

INFORMATION PACK

FOR

3.1 Ha ZONED

BUSINESS 1 & RESIDENTIAL 2

VAN DER BIJLPARK, WILLIAM NICOL STREET



ON SITE AUCTION – Thursday, 4 July 2024 @ 11h00

Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 181 OF FARM ZUURFONTEIN 591, VANDERBIJLPARK, GAUTENG – IQ

Known As: CORNER R57 AND WILLIAM NICOL STREET, PORTION 181 OF FARM ZUURFONTEIN 591, VANDERBIJLPARK

Title Deed: T111117/2007

Extent: 3.1794Ha

Local Authority: EMFULENI LOCAL MUNICIPALITY

Registration Division: IQ

Province: GAUTENG

VAT Status: The seller IS registered for VAT

**Zoning: BUSINESS 1
RESIDENTIAL 2**

*****TO BE SOLD INDIVIDUALLY AND / OR COLLECTIVELY*****

Property Features

Prime 3.17 Ha **development land** with **high exposure** from both the Golden Highway (R57) and William Nicol Street in the booming residential hub of Vanderbijlpark.

This property presents an **excellent opportunity** for both **commercial and residential development** with split zoning - **Business 1 and Residential 2**.

This area has been rejuvenated and is expanding at a rapid pace with high-density developments in the surrounding area. With planned future urban and commercial development and expansion (between Sebokeng and Vereeniging and the development along the Vaal River, between Vanderbijlpark and Sasolburg) there will be employment and growth opportunities for the surrounding community.

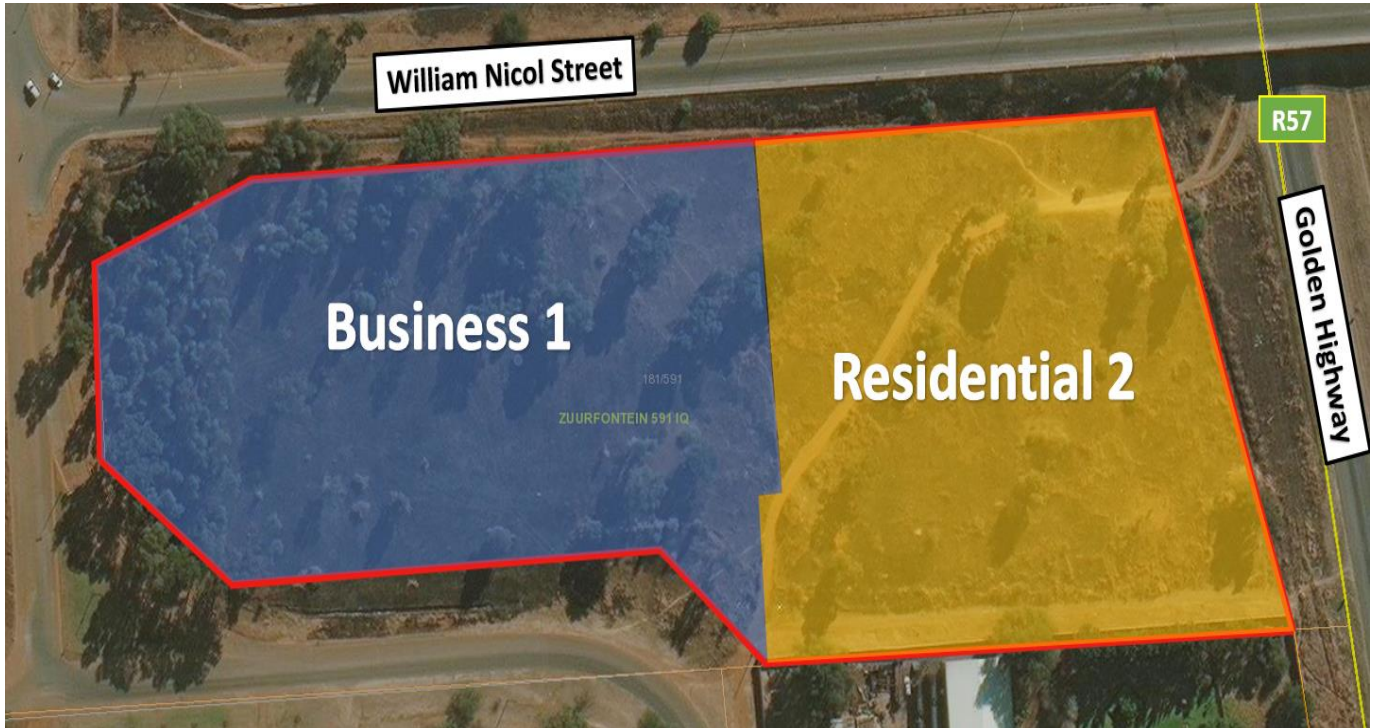
Proposed Uses:

1. High-density residential development,
2. Old Age Village,
3. Shops,
4. Retail & residential hub / business center.
5. Could also be an ideal storage / warehouse or distribution point.

The proposed extension of William Nicol Street up to Barrage Road (R42) will assist in establishing this regional node by encouraging the development of residential supporting land uses within this node such as retail and office development.

Rates & Taxes ±R8,467.49 p/m

Aerial



Zoning

	BUILDINGS WHICH MAY BE ERECTED AND PURPOSES FOR WHICH THEY MAY BE USED ONLY "PERMITTED USES"	BUILDINGS WHICH MAY BE ERECTED AND PURPOSES FOR WHICH THEY MAY BE USED WITH THE SPECIAL CONSENT OF THE LOCAL AUTHORITY	BUILDINGS WHICH MAY NOT BE USED OR ERECTED
Business 1	Places of refreshment, shops, hotels, dwelling units, residential buildings, places of public worship, places of instruction, social halls, public garages, dry-cleaners and offices.	Buildings not in columns (3) and (5)	Noxious industries
Residential 2	Dwelling units	Places of public worship, places of instruction, social halls, institutions, special uses	Buildings not in columns (3) and (4)

EMFULENI SPATIAL DEVELOPMENT FRAMEWORK 2021-2022

https://www.emfuleni.gov.za/images/YEAR_2021/LAND_USE_MAN/SPATIAL_DEV/EMFULENI_SDF_2021-2022-2_compressed.pdf

EXTENSION OF WILLIAM NICOL STREET

The municipality holds the view that the development of a road (William Nicol Street) that will link with Barrage Road (R42) to Bophelong Townships will attract private sector developments to this part of Emfuleni. Once constructed, the proposed extension of William Nicol Road will not only render the land between it and R57 for **office park development** and other **business developments** north of Barrage Road (R42). These developments, together with the existing Vaal Mall, will coalesce into a strong regional node providing **sustainable employment** and **business opportunities** near Bophelong.

Emfuleni is tied into the rest of Gauteng via two northern-south corridors that are aligned along the N1 and the R59 freeways respectively. These corridors also link Emfuleni to areas located in between, such as Orange Farm, Soweto, Meyerton, and Germiston. The N1 corridor is paralleled by a commuter railway line, which links Vereeniging to the Johannesburg CBD via Sebokeng and Orange Farm. A freight railway line links Vereeniging to Germiston, via Meyerton. **In essence, Emfuleni thus forms the southern anchor of the greater Gauteng urban conurbation.**

Emfuleni is becoming part of an **emerging metropolitan area** that comprises Sebokeng, Vanderbijlpark, Vereeniging, Meyerton, and Sasolburg. Together, this emerging metropolitan area already has a population of 0.9 million people.

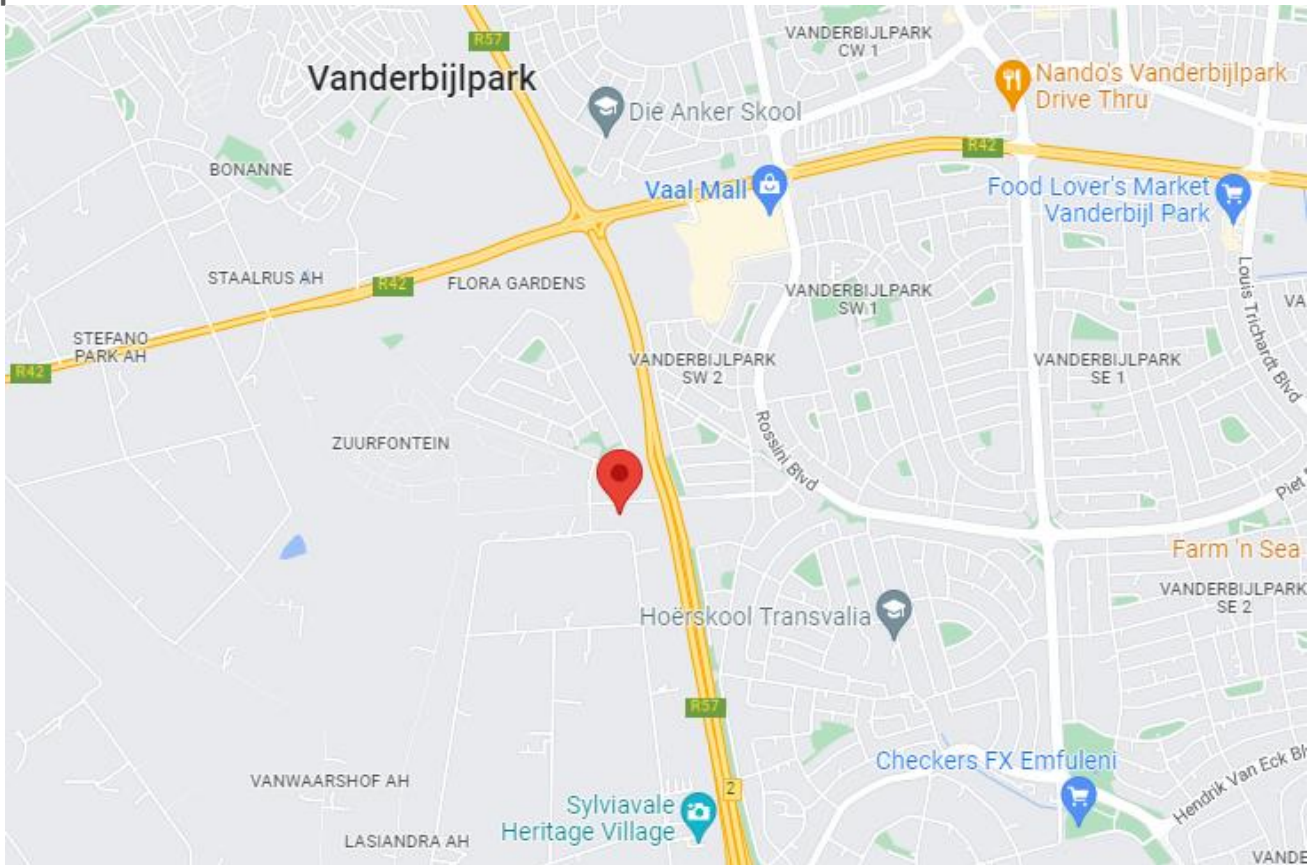
The **R57 Freeway** is the most important road within the Emfuleni area. High-intensity land uses (retail, commercial, and industrial) are recommended on parcels of land adjoining or within immediate influence of this development corridor. Significant traffic volumes that pass through Emfuleni on the R57 Freeway to adjoining provinces attest to its mobility function, and the distribution of both commercial and passenger volumes at its various intersecting on/off ramps equally points to its invaluable access function.



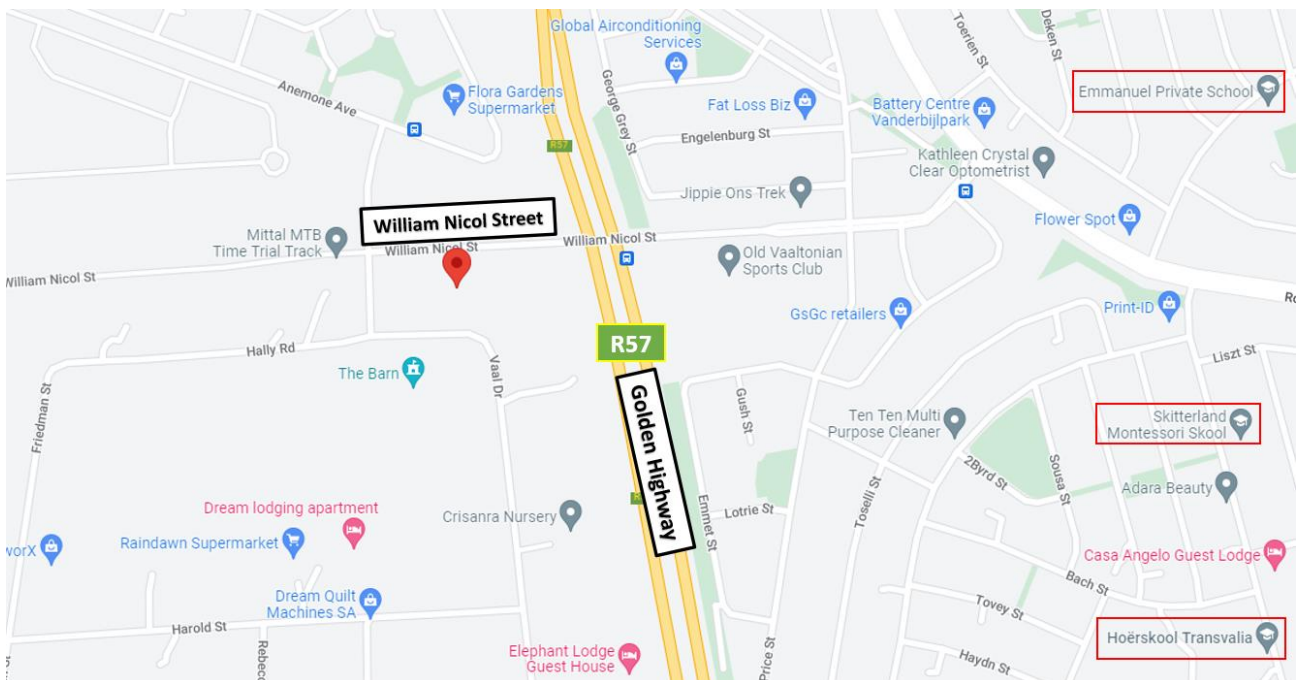
Photos



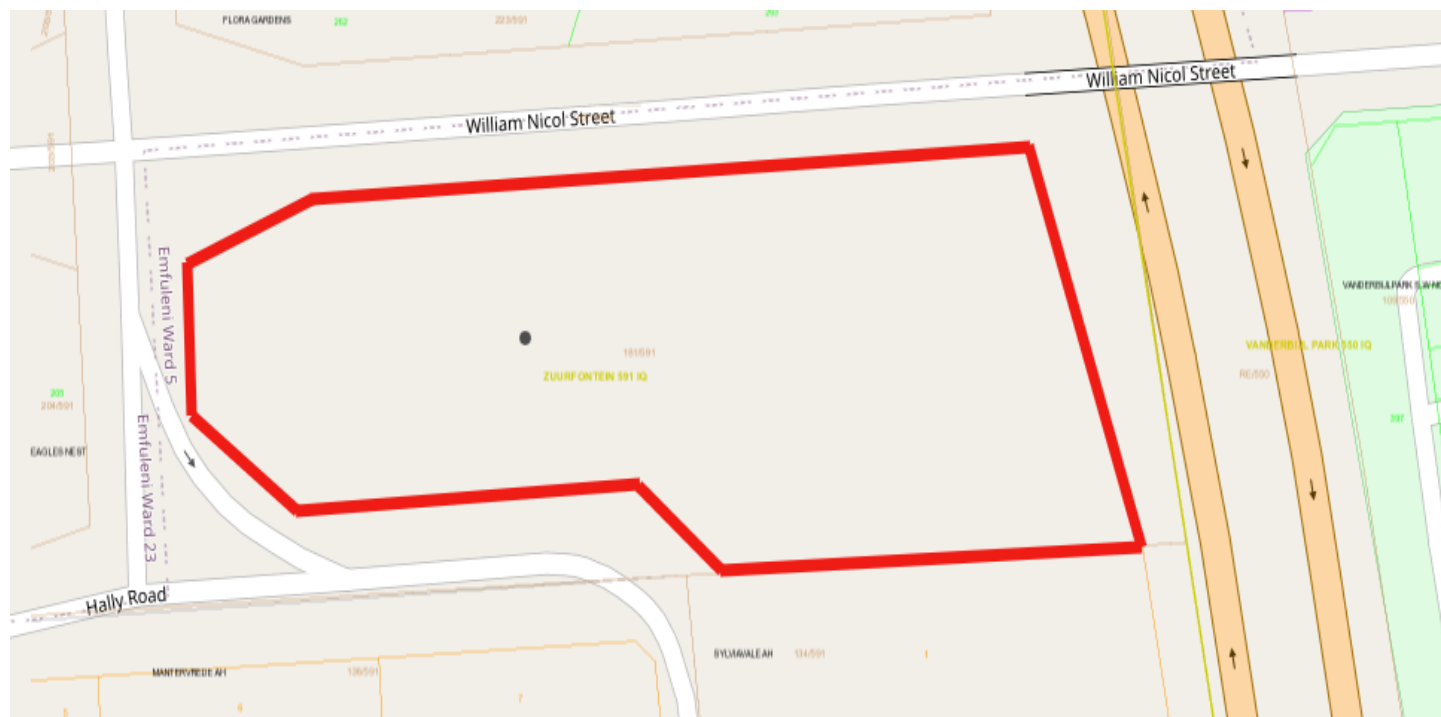
Map



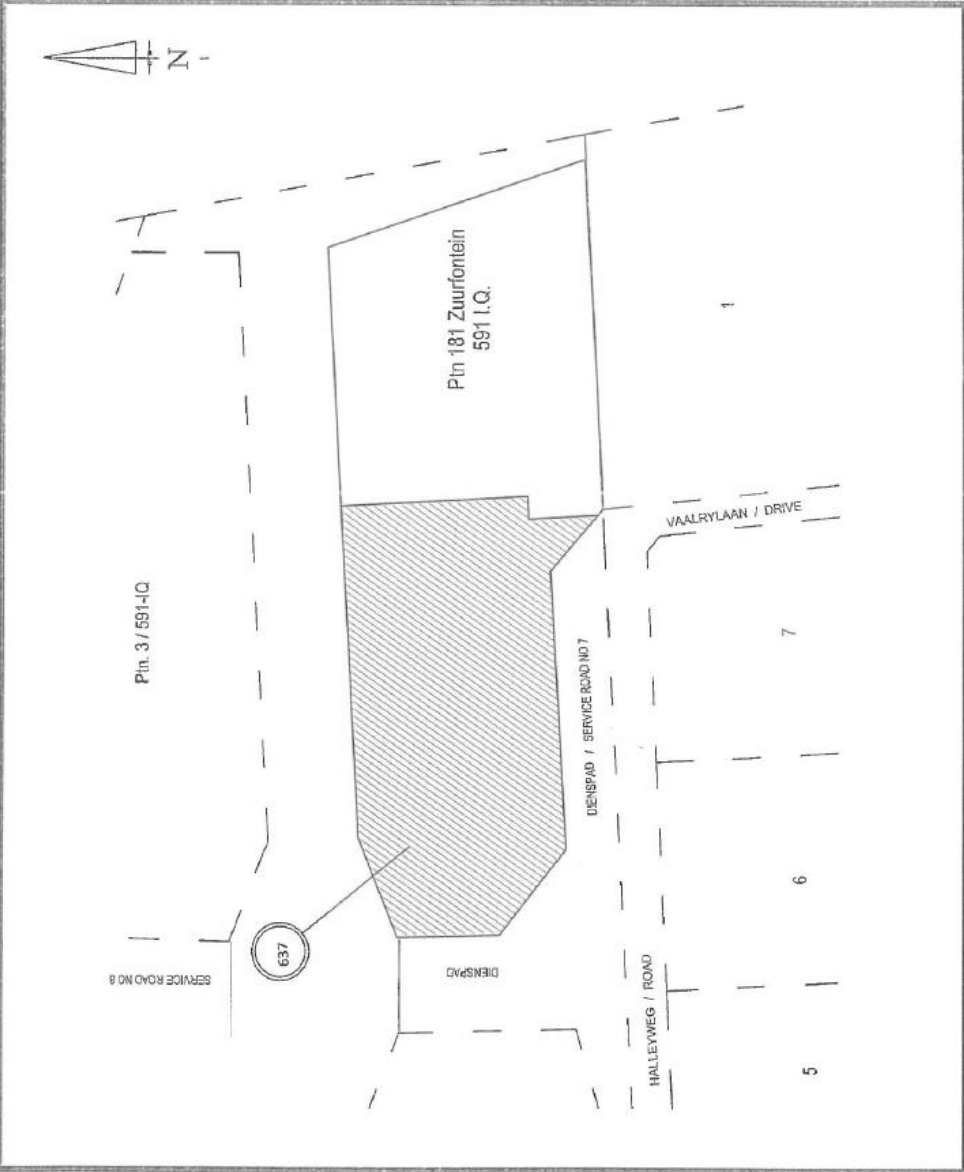
GPS Co-Ordinates 26°43'18.1"S 27°49'01.1"E
-26.721695, 27.816962



CSG



Zoning Certificate

KODE 34 VANDERBIJLPARK CODE DORPSBEPLANNING TOWN PLANNING SCHEME KEMA 1987 TOWN PLANNING SCHEME KAART 3A MAP SERIES REEKS 3A SERIES V. GINGSKEMA AMENDMENT SCHEME VEL 1 SHEET OF SHEET H1128	<div style="border: 1px solid black; padding: 5px;"> <p>'n GEDEELTE VAN GEDEELTE 181 VAN DIE PLAAS ZUURFONTEIN 591 I.O.</p> <p>A PORTION OF PORTION 181 OF THE FARM ZUURFONTEIN 591 I.O.</p> <p>VERWYSING / REFERENCE</p> <p>637 BYLAE ANNEXURE</p> <p>GEBRUIKSONE / USE ZONE</p> <p>BUSINESS 1 BESIGHEID 1</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>VIR GOEDKEURING AANBEVEEL RECOMMENDED FOR APPROVAL</p> <p style="text-align: right;"><i>[Signature]</i></p> <p>VANDERBIJLPARK 5/10/11</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>GOEDGEKEUR APPROVED</p> <p style="text-align: right;"><i>[Signature]</i></p> <p>EMFULENI MUNISIPALE RAAD EMFULENI MUNICIPAL COUNCIL</p> </div>
	
SKAAL / SCALE 1:2500	
GEBRUIKSONE * USE ZONE	

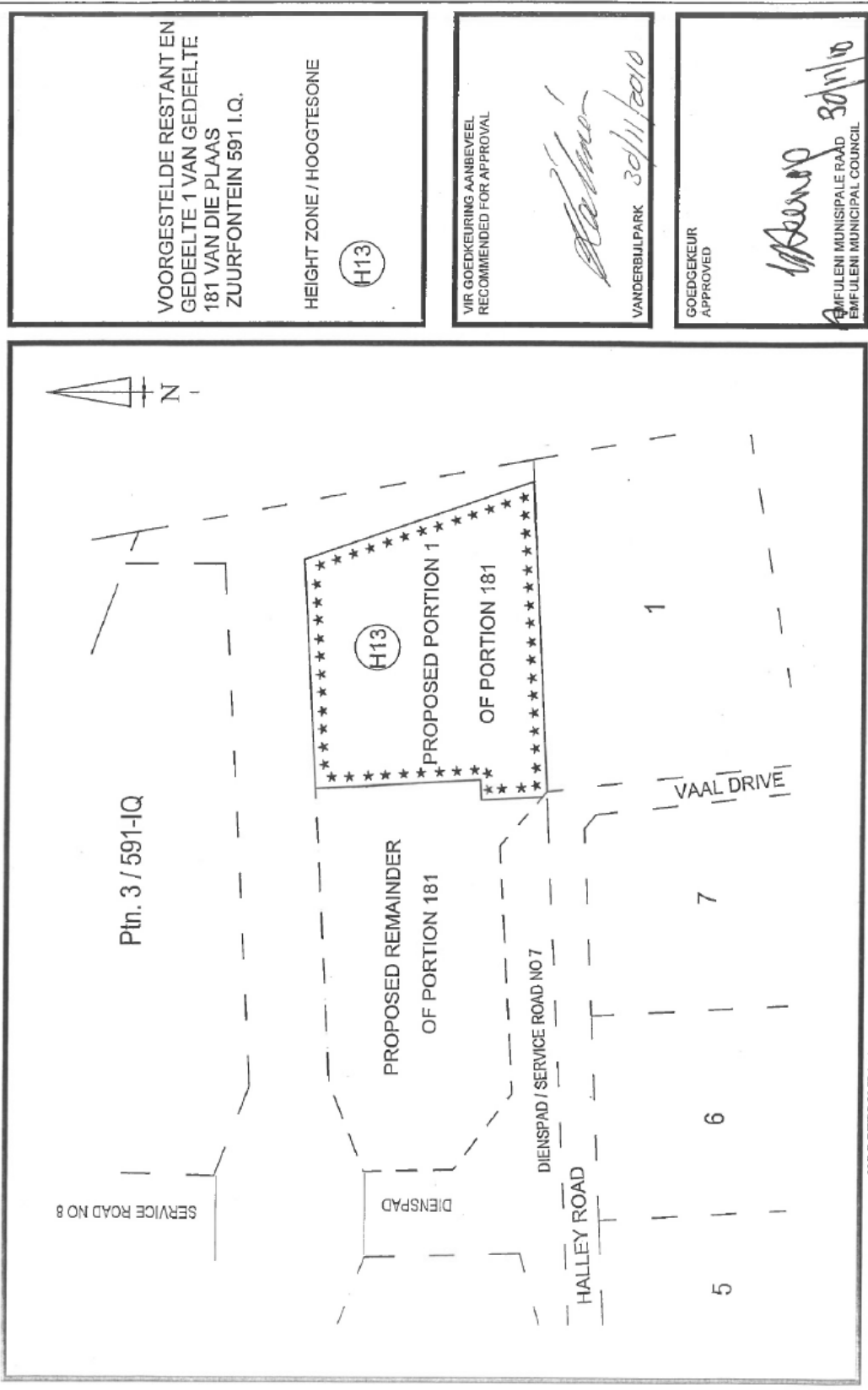
KODE 34 VANDERBIJLPARK DORPSBEPLANNINGSKEMA 1987
 CODE TOWN PLANNING SCHEME

KAART 3B REEKS 3B
 MAP SERIES

WYSIGINGSKEMA
 AMENDMENT SCHEME

H943 VEL SHEET 1 VAN VEL SHEET 1 OF 1

SKAAL / SCALE 1:2500



VOORGESTELDE RESTANT EN GEDEELTE 1 VAN GEDEELTE 181 VAN DIE PLAAS ZUURFONTEIN 591 I.Q.

HEIGHT ZONE / HOOGTESONE

(H13)

VIR GOEDKEURING AANBEVEEL RECOMMENDED FOR APPROVAL

[Signature]

VANDERBIJLPARK 30/11/2010

GOEDGEKEUR APPROVED

[Signature]

EMFULENI MUNISIPALE RAAD
 EMFULENI MUNICIPAL COUNCIL

HOOGTESONE EN DIGHTHEIDSONE * HEIGHT ZONE AND DENSITY ZONE

KODE CODE	DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME	1987	KAART MAP	3A	REEKS SERIES	WYSIGINGSKEMA AMENDMENT SCHEME	H943	VEL SHEET	1 OF	VAN SHEET	1 SHEET
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Pltn. 3 / 591-IQ

PROPOSED REMAINDER
OF PORTION 181

VAAL DRIVE

HALLEY ROAD

DIENSPAD / SERVICE ROAD NO 7

DIENSPAD

SERVICE ROAD NO 8

PROPOSED REMAINDER AND
PORTION 1 OF PORTION 181
OF THE FARM ZUURFONTEIN
591 I.Q.

VERWYSING / REFERENCE

498
 BYLAE
ANNEXURE

GEBRUIKSONE / USE ZONE

RESIDENSIEEL 2
RESIDENTIAL 2

VIR GOEDKEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

[Signature]

VANDERBIJLPARK
30/11/2010

GOEDGEKEUR
APPROVED

[Signature]

EMFULENI MUNISIPALE RAAD
EMFULENI MUNICIPAL COUNCIL

KODE 34 VANDERBIJLPARK DORPSBEPLANNING KEMA 1987 BYLAE ANNEXURE 637 VERINGSKEMA AMENDMENT SCHEME H1128 VEL 2 VAN 2 VELLE SHEET 2 OF 2 SHEETS

SKAAL / SCALE 1:2500

in GEDEELTE VAN GEDEELTE
181 VAN DIE PLAAS
ZUURFONTEIN 591 I.O.

A PORTION OF PORTION 181
OF THE FARM ZUURFONTEIN
591 I.O.

VIR GOEDGEURING AANBEVEEL
RECOMMENDED FOR APPROVAL

[Signature]
5/12/11

VANDERBIJLPARK

GOEDGEKEUR
APPROVED

[Signature]
5/12/11
EMFULENI MUNISIPALE RAAD
EMFULENI MUNICIPAL COUNCIL

GEBRUIKSONE 5: BESIGHEID 1

BYKOMEND TOT DIE VOORWAARDES VAN
DIE DORPSBEPLANNINGSKEMA IN WERKING
IS DIE EIENDOM ONDERWORDE AAN DIE
VOLGENDE VERDERE VOORWAARDES:

1. Hoogte: 1 verdieping
2. Dekking: 60%
3. Parkering: 6 Parkeerplekke per 100m²
verhuurbare winkelvloer
oppervlakte
4. Boulyn: 5m alle straatgrense;
2m alle ander grense
5. VOV: 0.6
6. Brandstof mag nie op die eiendom verkoop
word nie.
7. n Terreinontwikkelingsplan moet voorgelê
word aan en goedgekeur word deur die Plaaslike
Owerheid.

USE ZONE 5: BUSINESS 1

IN ADDITION TO THE CONDITIONS OF
THE TOWN PLANNING SCHEME IN
OPERATION, THE PROPERTIES SHALL B
ESUBJECT TO THE FOLLOWING
CONDITIONS:

1. Height: 1 storeys
2. Coverage: 60%
3. Parking: 6 Parking spaces per 100m²
gross leasable shop floor area
4. Building line: 5m on all street boundaries;
2m all other boundaries
5. FAR: 0.6
6. Retail of fuels is not allowed on this
property.
7. A site development plan must be submitted
and approved by the Local Authority.

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:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Disclaimer

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