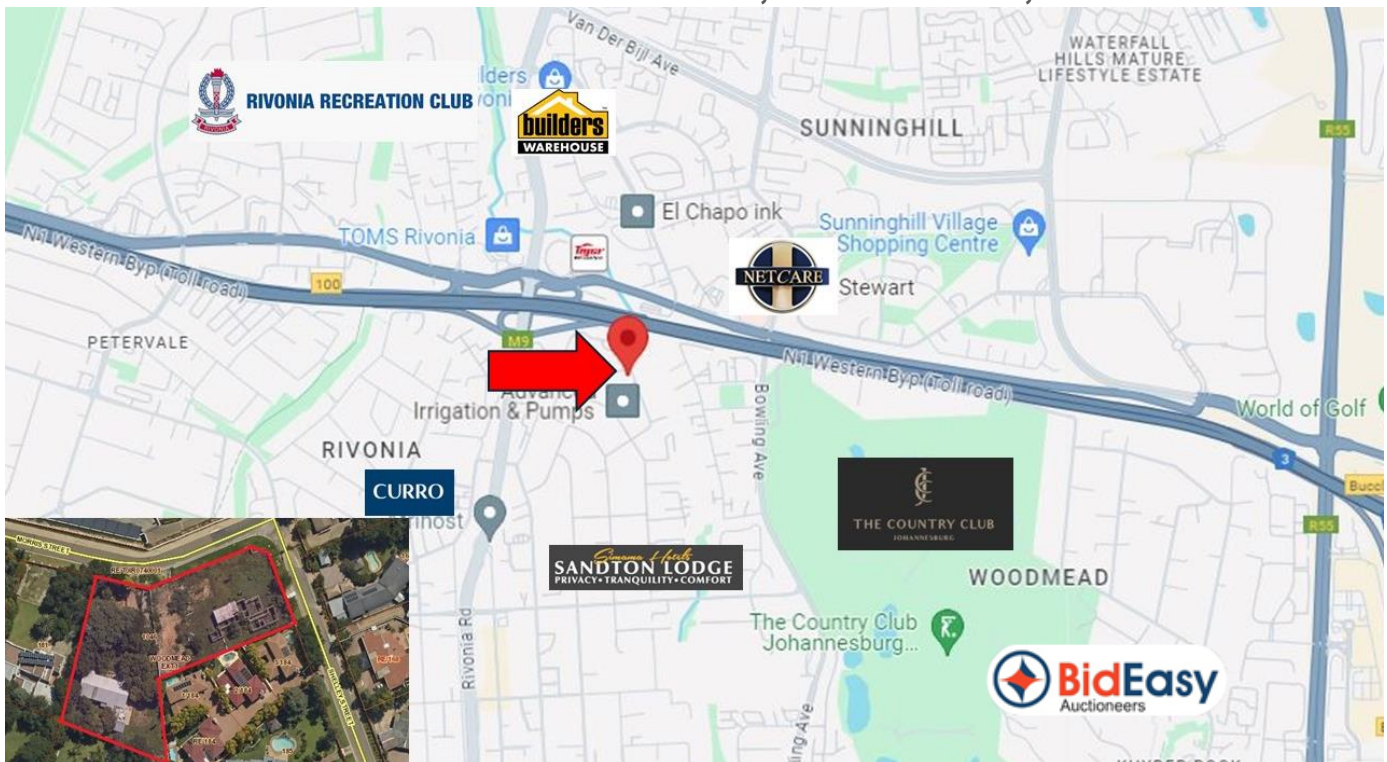


# INFORMATION PACK

FOR

## ZONED AND APPROVED DEVELOPMENT 72 DWELLING UNITS

C/O MORRIS & SHELLY STREET, WOODMEAD, SANDTON



**ON SITE AUCTION – Wednesday, 10 July 2024 @ 11h00**

Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

ERF 1046 WOODMEAD EXT 1, JOHANNESBURG, IR  
Known As: C/O MORRIS AND SHELLY STREET, WOODMEAD, SANDTON  
Title Deed: T10155/2023  
Extent: 5948m<sup>2</sup>  
Local Authority: CITY OF JOHANNESBURG  
Registration Division: IR  
Province: GAUTENG  
VAT Status: The seller is registered for VAT  
Zoning: RESIDENTIAL 3

## Property Information

### PRIME 5948m<sup>2</sup> PROPERTY WITH PROPOSED DEVELOPMENT

**Rare opportunity** to invest in prime development land in an area where development land is **very scarce**. The property of **5948m<sup>2</sup>** is situated on the corner of Morris and Shelly Streets and is **Zoned Residential 3** permitting **72 dwelling units on site**.

The location of the property provides **easy access** as four major highways, the N1 Western Bypass, N1 en Schoeman Freeway, N3 Eastern Bypass, and the M1. In addition, the area falls within the great Sandton area which is one of the most **affluent residential and business** areas of Johannesburg and regarded as the hub of upstart and established companies. Hyde Park and other commercial centers, shopping centers, restaurants, etc. are all located within the proximity of this property.

### Aerial View



### Proposed Development Details – Option 1

24 x 1 Bed 1 Bath Units (Inclusionary Units)  
 20 x 2 Bed 1 Bath Units  
 12 x 2 Bed 1 Bath Units  
 16 x 2 Bed 2 Bath Units  
 TOTAL: 72

SITE AREA: 0.4411 ha

Use Zone 4: Residential 3

Number of Floors: Ground + 3

Density: 164 du/ha allowing 72 dwelling units on site of which 48 will be market units and 24 Inclusionary housing units.

Coverage: 1093m<sup>2</sup> Building + 900m<sup>2</sup>  
 1993m<sup>2</sup> = 45%

FAR: 0.78

Parking Provided: 82 bays

Parking Ratio: 1.1 bays p/unit

**Additional Information available on request.**



## Proposed Development Site Plan



## Zoning



City of Johannesburg  
Department of Development Planning

Metropolitan Centre  
158 Civic Boulevard  
Loveday Street  
Braamfontein

PO Box 30733  
Braamfontein  
2017

Tel +27(0)11 407-6801  
Fax +27(0)11 339-1546

[www.joburg.org.za](http://www.joburg.org.za)

SFP TOWN PLANNING  
PO BOX 908  
Groenkloof  
0027

Dear Sir,

**REZONING**  
**ERVEN 182 AND 183 WOODMEAD EXTENSION 1**  
**AMENDMENT SCHEME/S 20-02-3421 AND 20-02-3422**

Your application dated 19<sup>th</sup> July 2021 has a reference.

This matter was considered on 22/02/2023, when the Executive Director: Development Planning on behalf of the City of Johannesburg and in terms of her duly authorised delegated authority, in terms of **Section 22(1) of the City of Johannesburg Municipal By-Law, 2016, approves** the amendment of the **City of Johannesburg Municipal Planning Land Use Scheme, 2018**, being **Amendment Scheme/s 20-02-3421 and 20-02-3422**, by the rezoning of **Erven 182 and 183 Woodmead extension 1** from "Business 4" **to** "Residential 3" permitting 72 dwelling units on-site, subject to:

Use Zone 4:	"Residential 3"
Primary Rights:	Dwelling units excluding residential buildings.
Consent Rights:	As per Scheme.
No Rights:	As per Scheme.
Servitude:	As per Scheme.
Height:	As per Scheme – 4 Storeys
Coverage:	24%
FAR:	1.0
Parking Provision:	1.1 parking bays per unit allowing 82 parking bays.
Density:	164du/ha allowing 72 dwelling units on site of which 48 will be market units and 24 inclusionary housing units.
Building Lines:	As per Scheme – 2m along Morris street. 3m along Shelly street

5m along the side boundaries-specifically on buildings adjacent to Portions 1,2,3 & Remainder of Erf 184 Woodmead x1

#### General Conditions

- 1) Erven 182 and 183 Woodmead x1 shall be consolidated to the satisfaction of the council.
- 2) A Site Development Plan drawn to a scale of 1:500, or to any other scale approved by the Municipality, shall be submitted to the local authority for approval, where such plan shall be approved prior to the approval of building plans. All technical department requirements shall be complied with prior to the approval of the SDP.
- 3) The inclusionary housing units shall be 18m<sup>2</sup> minimum and 37m<sup>2</sup> maximum size in terms of the inclusionary housing calculator conditions.
- 4) A 2.0m paved pedestrian sidewalk is to be provided on Morris street west along the entire length of the property boundary
- 5) Applicant shall comply with JRA comments dated 14 February 2022, to the satisfaction of JRA.
- 6) Applicant shall comply with JW comments dated 07 June 2022, to the satisfaction of JW.
- 7) Applicant shall comply with Joburg Water comments dated 04 March 2022 to the satisfaction of JRA.
- 8) Access shall be off Morris street west to the satisfaction of the local authority.
- 9) Parking shall be provided on-site to the satisfaction of the local authority.
- 10) A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of Section 25 (1a-b) of the City of Johannesburg Municipal Planning By-law, 2016.
- 11) The property shall be landscaped and maintained to the satisfaction of the local authority.
- 12) The requirements of the Municipal Owned Entities (M.O.E's) and or any other Department/s shall be complied with to the satisfaction of the respective officers.

**AMENDMENT SCHEME/S NUMBER**  
**20-02-3421 and 20-02-3422**

Yours faithfully

  
For EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING

Enquiries: V. Makhubele

Telephone: (011) 407-6173

Date: 22/02/2023

## Surveyor General Diagram

### CONSOLIDATION DIAGRAM

#### Components:

1. The figure ABGHA represents Erf 182.  
Vide General Plan S.G. No. A7086/1968.  
Deed No. T 20418/1976
2. The figure BCDEFB represents Erf 183.  
Vide General Plan S.G. No. A7086/1968.  
Deed No. T 21126/1975

S. G. No.

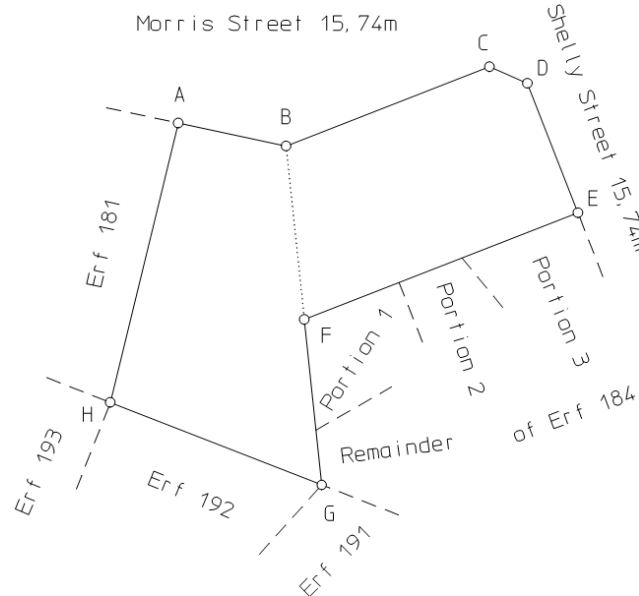
**1772/2022**

Approved

*N.H. Stone*

for  
SURVEYOR-  
GENERAL  
29.08.2022

Act 16 of 2013  
Ref No: 20/02/3608/2021  
Date : 10/11/2021



Scale 1:1250



The figure ABCDEFGHA  
represents 4411 square metres of land being  
Erf 1046 of the township  
**WOODMEAD EXTENSION 1**  
(and comprises components 1 and 2 as listed above)

City of Johannesburg Metropolitan Municipality  
Province : Gauteng  
Compiled in January 2022 by me

*F. J. Loock*

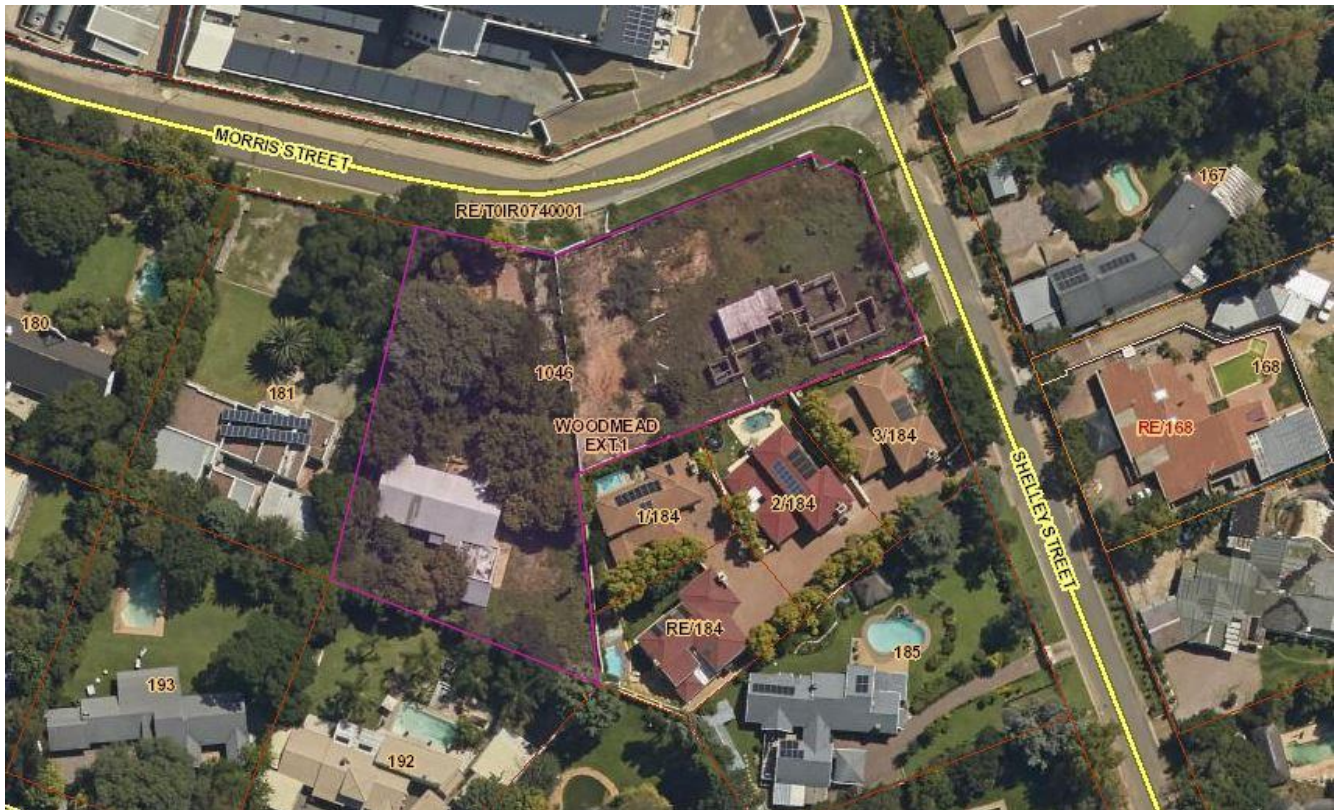
F. J. Loock PLS-1096  
Professional Land Surveyor

This diagram is annexed to No. d. d. i. f. o. Registrar of Deeds PRETORIA	The original diagrams are as listed above	File <b>Erven</b> GP SG No. A7086/1968 Comp. IR1A-7C TM 3186
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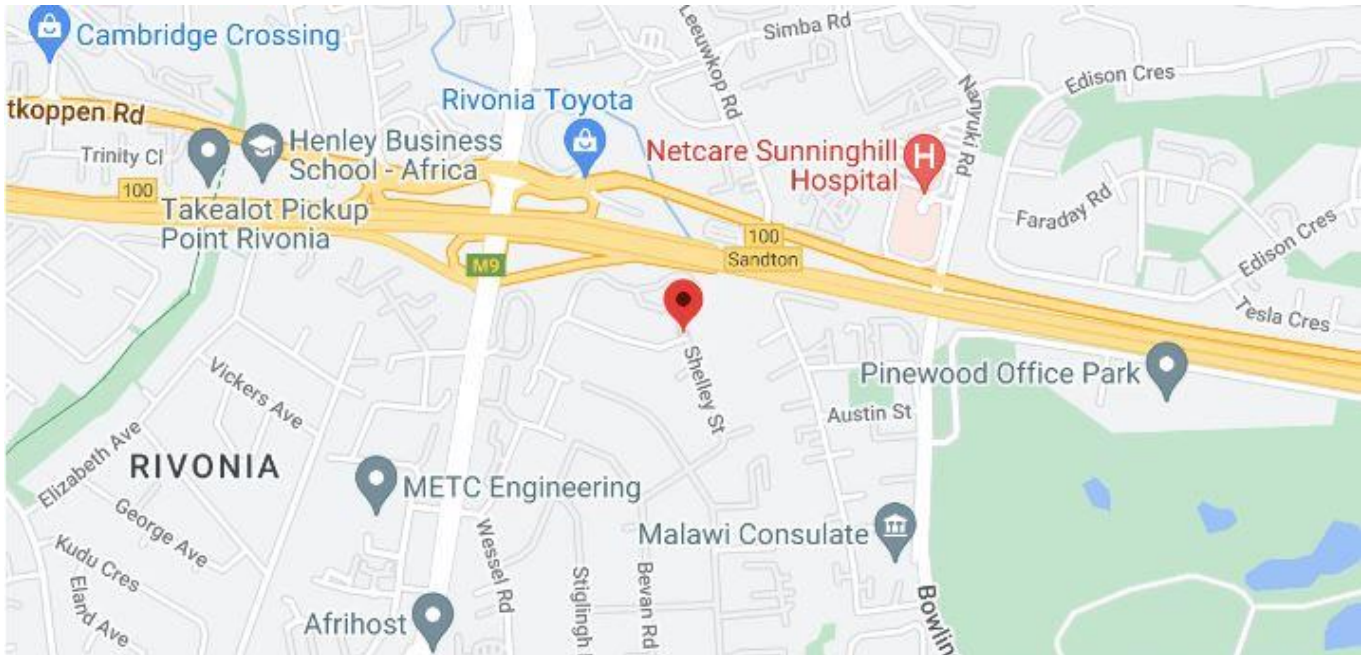
CSG



GIS Areal



## Map



**GPS Co-Ordinates 26°02'25.9"S 28°03'52.9"E**  
**-26.040535, 28.064691**

## 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](mailto:pieter@bideasy.co.za)**

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