

Healthcare & day-hospital development

Unitas Park · Vereeniging

Explore a day-hospital or specialist healthcare development with an experienced operator and clinician partners. Historical proposal and approval records provide a concrete starting point for screening the location, clinical demand and regulatory route.

Why this could work

The opportunity is to test an appropriately sized facility for the Vaal catchment, using existing proposal work to frame a focused first assessment. A developer, operator and clinician group could assess the site together before committing to detailed design or acquisition.

A documented historical scheme gives an operator specific plans and approval correspondence to review, rather than an entirely undefined concept.

An operator-led brief could test day surgery or a specialist facility, with property development and clinical operation assessed by the appropriate partners.

Land to explore

Remainder of Portion 224

Wider land context for the historical Extension 20 hospital proposal and later Extension 22 institutional layout. This does not identify a confirmed hospital footprint or establish that the entire remainder is suitable.

Let's shape the first phase

We would welcome an initial screening discussion with an operator or healthcare developer. Hans can coordinate review of the historical documents and a site visit. The objective is a land sale; availability and transaction terms require discussion.

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Evidence & further reading: 1. 2018 conditional partial approval · PDF pp. 1–2 · 2. 2019 site plan · submission copy, not approved building plans

Screening opportunity, not an approval or funding offer. Confirm current availability.

What is established

A Gauteng Department of Health letter dated 13 November 2018 grants conditional partial approval for 15 beds, one major theatre and one minor theatre (SRC-e94b19390de2, PDF p. 1).

The letter addresses Ardemus Investments and identifies 1 Mangosteen Street, Extension 20. It contains conditions, non-transferability and lapse provisions (PDF pp. 1–2). The held letter is not an operating-licence certificate.

What to confirm

Confirm current approval status, holder, compliance and any required fresh application with the health authority.

Reconcile the historical hospital location with the later Extension 22 layout and current land identities; Extension 20 is owner-confirmed unproclaimed.

Establish clinical demand and practitioner participation, then test planning rights, services, lawful access, ground suitability and development costs.