anything you need.



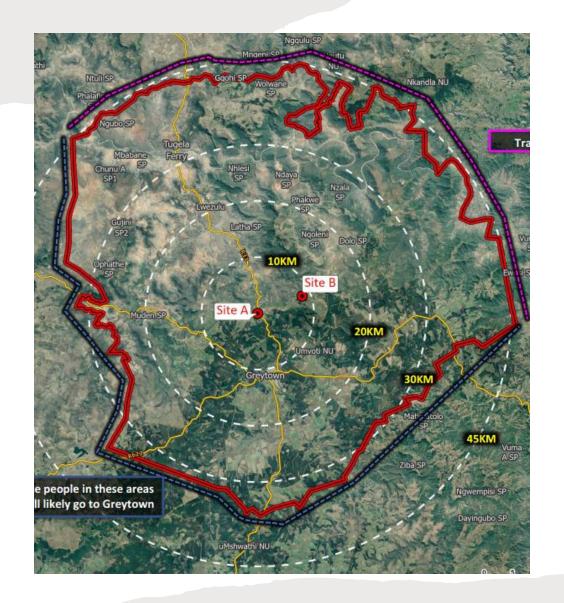
### Site Information and Layout

- Location: Engome, KwaZulu-Natal, South Africa The Engome Square City Development site is strategically located in Engome, approximately 12-13 kilometers north of central Greytown, along the R33 Dundee Road.
- This prime location offers easy access to Greytown and surrounding areas, making it an ideal spot for a mixed-use development. The site is situated on the western side of the R33 Dundee Road, which is a major transportation route connecting Greytown to Dundee and other regional centers. This proximity to a major road network ensures excellent visibility and accessibility for residents, businesses, and visitors alike.
- The site itself is relatively flat, with a gentle slope towards the north, providing a natural drainage pattern. The terrain is suitable for development, with minimal environmental constraints. The surrounding area is characterized by a mix of agricultural land, natural grasslands, and scattered residential and commercial developments. The site is bounded by existing residential areas to the north and east, with open farmland to the west and south.
- The Engome Square City Development site offers a unique opportunity to create a vibrant, self-sustaining community that meets the growing demands of the region. With its prime location, accessible terrain, and proximity to existing infrastructure, this site is poised for successful development.



### **Surrounding Towns**

- The surrounding towns within a 100 km radius of Greytown, KZN, are:
- Pietermaritzburg (45 km, 35 minutes.)
- Howick (30 km, 25 minutes)
- Richmond (40 km, 30 minutes)
- Ixopo (60 km, 45 minutes)
- uMzimkhulu (70 km, 50 minutes)
- Underberg (80 km, 1 hour)
- Kokstad (90 km, 1 hour 10 minutes)
- Ulundi (95 km, 1 hour 15 minutes)
- Eshowe (100 km, 1 hour 20 minutes)
- Please note that the distances and travel times are approximate and may vary depending on the specific route taken and any potential road conditions. Also, here are some other nearby towns that might be of interest:- New Hanover (20 km, 15 minutes)- Wartburg (25 km, 20 minutes)- Dalton (30 km, 25 minutes)- Seven Oaks (35 km, 30 minutes)- Merrivale (40 km, 35 minutes)Please keep in mind that these towns may not be within the exact 100 km radius but are still relatively close to Greytown.



### **Our Property Options**



5 BED stand alone home

**Price from: R3 967 040** 



3 BED stand alone home

**Price from: R1 810 905** 



3 BED Town house

Price from: R1 479 280.08



2 BED stand alone home

**Price from:** R1 820 910



3 BED terrace home

**Price from: R1 855 295** 



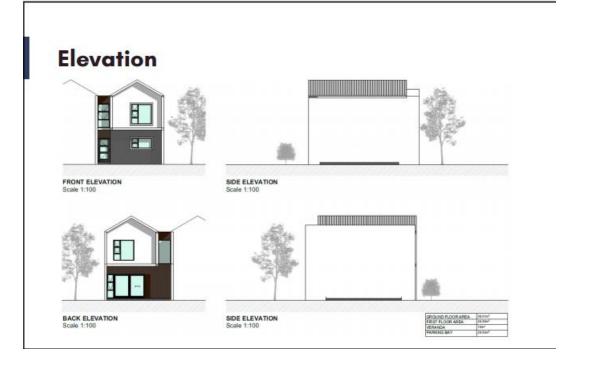
2 BED terrace home

Price from: R1 148 718.33

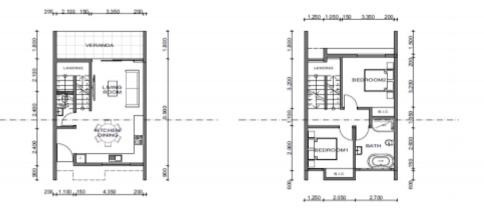
### The two-bedroom Terrace home Option 1



GROUND FLOOR PLAN Scale 1:100 FIRST FLOOR PLAN Scale 1:100 ROOF PLAN Scale 1:100



### The two-bedroom Terrace home Option 2



Investment selling price: R 1 148 957.53

> Deposit: R60 000

Levies & Taxes: R 5 745

GROUND FLOOR PLAN

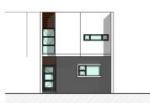
Scale 1:100

FIRST FLOOR PLAN

Scale 1:100

ROOF PLAN Scale 1:100

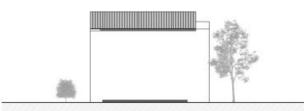
### **Elevation**



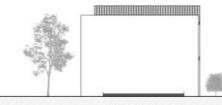
FRONT ELEVATION Scale 1:100



BACK ELEVATION Scale 1:100



SIDE ELEVATION



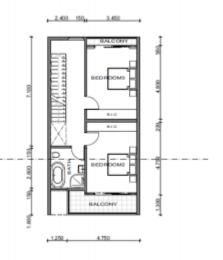
SIDE ELEVATION Scale 1:100

GROUND FLOOR AREA 10.71M FIRST PLOOR AREA 45.81m<sup>2</sup> VERANDA 1010<sup>2</sup> PARKING BAY 10.51m<sup>2</sup>

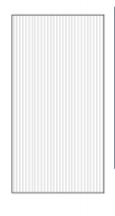
### The three-bedroom Terrace home



GROUND FLOOR PLAN Scale 1:100



FIRST FLOOR PLAN Scale 1:100



ROOF PLAN Scale 1:100 Investment selling price: R 1855 295.00

> Deposit: R60 000

Levies & Taxes: R 9 276

#### **Elevation**



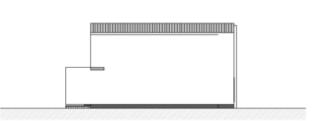
FRONT ELEVATION Scale 1:100



SIDE ELEVATION Scale 1:100



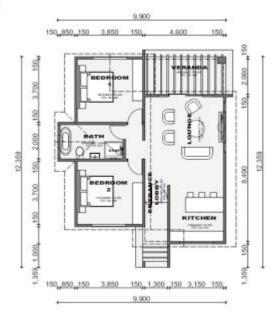
BACK ELEVATION Scale 1:100

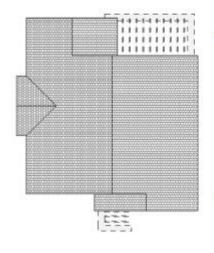


Scale 1:100

FRST FLOOR AREA 1944'
FRST FLOOR AREA 1944'
VERANDA & BALCONES 1744'
SERSINO REV

### The two-bedroom stand-alone house

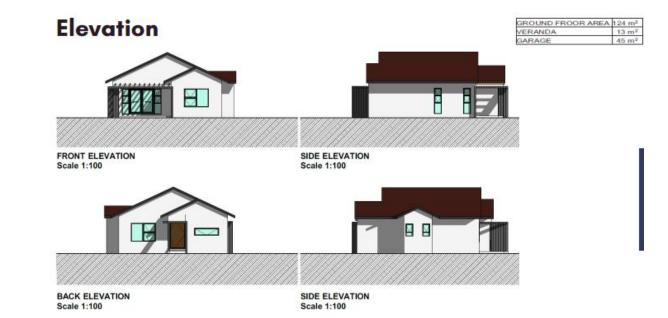




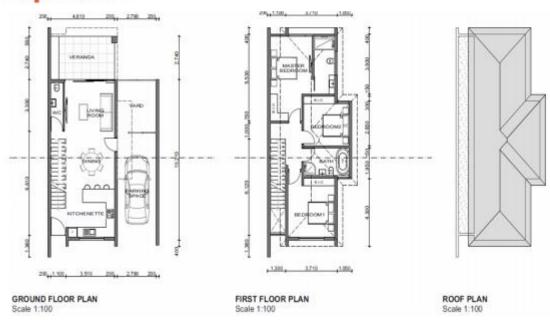
Investment selling price:
R 1 820 910.00

Deposit:
R60 000

Levies & Taxes:
R 9 105



### The three-bedroom townhouse Option 1



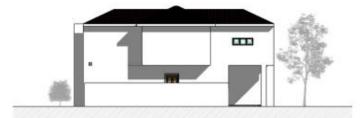
Investment selling price: R 1713 639.73

Deposit: R60 000

Levies & Taxes: R 8 568



FRONT ELEVATION Scale 1:100



SIDE ELEVATION Scale 1:100



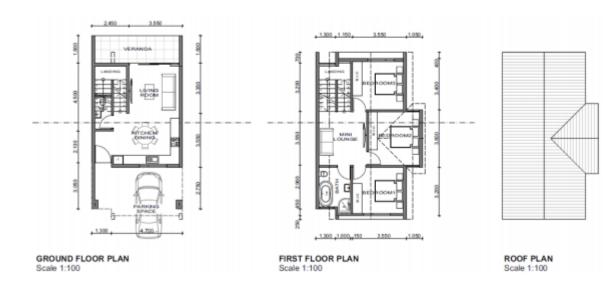
BACK ELEVATION Scale 1:100



Scale 1:100

GROUND PLOOR AREA	50.79e <sup>4</sup>
FIRST FLOOR AREA	Poster
VERANDA	1283e1
YARD & CARPORT	29.236

### The three-bedroom townhouse Option 2



Investment selling price: R 1 479 280.08

> Deposit: R60 000

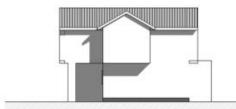
Levies & Taxes: R 7 396



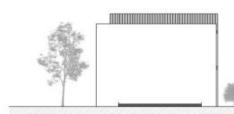
FRONT ELEVATION Scale 1:100



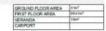
BACK ELEVATION Scale 1:100



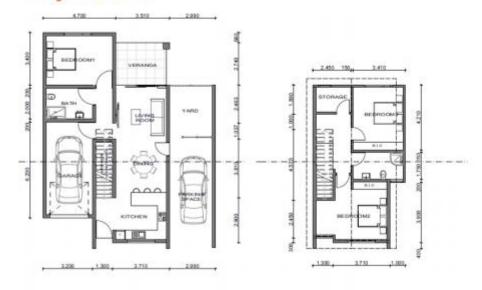
Scale 1:100



SIDE ELEVATION Scale 1:100



### The three-bedroom townhouse **Option 3**



Investment selling price: R 2 036 503.95

> Deposit: R60 000

Levies & Taxes: R 10 183

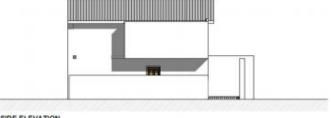
**GROUND FLOOR PLAN** Scale 1:100

FIRST FLOOR PLAN Scale 1:100

**ROOF PLAN** Scale 1:100



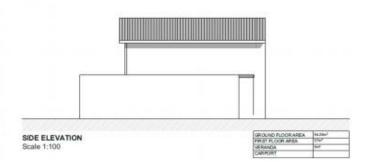
FRONT ELEVATION Scale 1:100

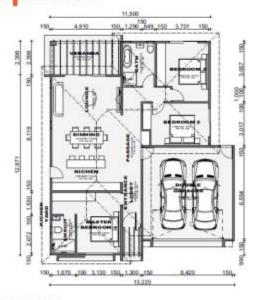


SIDE ELEVATION Scale 1:100

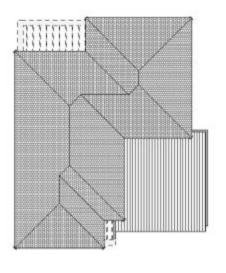


Scale 1:100





FLOOR PLAN



ROOF PLAN

SERANDA 13 m²

Investment selling price: R 1820 910.00

> Deposit: R60 000

Levies & Taxes: R 9 105

#### **Elevation**

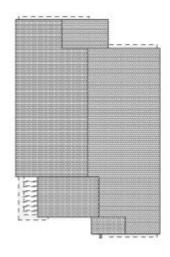


BACK ELEVATION Scale 1:100 SIDE ELEVATION Scale 1:100



3,500 150, 3,500 150,

9,000

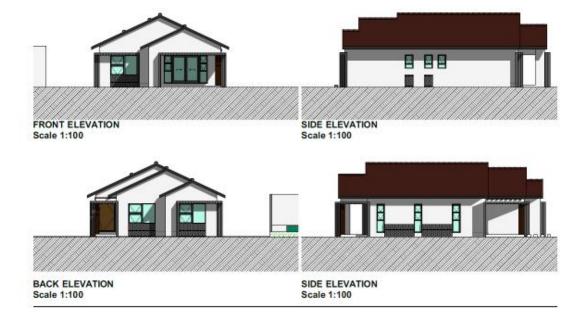


FLOOR PLAN 1:100 ROOF PLAN 1:100

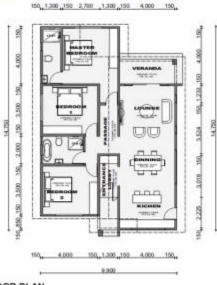
DROUNG PROOR AREA 324 m² SERANDA 13 m² SARAGE 48 m² Investment selling price: R 1820910.00

> Deposit: R60 000

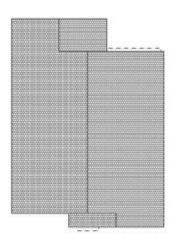
Levies & Taxes: R 9 105





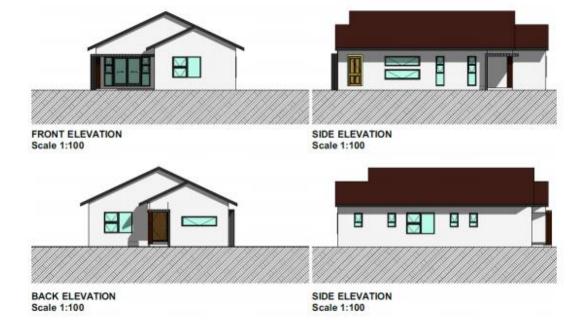


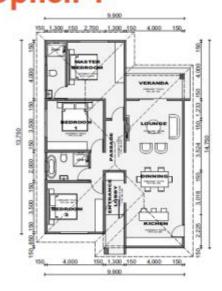
FLOOR PLAN 1:100



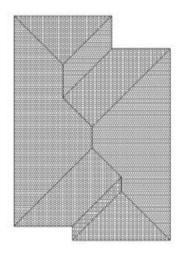
ROOF PLAN 1:100

Investment selling price: R 1820910.00 Deposit: R60 000 Levies & Taxes: R 9 105





FLOOR PLAN 1:100



ROOF PLAN 1:100

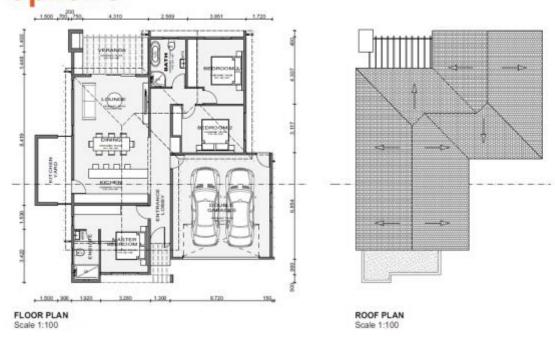


Investment selling price:
R 1 820 910.00

Deposit:
R60 000

Levies & Taxes:
R 9 105





Elevation

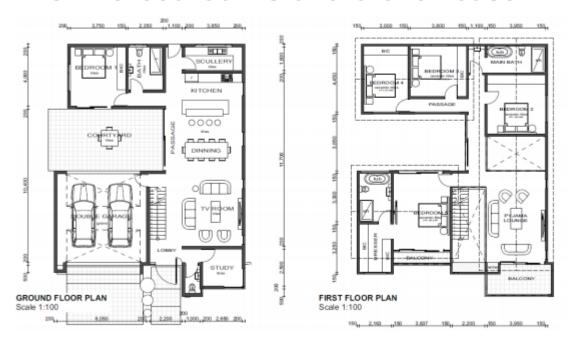
Investment selling price:
R 1810 905.00

Deposit:
R60 000

Levies & Taxes: R 9 055



### The Five-bedroom stand-alone house



Investment selling price:
R 3 967 040.00

Deposit:
R60 000

Levies & Taxes:
R 19 835



#### **Details of the developer:**

Company Name: African World Trading (Pty) Ltd

**Trading Name**: African World Property Development Group

Registration Number: 2022/7852/07

Full Address: Ward 12 Kwandaba Area, R74 Greytown Road, Maphumulo 4470]

#### **Details of the contact person 1:**

Name & Surname: Mthobisi Mngomezulu

**Designation**: Co-founder and CEO **Contact Number**: (+27) 64 845 3468

**Email Address**: <a href="mailto:mthobisi.mngomezulu@africanworld.co.za">mthobisi.mngomezulu@africanworld.co.za</a> / mngomezulumthobisi7@gmail.com

Physical Address: B1213 Chapies, Downtown Road, Mandeni 4490]

#### **Details of the contact person 2:**

Name & Surname: Nomvelo Nyoka Designation: Administration officer Contact Number: (+27) 65 918 0165

Email Address: lindokuhlenyoka2@gmail.com

Physical Address: unit 30 Forte Complex, Mozart Lane, Midrand, 1684

# Developers contact information



