

INFORMATION PACK
FOR
**SAND MINE &
QUARRY**
NORTHEAST TSHWANE

PTN 47,49 & 50 OF THE FARM NOOITGEDACHT 333, GAUTENG



PUBLIC AUCTION – Friday, 8 December @ 11h00
AUCTION VENUE – PRETORIA COUNTRY CLUB (GRAND LOUNGE)
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PTN 47 OF FARM NOOITGEDACHT 333, GAUTENG – JR

Known As:	PTN 47 OF FARM NOOITGEDACHT 333, GAUTENG
Title Deed:	T123058/2007
Extent:	95.4135 Ha
Zoning:	MINING

PTN 49 OF FARM NOOITGEDACHT 333, GAUTENG – JR

Known As:	PTN 49 OF FARM NOOITGEDACHT 333, GAUTENG
Title Deed:	T24505/2009
Extent:	23.9846 Ha
Zoning:	AGRICULTURAL

PTN 50 OF FARM NOOITGEDACHT 333, GAUTENG – JR

Known As:	PTN 50 OF FARM NOOITGEDACHT 333, GAUTENG
Title Deed:	T24504/2009
Extent:	23.4000 Ha
Zoning:	AGRICULTURAL

Total Extent:	142.7981 Ha
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT

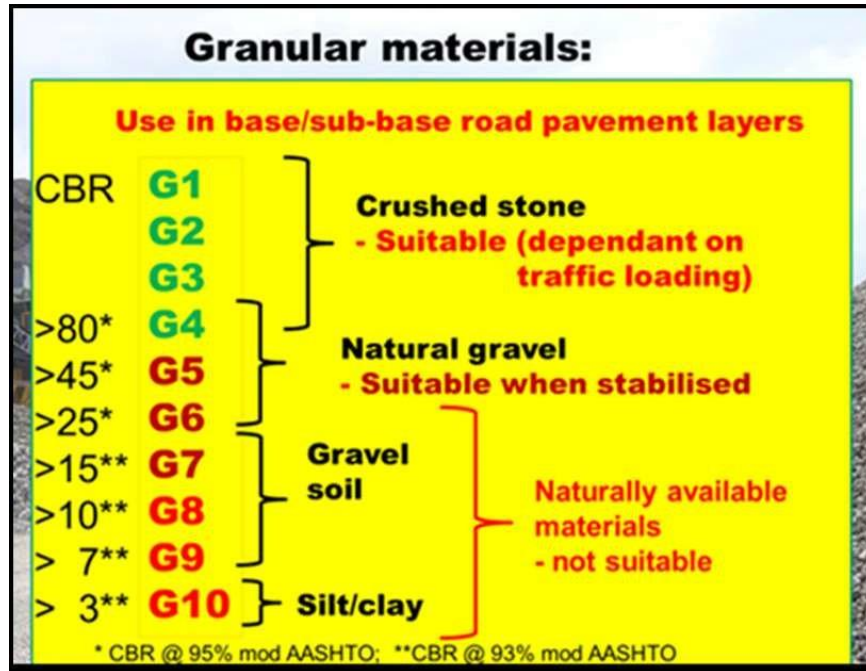
Property Description

142.7981 Ha Sand Mine and Quarry situated on the R573, only 16,8 km from Cullinan and 16,9 km from Zambesi North which falls within the ever-expanding residential area earmarked for development in the northeast of Tshwane.

This extensive property is a well-established sand quarry that has been in operation for years with the infrastructure in place and the perfect ratio of workstations situated on the property including a big warehouse, workshops, and offices.

This mine supplies building materials to wholesale and retail clientele. The mine is also geared to provide and supply material for all future and current urban developments in and around the mine, in addition to the current output.

With its expansive size, vicinity, and abundant natural resources, this sand mine presents the availability of high-quality of the following Mineral Opportunities:



Red Building Sand

Known as a base aggregate product, red building sand is mainly used for filling purposes, such as leveling surfaces before a construction project commences. This makes it an ideal, and much-needed, building material most often utilized for building and landscaping purposes.



Washed Plaster Sand

This sand is used for mixing plaster for building applications. The ideal plastering sand is generally fine, sharp, angular (never worn or rounded), and clean, with a diversity of particle sizes.



Screened / Washed River Sand

River sand is one of the most used building materials as it is needed to produce concrete and cement. Natural river sand, mined from riverbeds, is the preferred choice due to its fine consistency. Since the sand has been subjected to water for years, its silt and clay content is very low, making it ideal for building purposes.



Builders Mix / Crusher Run

This user-friendly building material is used in all kinds of construction projects, both small and large. The mix consists of a blend of building sand and aggregate. To use it for construction purposes, only cement and water are required. Most often, a builder's mix is used for the installation of concrete.



G5 Subbase – Road build material

G5 Sub-Base Material is a crushed product with a top size of 53mm down to fine dust. It is a specific product used below the G2 layer in the road construction industry and can also be compacted and used for foundation purposes. This material may contain approved natural fines not obtained from parent rock.



G6 – G9 Natural Filling

G6 Sub-Base Material is used as filling and a base course under roads and paving. This material may contain approved natural fines not obtained from parent rock. The nominal maximum size for uncrushed material is 2/3 of the compacted layer and for crushed material 63mm before compaction.

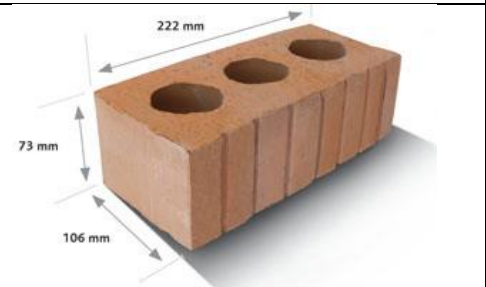
G7 Sub-Base Material

Used as filling and a base course under roads and paving. This material may contain approved natural fines not obtained from parent rock. The nominal maximum size for uncrushed material is 2/3 of the compacted layer and for crushed material 74mm.



Green and White Clay for brick-making

Clay suitable for the making of bricks is found on the mine. Tests have been done and samples of the different clay bricks possible are available. Clay bricks are cheaper and more cost-effective to produce, as the time necessary to bake at high temperatures is reduced, compared to the normal standard brickmaking process.



Silica Sand

Industrial sand and gravel, often called "silica," "silica sand," and "quartz sand," include sands and gravels with high silicon dioxide (SiO₂) content. These sands are used in glassmaking; for foundry, abrasive, and hydraulic fracturing (frac) applications; and for many other industrial uses.



Silica sand is also widely used on golf courses for filling bunkers and surrounding waste bunkers.

Estimate Material Reserves, Bulk factor included:

- General Pit Sand, Filling, and Clay 882 560 CBM
- Construction Aggregate (G5 Subbase, B/mix, Silica Sand) 11,694 375 CBM

Water and Electricity at the property:

- 2 x 100 KVA transformers
- 5 x Boreholes (3 in use)
- Approved water use license - 14/a23b/ci/5053

Mine License – General sand, hard rock, and clay

- ML 10/2003 – Active
- GP 30/5/1/2/2 (20) MR (Conv) - Active

**** Life of Mine is approximated: 2014 – 2034 ****

URBAN DEVELOPMENT - Most mines in the north of Tshwane have been depleted and can no longer meet the required demand for materials needed at either current or future developments.

This mine is one of the last active mines able to supply G5 aggregate needed for the ongoing road rehabilitation and infrastructure in this area. The Moloto Road and R573 are just 2 of many ongoing and planned projects close to the mine.

Supply of material will be cost-effective, and the mine will be able to supply various products for different applications, ranging from filler material G5-9 and sand for foundation in putting infrastructure in place at surrounding estates - **LOCATION IS KEY.**

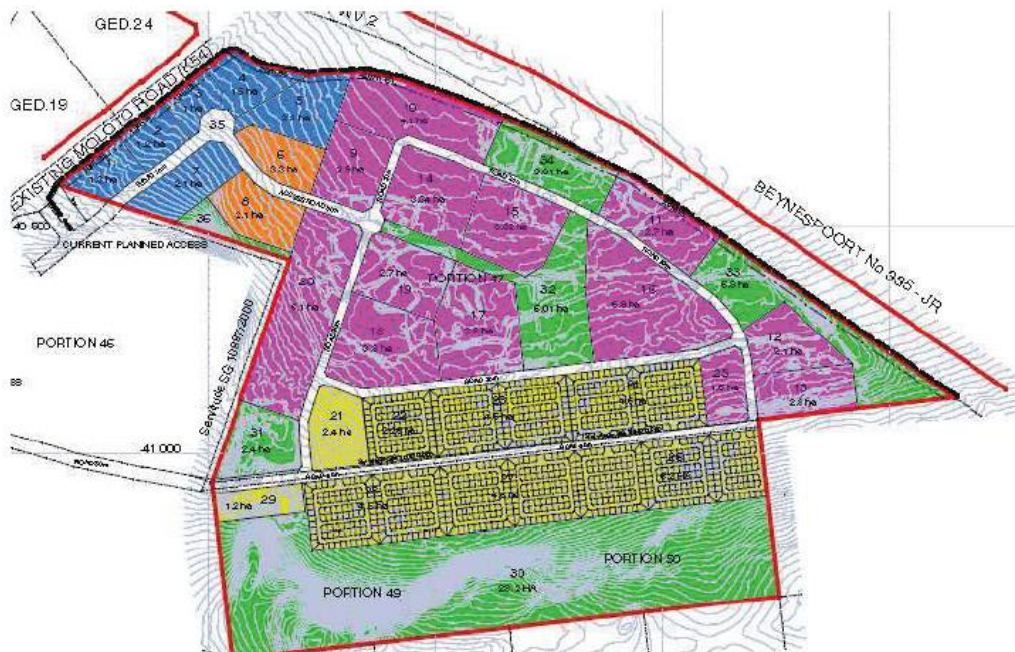
In order to support urban residential densification in the region, various bulk infrastructure installations, such as water pump stations and power supply, have already been developed within a 2-3km radius of the mine. This is due to the need for Tshwane Municipality and Rand Water to be able to provide services for the fast expansion in the region.

FUTURE REHABILITATION / DEVELOPMENT OPPORTUNITY FOR THIS SITE - There is long-term development potential on this property when the mine has been depleted, for a township with residential units after the sand mine has reached its lifetime.

POTENTIAL URBAN RE-ZONING

Urban re-zoning proposal @ 138.75 hectares, with total residential units, 3751 township Leeufontein Ext 24.

- Property portions 47, 49 and 50 @ 142.7981 Hectares
- Special Mixed uses, Commercial, Business, etc. @ 7.3Ha
- Residential 2 – 30 U's/HA @ 27.65 Ha
- Residential 3 – 60 U's/HA @ 47.7 Ha
- Community Facilities @ 4.8Ha
- Public open Spaces @ 42.7 Ha
- Current Zoning 47 - Mining
- Current Zoning 49 - Agricultural
- Current Zoning 50 - Agricultural
- Special for Road and Access 10.6 Ha
- EIA (Environmental Impact Assessment) - Approved
- Department Roads and Transport - Approved
- Department Water and Sanitation - Approved
- Traffic Impact Assessment Report – Approved



ADDITIONAL INFORMATION A

MINE RIGHT INFORMATION TO BUYER

Section 11 Application

- ❖ According to Section 11 of the Mineral and Petroleum Resources Development Act (MPRDA), a mining or a prospecting right may Not be transferred from one company to another without the Minister of Mineral Resources' written consent

Department of Mineral Resources and Energy (DMRE) requirement with regard to Mine Right Holder

- ❖ BBBEE (Broad-Based Black Economic Empowerment) Status – with regard to ownership, management control, employment equity, skills development, preferential procurement, enterprise development and socio-economic
- ❖ Social and Labour Plan – to continue or renew existing Plan
- ❖ Financial Provision for Rehabilitation – to provide financial guarantee, in the event of unforeseen Mine closure - Estimate Rehabilitation Value R 1.787 632.43

Mineral opportunities

- ❖ Red Building Sand
- ❖ Washed Plaster Sand
- ❖ Screened / Washed River Sand
- ❖ Builders Mix / Crusher Run
- ❖ G5 Subbase – Road build material
- ❖ G6 – G9 Natural Filling
- ❖ Green & White Clay for Brick making
- ❖ Silica Sand

Estimate Material Reserves, bulk factor Included

- | | |
|---|---------------------------|
| ❖ General Pit Sand, Filling and Clay | 882 560 m ³ |
| ❖ Construction Aggregate (G5 Subbase, B/mix, Silica Sand) | 11,694 375 m ³ |

Additional Income

- ❖ Portion 49 Nooitgedacht 333 JR
- ❖ Telkom Mast
- ❖ Monthly Income R 6,481.00

ADDITIONAL INFORMATION B

MRA MINE FUTURE EXPANSION POSSIBILITIES

As for the current economic climate it is extremely difficult to predict the Mining and Construction sector potential. Office sales can vary from between 1500 to 8000 m³ per Month with our regular customer base, but current and future projects around the Mine can escalate these figures to 16000 m³ OR more per month.

Projects include:

- ❖ Diamond City Development – Civil and Construction Material
- ❖ Mamelodi K54 Tsamaya Road upgrade – Civil and Construction Material
- ❖ R573 Moloto Road upgrade – Civil and Construction Material
- ❖ Green City Pretoria East Road upgrade – Civil and Construction Material

Three Quarries (Raubex Willows, Donkerhoek and Afrisam N1) service the demand in the North and East region. Two of these quarries will be closing in the near future and therefore a huge opportunity will be forth coming with regard to Aggregate demand.

MRA opened up the Nooitgedacht Quarry but did not develop all potential, Crush and Screen Plants for all the different grade of Aggregate was limited and our main focus to supply a G5 Subbase and local Builders Mix to the market was with 1 x Mobile Crush and Screen Plant. Potential Buyers can capitalize in Quarry expansion.

Estimate Quarry m³ extractable 11.6 Million

Average price per 1m³ R 200.00.

Product manufacture list from Quarry with correct Plant investment:

- ❖ G2 - G7 Subbase / Filling
- ❖ Builders Mix / Crusher Run
- ❖ 19mm Stone
- ❖ 13mm Stone
- ❖ Dump Rock
- ❖ Crusher Sand
- ❖ Silica Sand
- ❖ Plaster Sand

Additional Sand and Clay available

- ❖ Building Sand
- ❖ River Sand
- ❖ Green/White/Yellow Clay
- ❖ G8-9 Filling

Alternative income options - Divide/Close a Section of the Mine property adjacent to the R 573 National Road and continue with commercial property development for example Small Factories or even pre-confirmed Fuel Station viability.

Loose Asset List (NOT included in sale)

Loose Asset List (exclude sale)

Modular Plaster Wash Plant

❖ Modular GFH 560 Grizzly Feed Hopper / Electric Gearbox drive	1
❖ Modular MC 600 Conveyor / Electric Gearbox drive	4
❖ Modular Screen Double Deck 2412 / V-Belt Electric drive	1
❖ 1200 OD Custom Trommel Screen / Electric Gearbox drive	1
❖ DWS 2412 High Frequency Dewatering Screen / Electric Vibrate Motor drive	1
❖ 150 E Terex Finlay Hydra sander Dewater Sand wash Rinser Plant	1
❖ Cyclone Silt Separator	1
❖ Cone Sump Separator	1
❖ Electrical Pump – Clear Water	2
❖ Electrical Pump – Silt Water	1

Modular River Sand Screen and Wash Plant

❖ Modular ELB Grizzly Feed Hopper / Electric Gearbox drive	1
❖ Custom 5x4 High Frequency Screen / Electric Vibrate Motor drive	1
❖ ELB100 Hydra sander Dewater Sand wash Rinser Plant / V belt electric motor drive	1
❖ ELB High Frequency Dewatering Screen / Electric Vibrate Motor drive	1
❖ Custom Conveyor / Electric Gearbox Drive	2

Terex Finlay 310 Mobile Screen Plant

❖ Grizzly Feed Hopper / Hydraulic Motor drive	1
❖ 600 Screen Conveyor / Hydraulic Motor drive	1
❖ 8 x 4 Double Deck Screen / Hydraulic Motor drive	1
❖ 600 Stockpile Conveyor / Hydraulic Motor drive	1

**** The loose assets do not form part of the auction and will be sold privately ****

Photos – Sand Quarry



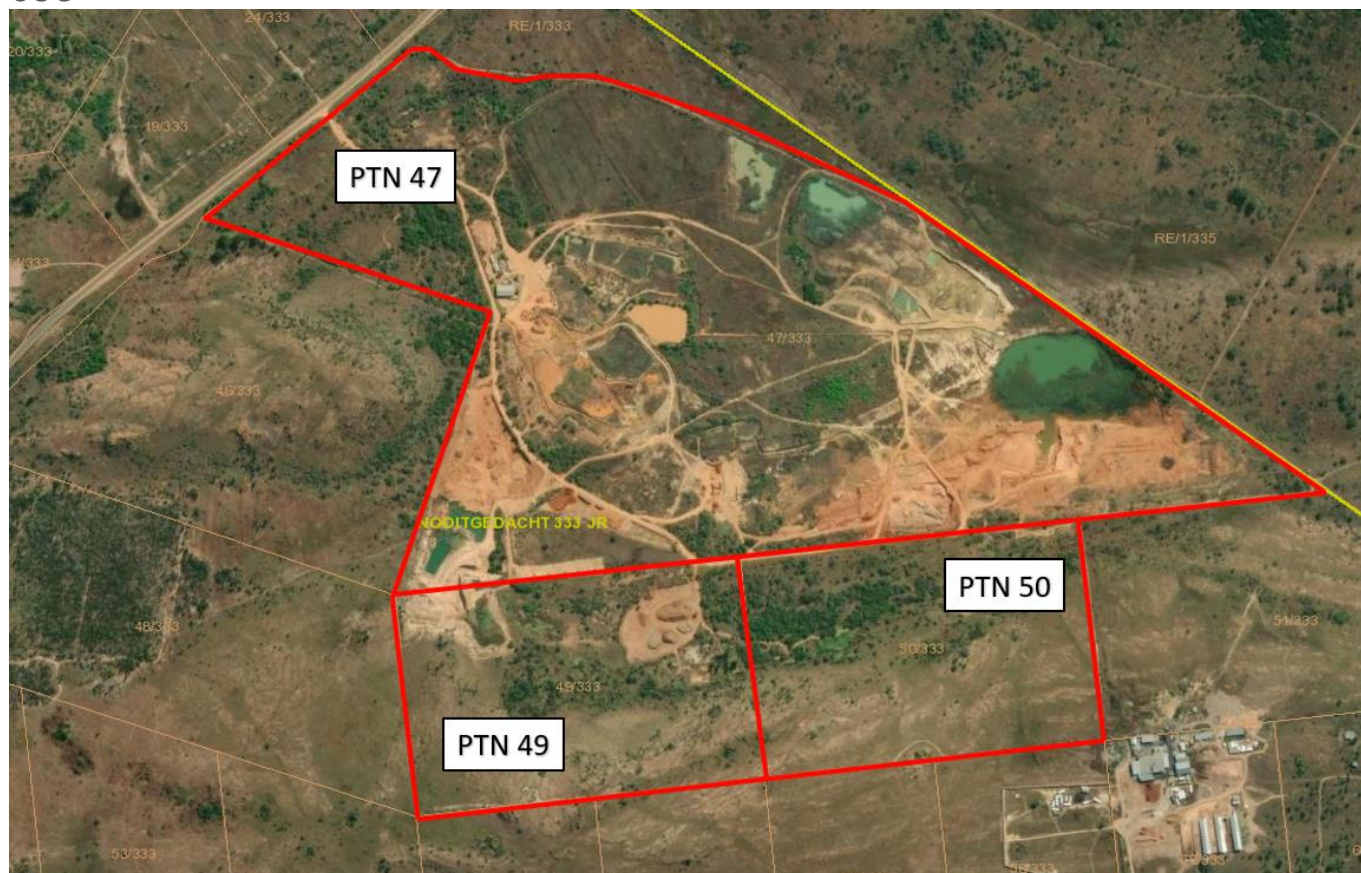




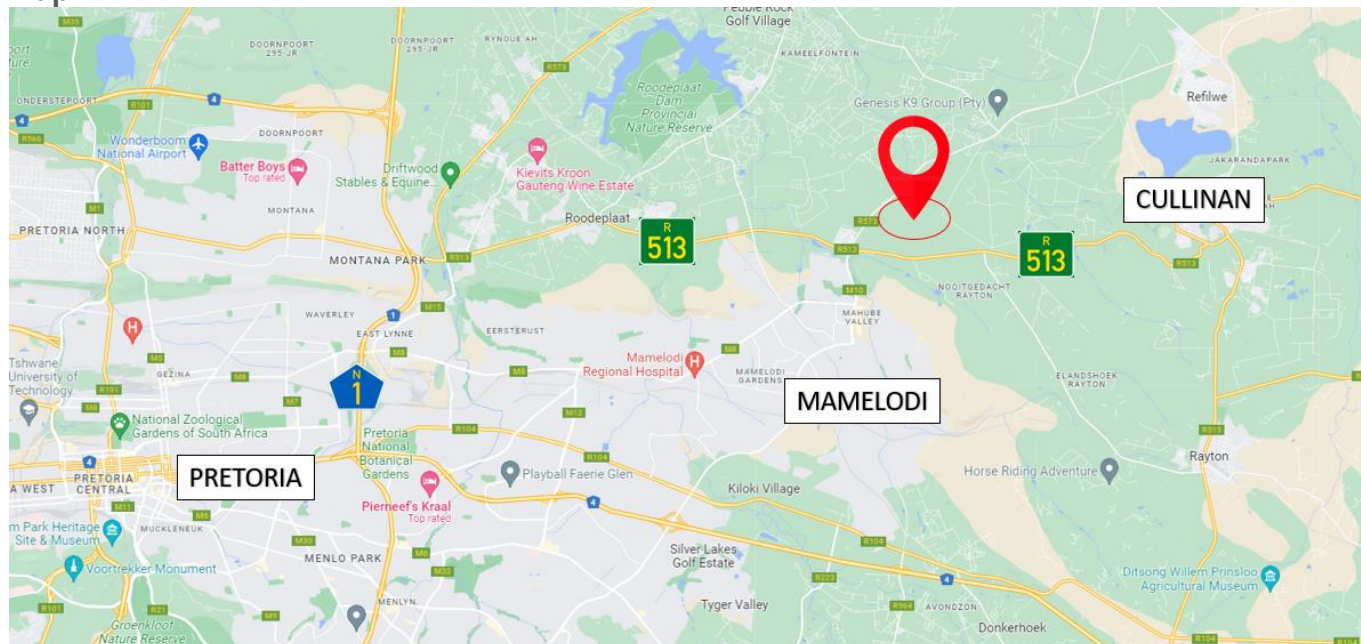
Photos – Workshops / Offices



CSG



Map



GPS Co-Ordinates 25°40'19.2"S 28°26'16.6"E
-25.672004, 28.437949

Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

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