

# INFORMATION PACK

FOR

## PRIME STANDS IN MIDDELBURG ZONED BUSINESS 4

**53/53A WALTER SISULU STREET**



**ON SITE AUCTION – Tuesday, 28 June @ 11h00**  
**Pieter Nel | 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 –

#### PTN 0 ERF 368, MIDDELBURG, MPUMALANGA – JS

Known As: 53A WALTER SISULU STREET, MIDDELBURG, MPUMALANGA  
Title Deed: T8465/2008  
Extent: 2231m<sup>2</sup>

#### PTN 2 ERF 368, MIDDELBURG, MPUMALANGA – JS

Known As: 53 WALTER SISULU STREET, MIDDELBURG, MPUMALANGA  
Title Deed: T334493/2007  
Extent: 2231m<sup>2</sup>

Local Authority: STEVE TSHWETE LOCAL MUNICIPALITY  
Registration Division: JS  
Province: MPUMALANGA  
Zoning: BUSINESS 4  
VAT Status PTN 0: The seller IS registered for VAT  
VAT Status PTN 2: The seller is NOT registered for VAT

## MPUMALANGA SPATIAL DEVELOPMENT FRAMEWORK

### **Key Driver 1: Nodal Development**

Corridors investment within the province is proposed to be channelled through the Maputo- N4, N17- N2 and the **N11**. The five primary nodes where developments are to be concentrated in the province are Witbank / Emalahleni, **Middelburg**, Mbombela/ Nelspruit, Secunda and Ermelo.

### **Key Driver 2: Business, Commercial and Industrial Development**

This driver focuses on the development of **business and commercial sectors** on the primary, secondary and rural nodes in Mpumalanga as these activities can generate a significant number of **job opportunities**. In terms of industrial development, the bulk of industrial investment in Mpumalanga Province should be clustered around the existing industrial strongholds, in Witbank and Middelburg (**Steel Industry**), Secunda (Petrochemical Industry) and Nelspruit/Mbombela (Mixed Industries).

### **N11 Corridor:**

The N11 intersects the N4 and N17/N2 at Middelburg and Ermelo, respectively, and links Limpopo with KwaZulu-Natal. The corridor serves 21% of the provincial economy and provides accessibility to 16% of the total Mpumalanga population.



## Property Information

Prime stands zoned Business 4 located on Walter Sisulu Street in Middelburg with excellent exposure and high visibility!

### BUSINESS 4 ZONING

#### Primary Uses

- Offices
- Place of Instruction
- Place of Public Worship
- Educational Building Health Club
- Exhibition Centre
- Conference Centre
- Care Takers Dwelling

#### Consent Uses

- Parking Garage
- Social Hall
- Place of Amusement
- Place of Public Worship
- Place of Instruction

70% Coverage

2.1 FAR

3 Storeys (Height)

*\*\*\*As may be approved by the Municipality\*\*\**

#### Rates & Taxes:

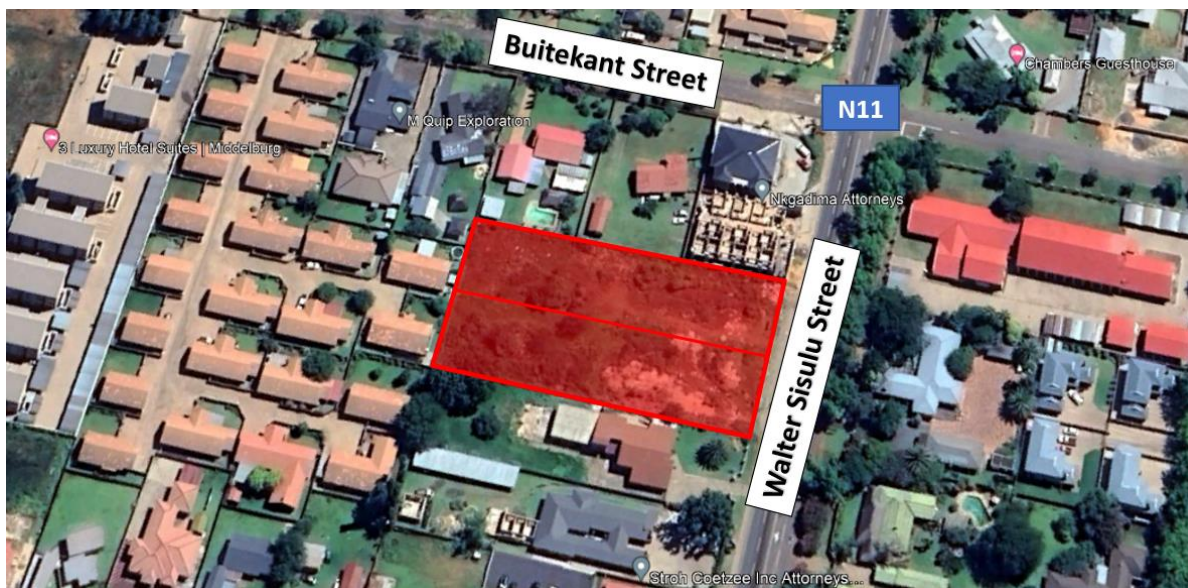
PTN 2: ± R3496.50 p/m

PTN 0: ± R2969.25 p/m

## PROPOSED DEVELOPMENT OF TOWNHOUSES

Architectural designs and plans for the residential development envisioned by the sellers are complete and can be acquired from the architects.

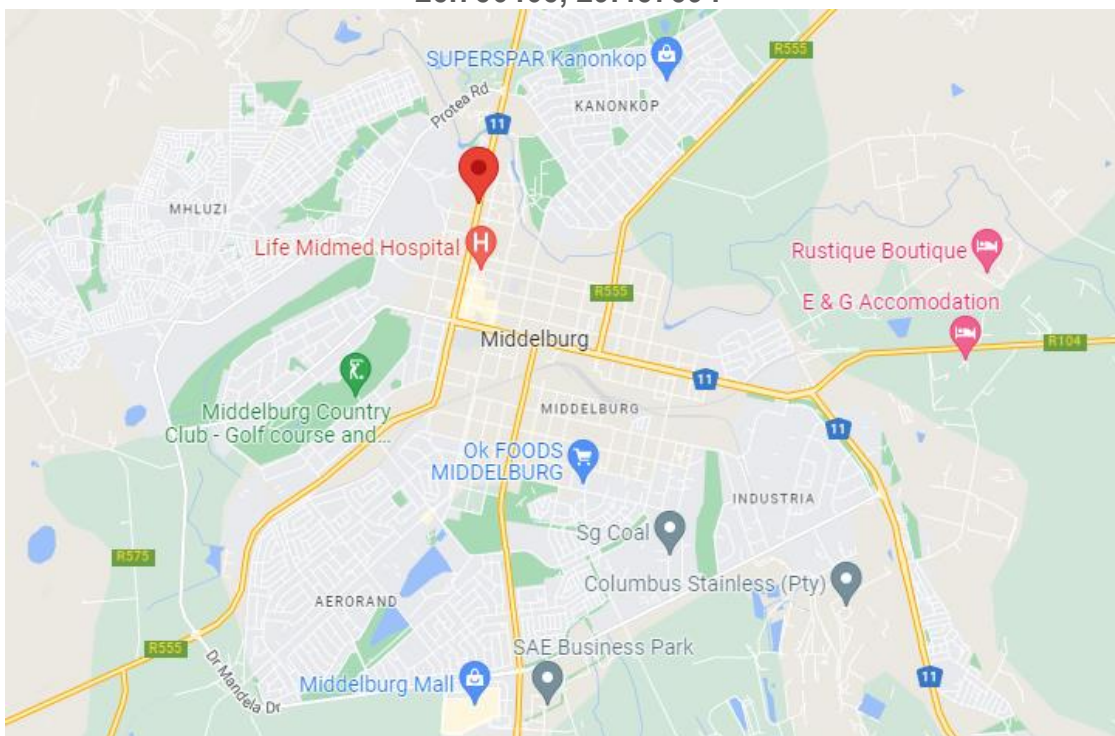
In the past council has been favorable for the rezoning of these stands from Business 4 to Residential 3, and a proposed development of 36 residential units. The application was done and approved but not promulgated, and has since lapsed. However, it indicates councils willingness to consider rezoning.



## Map




**GPS Co-Ordinates 25°45'23.3"S 29°27'27.3"E  
-25.756465, 29.457594**





## BUSINESS ZONE 4

CODE: B4	BUSINESS ZONE 4	COLOUR NOTATION	VISUAL REPRESENTATION		COLOUR CODE:
		Blue			R= 0; G=76; B=118
OBJECTIVES:					
USE OF LAND AND BUILDINGS					
PRIMARY USES	WRITTEN CONSENT	CONSENT USES		LAND USES PROHIBITED	
Care taker's dwelling; All type of Offices; Place of Instruction; Place of Public Worship; Educational Building Health Club; Exhibition Centre; Conference Centre;		; Place of Public Worship, Place of Instruction, Place of Amusement, Social Hall, Parking Garage		Noxious Use and Risk Activity;  Any use not mentioned under primary, written consent or consent use	
CONTROLS ON THE EXTENT OF THE DEVELOPMENT					
DENSITY	COVERAGE	FAR	HEIGHT	OTHER	
As per Municipal Densification Policy and Spatial Development Framework Density Guidelines	70%	2.1	3 Storeys	As may be approved by the municipality from time to time	
CONTROLS REGARDING BUILDING LINES			PARKING AND LOADING REQUIREMENTS		
STREET BOUNDARY	REAR	SIDE	1. 4 Parking spaces per 100m <sup>2</sup> gross leasable floor area for offices 2. Refer to Part VI for parking requirements for other uses		
As per the respective Township Conditions of Establishment for old township prior of the scheme and refer to Table for new townships					
OTHER CONTROLS/REGULATIONS TO BE COMPLIED WITH					
1. A site development plan shall be submitted for all development in this zone 2. The control mechanisms of the Liquor Act, 2003, (Act No. 59 of 2003) shall apply to all land uses where liquor is sold 3. Business Act, 1991 (Act No. 71 of 1991) requires business licences for the following types of businesses: (a) Food provision (b) Turkish baths, saunas, and health baths, massage and infra-red treatments. 4. The National Gambling Act, 2004 (Act No. 7 of 2004) may also require a gambling licence depending on the nature of the gambling activities. 5. No noxious uses and activities shall be permitted.					

## 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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