

# INFORMATION PACK

FOR

## APPROVED HIGH DENSITY RESIDENTIAL DEVELOPMENT 36 UNITS – ARCADIA / HATFIELD

922 PARK STREET, ARCADIA, PRETORIA



**ON SITE AUCTION – Wednesday, 25 May @ 11h00**

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

## Property Information

Title Deed Information –

### **PORTION 0 (RE) OF ERF 521, ARCADIA, PRETORIA, GAUTENG – JR**

**Title Deed:** T39168/2017

**Extent:** 1752m<sup>2</sup>

### **PORTION 1 OF ERF 521, ARCADIA, PRETORIA, GAUTENG – JR**

**Title Deed:** T8880/2016

**Extent:** 800m<sup>2</sup>

**COMBINED EXTENT:** 2552 m<sup>2</sup>

**Known As:** 922 PARK STREET, HATFIELD, PRETORIA

**Local Authority:** CITY OF TSHWANE LOCAL MUNICIPALITY

**Registration Division:** JR

**Province:** GAUTENG

**Zoning:** SPECIAL – HIGH DENSITY RESIDENTIAL

**VAT Status:** The seller is registered for VAT

## Property Information

**2552m<sup>2</sup>** Prime High Density Residential Development opportunity located in Arcadia/Hatfield, on a high traffic main road, with excellent exposure and high visibility! Ideally located within walking distance from Pretoria Girls High School, University of Pretoria, Loftus, Affies Mesies and Seuns Hoër Skole.

The 2 stands are approved for High Density Residential Development, once consolidated. The consolidation has been approved. This allows for up to 36 residential dwelling units and up to 4 story's in this development.

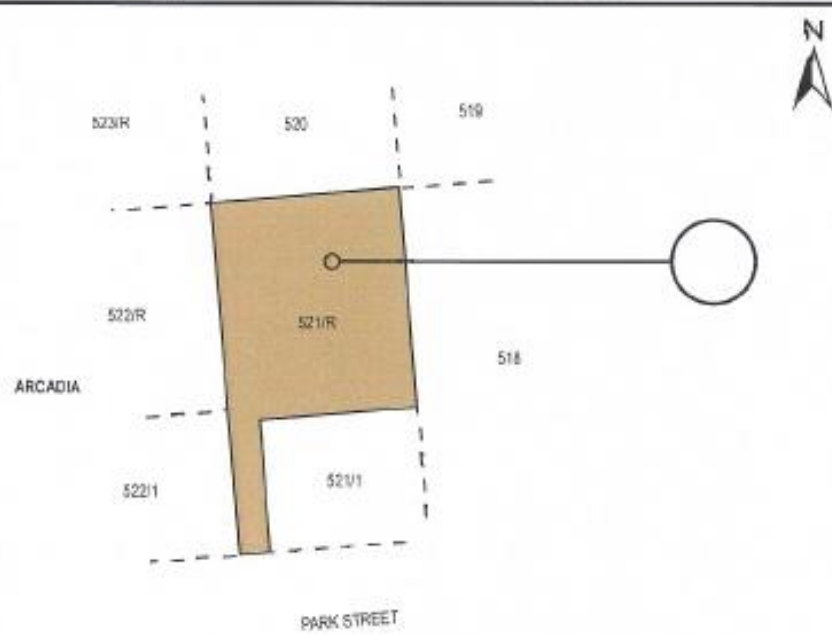



### **Current Project Plan – Student Accommodation (optional)**

- The current plans for this development are for 6 bedrooms per unit for a total of 216 Beds.
- There is also a feasibility study to support the development for Student Accommodation.
- Architectural designs and plans for development envisioned by the sellers are complete and can be acquired from the architects.

An application for the Extension of Time has been lodged at City of Tshwane by the Town Planner.

Approvals, consolidations, etc. available on request.

## APPROVAL – REMAINING EXTENT ERF 521

<h1 style="margin: 0;">TSHWANE</h1>		TOWN PLANNING SCHEME	<b>2008</b> (Revised 2014)
PROPERTY DESCRIPTION: THE REMAINDER OF ERF 521, ARCADIA			
			
SCALE : 1:1 200			
<b>USE ZONE</b>	<b>REFERENCE</b>		<b>GENERAL</b>
 SPECIAL	 1234		REFERENCE TO ANNEXURE T
AMENDMENT SCHEME <u>39701</u> APPROVED  DATE	OFFICIAL USE		
SHEET 1 OF 1			

# TSHWANE TOWN-PLANNING SCHEME

**2008**  
(Revised 2014)

**PROPERTY DESCRIPTION: THE REMAINDER OF ERF 521, ARCADIA**

1	Use Zone	<b>28: SPECIAL</b>
2	Uses permitted	Dwelling-units
3	Uses with consent	None
4	Uses not permitted	All other uses
5	Definitions	Clause 5
6	Density	137 Dwelling-units per hectare (a maximum of 24 Dwelling-units on the erf)
7	Coverage	50%
8	Height	15 m (4 storeys): Provided that Clause 26(2)(b) shall not be applicable.
9	Floor area ratio	1,3
10	Site development plan and landscape development plan	<p>(1) In addition to Clause 31 of the Scheme, a Site Development Plan and a Landscape Development Plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>(2) In addition to Clause 31 of the Scheme, special attention shall be given to aspects such as the privacy of adjacent residential erven (overlooking, balconies and open passages), solar access to adjacent structures located to the south of the development (over-shadowing), road reserve development (pedestrian walkways), communal and private open space and exterior finishes.</p> <p>(3) The approved Site Development Plan shall only be amended with the Permission of the Municipality and no building plan which does not comply with the conditions as set out in the approved Site Development Plan, will be approved by the Municipality.</p>

**AMENDMENT SCHEME** *39707*

**APPROVED**

CITY OF TSHWANE  
APPROVED

2018-11-23





**DATE**

*05945*  
AUTHORISED OFFICIAL

**OFFICIAL USE**



## APPROVAL – PORTION 1 OF ERF 521

<b>TSHWANE</b>		TOWN PLANNING SCHEME	<b>2008</b> (Revised 2014)
PROPERTY DESCRIPTION: PORTION 1 OF ERF 521, ARCADIA			
			
SCALE : 1:800			
USE ZONE	REFERENCE		GENERAL
 SPECIAL	 BUILDING LINE  1234		REFERENCE TO ANNEXURE T
<b>AMENDMENT SCHEME</b> <u>87551</u> <b>APPROVED</b> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 10px 0;">             CITY OF TSHWANE              APPROVED              2018 -11- 21  <u>25093</u>              AUTHORISED OFFICIAL           </div> <b>DATE</b> _____	<b>OFFICIAL USE</b>     Until and unless this block is officially stamped and signed, the Land Use Rights may not be exercised		
SHEET 1 OF 1			

# TSHWANE TOWN-PLANNING SCHEME

**2008**  
(Revised 2014)

**PROPERTY DESCRIPTION: PORTION 1 OF ERF 521, ARCADIA**

1	Use Zone	<b>28: SPECIAL</b>
2	Uses permitted	Dwelling-units
3	Uses with consent	None
4	Uses not permitted	All other uses
5	Definitions	Clause 5
6	Density	150 dwelling-units per hectare.
7	Coverage	50%
8	Height	15 m (4 storeys): Provided that Clause 26(2)(b) shall not be applicable.
9	Floor area ratio	1,1
10	Site Development Plan and Landscape Development Plan	<p>(1) In addition to Clause 31 of the Scheme, a Site Development Plan and a Landscape Development Plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.</p> <p>(2) In addition to Clause 31 of the Scheme, special attention shall be given to aspects such as the privacy of adjacent residential erven (overlooking, balconies and open passages), solar access to adjacent structures located to the south of the development (over-shadowing), road reserve development (pedestrian walkways), communal and private open space and exterior finishes.</p>
11	Street building lines	Clause 9
12	Building restriction areas	(1) Building lines alongside the northern boundary of the erf, bordering the Remainder of Erf 521, Arcadia shall be:

**AMENDMENT SCHEME** BTSST

**APPROVED**



**DATE** .....

**OFFICIAL USE**

Until and unless this block is officially stamped and signed, the Land Use Rights may not be exercised



## Aerial



## CSG





## 3D PRESENTATION OF PROPOSED BUILDINGS



VIEW 1



VIEW 2



VIEW 3



VIEW 4



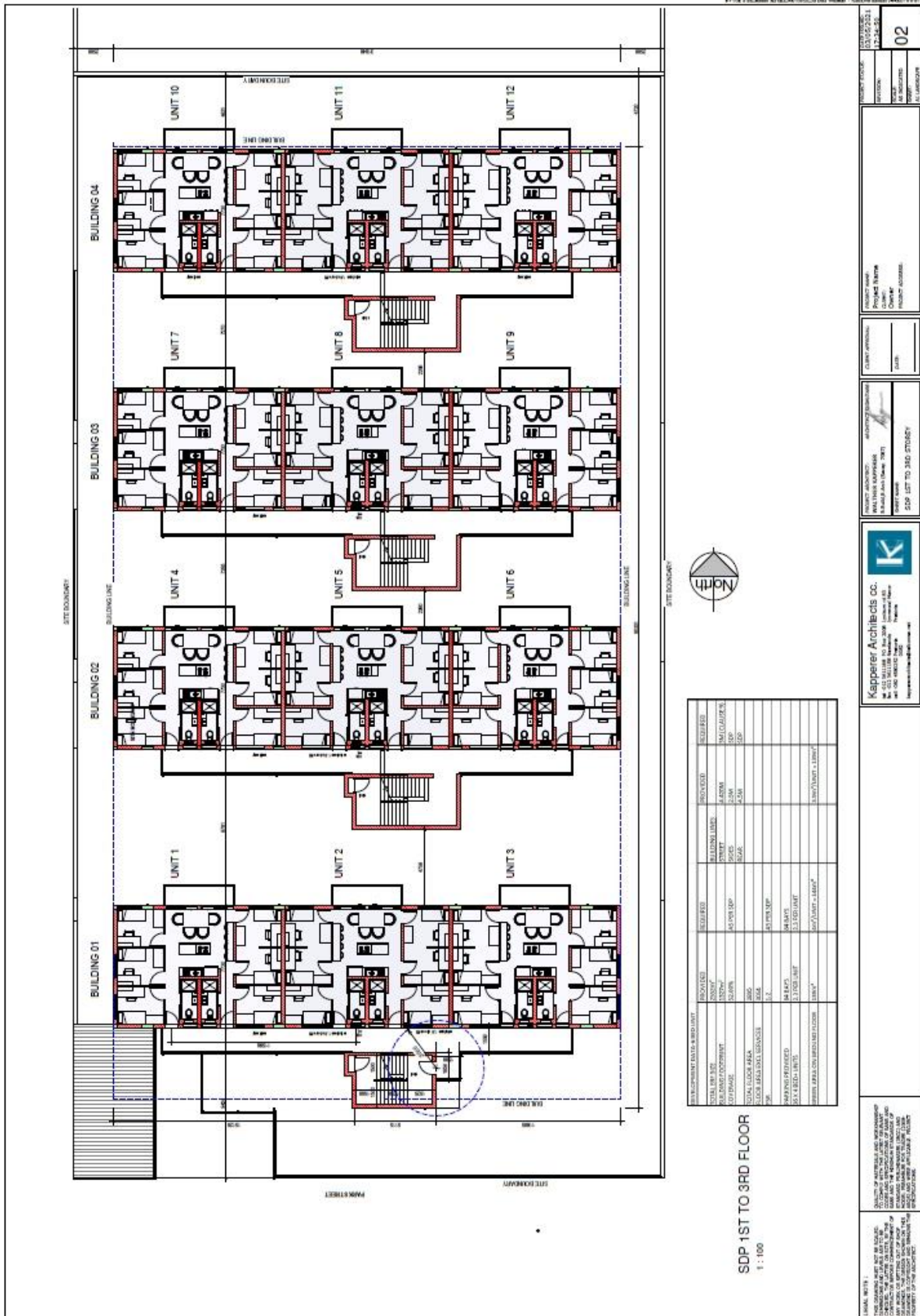
VIEW 5



VIEW 6







## Map



GPS Co-Ordinates 25°44'58.8"S 28°13'32.8"E  
-25.749660, 28.225764

## Terms & Conditions

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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