



## **MATJHABENG MUNICIPALITY**

### **LED, PLANNING AND HUMAN SETTLEMENT**

#### **SALE OF COMMERCIAL ERVEN**

The Matjhabeng Municipality hereby offers the following high value properties to prospective developers for commercial development in various urban areas of the city. This also serves to address the disparities of the past in terms of land redistribution.

Development proposals are hereby invited for the alienation and development of the following vacant portions of land:

**TABLE A – MATJHABENG: PREVIOUSLY ADVERTISED COMMERCIAL PROPERTIES**

#### **WELKOM AND BRONVILLE**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
10640/4	Urania Industrial area	5553	INDUSTRIAL GENERAL	Industrial	440 000
10640/5	Urania Industrial area / X8	5310	INDUSTRIAL GENERAL	Industrial	420 000
6347	VOORSPOED X8	19985	INDUSTRIAL GENERAL	Industrial	500 000
9099	Voorspoed East / X24	5115	INDUSTRIAL GENERAL	General Industrial	300 000
5072	Riebeeckstad X1	2602	INDUSTRY GENERAL	Industry	200 000
5061	Riebeeckstad industrial area	3098	INDUSTRY GENERAL	Industry	190 000
5062	Riebeeckstad industrial area	3508	INDUSTRIAL GENERAL	Industry	160 000
5063	Riebeeckstad industrial area	2881	INDUSTRY GENERAL	Industrial	130 000
4989	Riebeeckstad	1650	INDUSTRY	Industrial	140 000

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
	industrial area		GENERAL		
4990	Riebeeckstad industrial area	1303	INDUSTRY GENERAL	Industrial	120 000
4991	Riebeeckstad industrial area	1299	INDUSTRY GENERAL	Industrial	190 000
9138	Voorspoed East	8236	INDUSTRIAL SERVICE	Industrial	420 000
9139	Voorspoed East	4182	ROAD AND STREETS	Industrial (subject to rezoning)	290 000
Portion of Erf 8	Ward 32: Portion of Rovers club area	To be determined	PUBLIC OPEN SPACE	Expansion of the Goldfields Mall shopping complex	6 200 000
4985 and 4986	Ward 25: Riebeeckstad industrial area	4985 = 1554 m <sup>2</sup>  4986 = 1549m <sup>2</sup>	INDUSTRY GENERAL	Industry	140 000
Erf 1918	Bronville	4071	MUNICIPAL PURPOSES	Initial rank  Remainder to developer for business development – alienation or rental	5 400 000
Erf Remainder of 1993	Ward 11: Bronville entrance	3014 m <sup>2</sup>	PUBLIC GARAGE	Public Garage	150 000

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
Erf Subdivision 1 of Erf 1993	Ward 11: Bronville entrance	1482 m <sup>2</sup>	BUSINESS	Business	70 000

### **THABONG**

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
1/8312	Thabong	6401	BUSINESS	Business	130 000
30669	Thabong	2939	BUSINESS	Business	180 000
8079	Thabong	5818	INDUSTRY GENERAL	Industry	460 000
Erf 30667, 30672 and erven 30632 to 30666	Thabong Constantia Rd.	30667 – 11359m 30672 – 12339 Other – 200m each	BUSINESS	Business complex	230 000 250 000 20 000 20 000
R/19144	Thabong	82 756 m <sup>2</sup>	BUSINESS	Initial rank  Remainder to developer for business development – alienation or rental	2 500 000
Portion of farm Thabong 168	Ward 16: Thabong – corner of Nkoane and Phakathi Drive	±3,9 ha	FARMLAND	Residential / Institutional / Community facilities	

--	--	--	--	--	--

**KUTLWANONG**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
10284	Kutlwanong	17953	BUSINESS	Business	270 000
10283 Stadium Area	Kutlwanong	14462	BUSINESS	Business	220 000
10285	Kutlwanong	6138	BUSINESS	Business	370 000
8943	Ward 10: Kutlwanong	361 m <sup>2</sup>	BUSINESS	Business	30 000
8944	Ward 10: Kutlwanong	362 m <sup>2</sup>	BUSINESS	Business	30 000
8945	Ward 10: Kutlwanong	361 m <sup>2</sup>	BUSINESS	Business	30 000

**VIRGINIA**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
1288	Virginia CBD	595	BUSINESS	Business - shops,offices, institutions	30 000
1289	Virginia CBD	600	BUSINESS	Business - shops,offices,	30 000

				institutions	
1335/ Portion 5	Virginia CBD	16054	BUSINESS	Business	40 000
1335/ Portion 3	Virginia CBD	25781	BUSINESS	Business	490 000

### **MELODING**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
2170	Meloding	1162	BUSINESS	BUSINESS	35 000
1/83	Meloding	1626	BUSINESS	BUSINESS	80 000
Portion 17 of Merriespruit 219	Meloding	1.	MUNICIPAL	Initial taxi rank  Remainder to developer for business development – alienation or rental	210 000

### **NYAKALLONG**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
3828	Nyakallong	1814 m <sup>2</sup>	BUSINESS	Business	140 000
3827	Nyakallong	1964 m <sup>2</sup>	PUBLIC GARAGE	Garage	70 000
R/383	Nyakallong	1805	BUSINESS	Business	90 000

**ALLANRIDGE**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
1815	Allanridge	7705	BUSINESS		193 000

**MAMMAHABANE**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
2184	Mammahabane	3395	MUNICIPAL	Business (Subject to rezoning)	

**PHOMOLONG**

<b>SITE NO</b>	<b>SUBURB/EXTENSION</b>	<b>SIZE IN M</b>	<b>ZONING</b>	<b>PERMITTED USE ITO ZONING</b>	<b>APPROXIMATE VALUE</b>
2069	Phomolong	2008	BUSINESS	Business	80 000
Erf 2066	Phomolong	274 300 m <sup>2</sup> (any portion of)	COMMUNITY FACILITY	Initial rank  Remainder to developer for business development – alienation or rental	7 500000

**TABLE B – MATJHABENG COMMERCIAL ERVEN: ADDITIONAL**

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
Portion 4 of Erf 2160	Welkom Business Area X2	6364	BUSINESS	Business	510 000
Portion of Sub 3/6560	Voorspoed X8	5274	MUNICIPAL	Light Industrial/ Commercial/ Warehousing	300 000
Portion of 6/6560	Voorspoed X8	6282	MUNICIPAL	Light Industrial/ Commercial/ Warehousing	500 000
Portion of 8/6560	Voorspoed X8	21525	MUNICIPAL	Light Industrial/ Commercial/ Warehousing	640 000
Portion of 9132	Voorspoed X8	99960	MUNICIPAL	Light Industrial/ Commercial/ Warehousing	1 000 000
Portion of 9137	Voorspoed X8	44433	MUNICIPAL	Light Industrial/ Commercial/ Warehousing	600 000
6500	Voorspoed X8	19740	General Industrial	General Industrial	500 000
6501	Voorspoed X8	19673	General Industrial	General Industrial	500 000
Portion of 7838	Voorspoed X24	111815	MUNICIPAL	Light Industrial/ Commercial/ Warehousing	1 700 000

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
8152	Welkom X14 (Showgrounds)	221359	MUNICIPAL	Business / Commercial / Industrial	2 200 0000
Portion of 6302	Welkom X5	2392	PUBLIC OPEN SPAE	General Industrial	190 000
8979	Welkom X5	13389	MUNICIPAL	Business	300 000
8385	Jan Celliers Park	244	Municipal	Business	
906	Flamingo Park	10136	Government Purposes	Business/ Commercial	400 000
7086	Jim Fouche Park	13407	Public Open Space	General Residential	400 000
Portion 3 of Erf 10374	Reitz Park X39	15068	Public Open Space	Educational / Medical / Offices	370 000
Remainder of Erf 7401	Reitz Park X39	68238	Municipal	Educational / Medical	1 700 000
10628	Reitz Park X39	2388	LIGHT INDUSTRIAL	Light Industrial/ Commercial	95 000
10629	Reitz Park X39	2149	LIGHT INDUSTRIAL	Light Industrial/ Commercial	86 000
10630	Reitz Park X39	2185	LIGHT INDUSTRIAL	Light Industrial/ Commercial	87 000
10631	Reitz Park X39	2155	LIGHT	Light Industrial/	86 000



SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
			INDUSTRIAL	Commercial	
10632	Reitz Park X39	2317	LIGHT INDUSTRIAL	Light Industrial/ Commercial	93 000
10633	Reitz Park X39	2320	LIGHT INDUSTRIAL	Light Industrial/ Commercial	93 000
10634	Reitz Park X39	2314	LIGHT INDUSTRIAL	Light Industrial/ Commercial	93 000
10635	Reitz Park X39	2345	LIGHT INDUSTRIAL	Light Industrial/ Commercial	94 000
10636	Reitz Park X39	2788	LIGHT INDUSTRIAL	Light Industrial/ Commercial	110 000
10637	Reitz Park X39	2096	LIGHT INDUSTRIAL	Light Industrial/ Commercial	84 000
10638	Reitz Park X39	3644	LIGHT INDUSTRIAL	Light Industrial/ Commercial	140 000
10639	Reitz Park X39	1126	LIGHT INDUSTRIAL	Light Industrial/ Commercial	90 000
7814/15	Reitz Park X15	1415	LIGHT INDUSTRIAL	Single Residential	100 000
7814/14	Reitz Park X15	1245	LIGHT INDUSTRIAL	Single Residential	80 000
7814/13	Reitz Park X15	984	LIGHT INDUSTRIAL	Single Residential	80 000
7814/12	Reitz Park X15	997	LIGHT INDUSTRIAL	Single Residential	80 000

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
5412	Dagbreek X2	4435	Residential General	Residential General	450 000
5460	Dagbreek X4	30275	PUBLIC OPEN SPACE	Business/ Commercial	900 000
5043	Riebeeckstad industrial area	49142	INDUSTRY GENERAL	Industry General	980 000
410	Bronville	552	Single residential	Single Residential or General residential or business subject to consolidation an rezoning	30 000
411	Bronville	601	Single residential	Single Residential or General residential or business subject to consolidation an rezoning	30 000
412	Bronville	412	Single residential	Single Residential or General residential or business subject to consolidation an rezoning	20 000
413	Bronville	440	Single residential	Single Residential or General residential or business	300 000

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
				subject to consolidation and rezoning	
15606	Thabong	763	BUSINESS	Business	50 000
15604	Thabong	769	BUSINESS	Business	50 000
15602	Thabong	830	BUSINESS	Business	1 400 000
15599	Thabong	766	BUSINESS	Business	50 000
33685	Thabong	200	BUSINESS	Business	20 000
33686	Thabong	200	BUSINESS	Business	20 000
30627	Thabong		PUBLIC OPEN SPACE	Business / Light Industrial	3 200 000
38989	Thabong Phokeng	2599	BUSINESS	Business	170 000
37747	Thabong Thandanani	1567	BUSINESS	Business	100 000
37489	Thabong Thandanani	1674	BUSINESS	Business	60 000
37169	Thabong Thandanani	1854	BUSINESS	Business	280 000
1335	Virginia Business area	767	BUSINESS	Business	40 000
1336	Virginia Business area	766	BUSINESS	Business	40 000
1037	Virginia Business area	549	BUSINESS	Business	50 000
1038	Virginia Business area	548	BUSINESS	Business	50 000
Portion 3 of	Virginia Business	25781	BUSINESS	Business	490 000

SITE NO	SUBURB/EXTENSION	SIZE IN M	ZONING	PERMITTED USE ITO ZONING	APPROXIMATE VALUE
1355	area				
Portion 6 of 1355	Virginia Business area	16054	BUSINESS	Business	340 000
2202/R	Virginia Industrial area	51150	INDUSTRIAL	Industrial	350 000
296	Nyakallong	6060	MUNICIPAL	Light Industrial / Business	210 000

Information available on the listed properties includes a *Property Prospectus* document as well as the *Guidelines for The Submission of Development Applications* which will be available to prospective developers from 19 April 2021 at a cost of R300 per bid document for each erf for each property (non-refundable).

The Prospectus documents can only be collected from Me Emely Lebona at Room 415 and Matshediso Dikane at Room 407, 1 Reinet Street, Welkom from 19 April 2021 between 09:00 to 15:00. It is preferable that information as well as the payment details be collected from Me E Lebona and Me M Dikane or requested via E-mail at: [Emely.Lebona@matjhabeng.co.za](mailto:Emely.Lebona@matjhabeng.co.za) and [Matshediso.dikane@matjhabeng.co.za](mailto:Matshediso.dikane@matjhabeng.co.za): Proof of payment must be submitted prior to the release of any information. Telephonic inquiries can be made to 057- 9164140 or 057-9164033.

**N.B: It remains the council's prerogative to withdraw any of the properties from the market or not to sell any of the properties for no reason.**

**The closing date for the submission of proposals is 12:00 am on Friday 28 May 2021, after which proposals will be opened in public (due to COVID regulations only 50 people will be allowed) . No late submissions will be accepted.**

**Proposals in sealed envelopes must only be deposited in the Tender Box of Matjhabeng Municipality in Entrance hall , Main Building, state way street , Welkom and must be clearly marked: Notice: 7/2021 – Development Proposals: MATJHABENG: SALE OF COMMERCIAL ERVEN/April /2021**

**MS Z K TINDLENI  
MUNICIPAL MANAGER**

**Notice: 07/2021**