

# INFORMATION PACK

FOR

## PRIME DEVELOPMENT STANDS – HATFIELD EAST

C/O ARCADIA & GORDON STREETS, HATFIELD



**AUCTION VENUE:** Sheraton Hotel, c/o Stanza Bopape & Wessels  
Streets, Arcadia, Pretoria

**Thursday, 26 AUGUST 2021 @ 11h00**

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

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

## **2 Adjoining Development Sites in Hatfield East**

**These 2 sites are both located on a high traffic main road, with excellent exposure and high visibility.**

**Both sites fall within the Hatfield East Spatial Development Framework with bulk potential for residential developments.**

**Consolidation of the erven on Site 1 will result in 3094m<sup>2</sup>, which can be considered for up to 12 Storeys. Please see Town Planner report attached to email.**

**Consolidation of the erven on Site 2 will result in 1806m<sup>2</sup> with exposure on the Gautrain line & and Gordon Road.**

## EXTRACT FROM INTEGRATED DEVELOPMENT PLANNING – REGIONAL SPATIAL DEVELOPMENT FRAMEWORK - 2017

### Hatfield East

As is the case with the Arcadia Street Precinct, development in the Hatfield East Precinct also used to be guided by a Council approved planning document, the Hatfield East Spatial Development Framework (HESDF) of 2003. Living-units (a residential unit design for a single person and usually aimed at the student housing market) were proposed at a maximum density of 80 units per hectare and at 120 units per hectare in certain restricted locations (particularly along South Street). These density restrictions should still be applied in the case of all smaller site assemblies (less than 2 000 m<sup>2</sup>).



The development of this precinct for higher density residential development (particularly aimed at the student housing market) is confirmed and strict enforcement should once again be given to the site assembly principle. However, east of Richard Street no development in excess of 4 storeys should be considered, in line with the proposals already discussed above.



**Property Information – [Site 1](#)****Title Deed Information –****PORTION 7 OF ERF 315 HATFIELD, GAUTENG – JR**

**Known As:** 1201 ARCADIA STREET, HATFIELD, PRETORIA  
**Title Deed:** T77585/2013  
**Extent:** 870.0000SQM

**PORTION 8 OF ERF 315 HATFIELD, GAUTENG – JR**

**Known As:** 374 GORDON AVENUE, HATFIELD, PRETORIA  
**Title Deed:** T77585/2013  
**Extent:** 948.0000SQM

**PORTION 1 ERF 316 HATFIELD, GAUTENG – JR**

**Known As:** 1209 ARCADIA STREET, HATFIELD, PRETORIA  
**Title Deed:** T47021/2013  
**Extent:** 1276.0000SQM

**Local Authority:** CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
**Registration Division:** JR  
**Province:** GAUTENG  
**VAT Status:** The seller IS registered for VAT  
**Zoning:** RESIDENTIAL 1

**Property Information**

**3094m<sup>2</sup>** Prime development stands on a high-capacity urban road in Hatfield (M7). Well located at the conversion of Gordon Road and Jan Shoba (Duncan) Streets, across from the Gautrain Station.

Walking distance to the University, Gautrain Station and Hatfield Plaza.

Please refer to Town Planner documents attached.

## Zoning Certificates



### Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\BemiceS

Date 2021/06/01

#### TO WHOM IT MAY CONCERN

#### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 027200316/1

ZONING KEY: 027200316/1

SPLIT ZONING: NULL

PROPERTY DESCRIPTION: Erf 1/316 HATFIELD (1209 ARCADIA STREET)

The following zoning information must be read with the **Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014)**.

#### A. USE ZONE 1: RESIDENTIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY</u> BE ERRECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY NOT</u> BE ERRECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY NOT</u> BE ERRECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
One Dwelling-house One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy/Consulate	Backpackers Boarding House Commune Day care for the aged Guest-house Institution Parking Site adjacent to Use Zones 6, 7, 8, 9, 10, 11, 12, 13,14,15,18 and 28 Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4



Economic Development and Spatial Planning • Ekonomieise Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomlotho namaPlaha weeNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 027200316/1\_20210601\_144032863\_1



## Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\BerniceS

Date 2021/06/01

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 027200315/7

ZONING KEY: 027200315/7

SPLIT ZONING: NULL

### PROPERTY DESCRIPTION: Erf 7/315 HATFIELD (1201 ARCADIA STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

#### A. USE ZONE 1: RESIDENTIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
One Dwelling-house One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy/Consulate	Backpackers Boarding House Commune Day care for the aged Guest-house Institution Parking Site adjacent to Use Zones 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tseletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomvoko nanePani weeNdawo • Keqoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vupulani ha Thuthu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango wezokuthuthukiswa Komootho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 027200315/7\_20210601\_144022765\_1



## Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\BerniceS

Date 2021/06/01

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 027200315/8  
ZONING KEY: 027200315/8  
SPLIT ZONING: A (1 of 2)

PROPERTY DESCRIPTION: Erf 8/315 HATFIELD (429 GORDON ROAD)(Part A)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

#### A. USE ZONE 1: RESIDENTIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY NOT</u> BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY NOT</u> BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
One Dwelling-house One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy/Consulate	Backpackers Boarding House Commune Day care for the aged Guest-house Institution Parking Site adjacent to Use Zones 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4



Economic Development and Spatial Planning • Ekhoonjise Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhashe wa Mveledziso ya Ekonomi na Vupulani la Fietshi • Ndawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

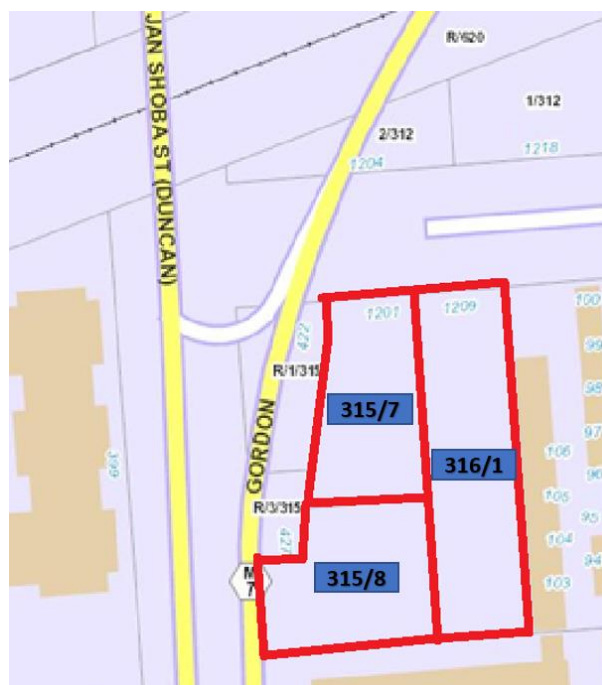
Document Ref: 027200315/8\_20210601\_144012169\_1



## Photos



## GIS





## Property Information Site 2

### Title Deed Information –

**PORTION 1 OF ERF 312 HATFIELD, GAUTENG – JR**

**Known As:** 1218 ARCADIA ST, HATFIELD, PRETORIA

**Title Deed:** T17417/2020

**Extent:** 796.000SQM

**PORTION 3 OF ERF 312 HATFIELD, GAUTENG – JR**

**Known As:** 1224 ARCADIA ST, HATFIELD, PRETORIA

**Title Deed:** T17417/2020

**Extent:** 1010.0000SQM

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

**Registration Division:** JR

**Province:** GAUTENG

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

**Zoning:** RESIDENTIAL

### AERIAL

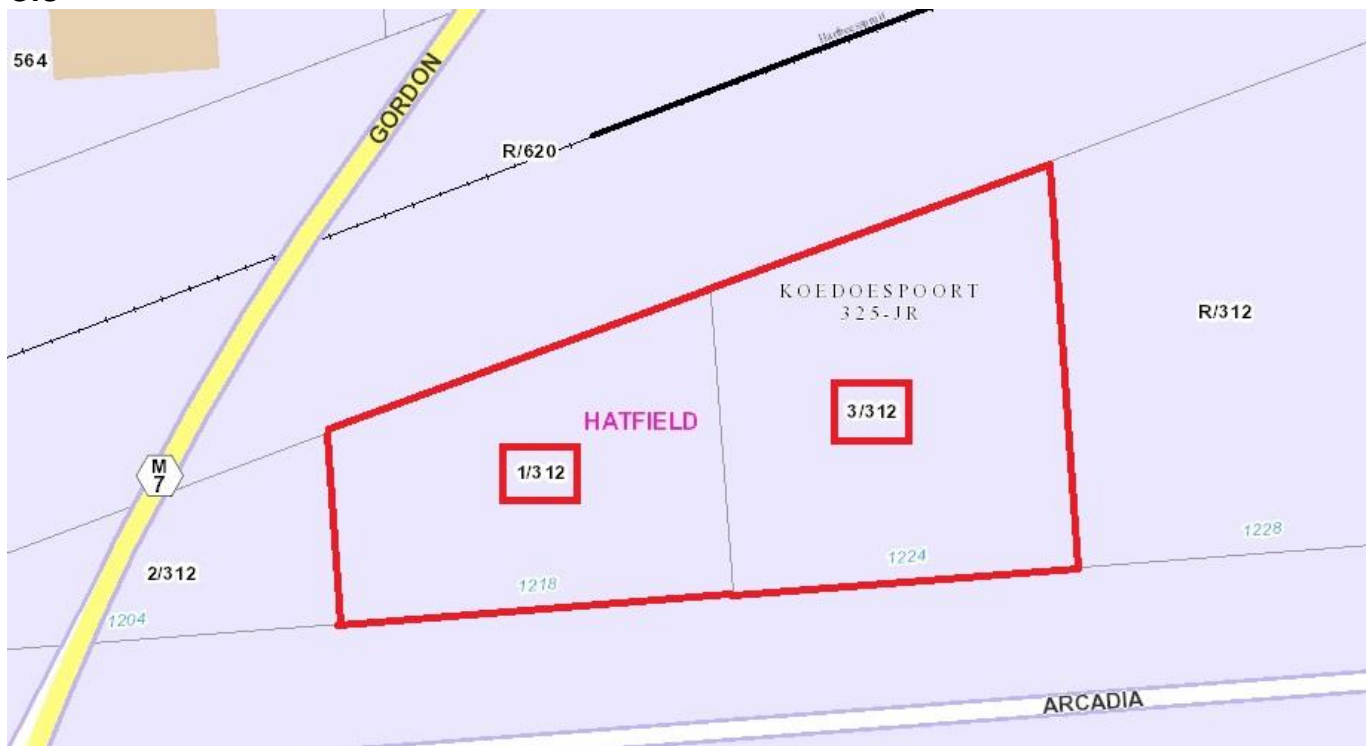


## Property Information

2 Development stands located on a High Exposure corner in Hatfield, adjacent to Gordon Road and the Gautrain main line. The combined size is 1806m<sup>2</sup>. These stands fall within the Hatfield East Spatial Development Plan (HESDP) node of the east of Pretoria.

Please refer to Town Planner documents attached.

## GIS



## Zoning Certificates



### Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\BerniceS

Date 2021/08/01

#### TO WHOM IT MAY CONCERN

#### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 027200312/1  
ZONING KEY: 027200312/1  
SPLIT ZONING: NULL

#### PROPERTY DESCRIPTION: Erf 1/312 HATFIELD (1218 ARCADIA STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

#### A. USE ZONE 1: RESIDENTIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
One Dwelling-house One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy/Consulate	Backpackers Boarding House Commune Day care for the aged Guest-house Institution Parking Site adjacent to Use Zones 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomlando namaPlani weNdawo • Keoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vupulani na Eshini • Ndawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango wezokuthuthukiswa komnotho nokuhlelwa kwendawo

On request, this document can be provided in another official language.

Document Ref: 027200312/1\_20210601\_143951414\_1





## Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002  
PO Box 3242 | Pretoria | 0001  
Tel: 012 358 7988  
Email: [geoinfoservice@tshwane.gov.za](mailto:geoinfoservice@tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](https://www.facebook.com/CityOfTshwane)

Generated by: TSHWANE\BerniceS

Date 2021/06/01

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

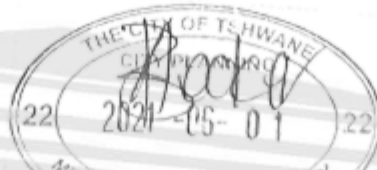
PROPERTY KEY: 027200312/3  
ZONING KEY: 027200312/3  
SPLIT ZONING: NULL

### PROPERTY DESCRIPTION: Erf 3/312 HATFIELD (1224 ARCADIA STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

#### A. USE ZONE 1: RESIDENTIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY</u> BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY NOT</u> BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY NOT</u> BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
One Dwelling-house One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy/Consulate	Backpackers Boarding House Commune Day care for the aged Guest-house Institution Parking Site adjacent to Use Zones 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4

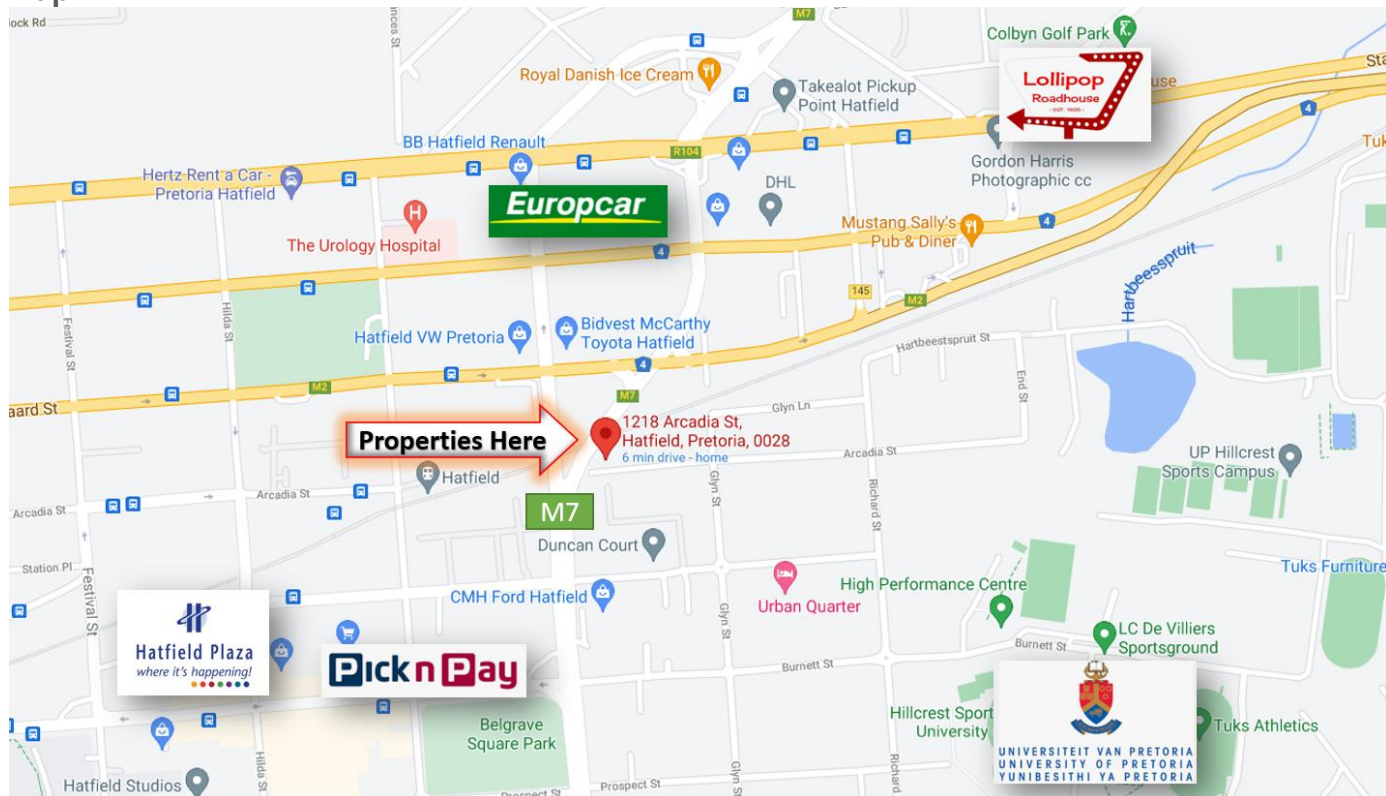


Economic Development and Spatial Planning • Ekoonomise Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezoniNotho namaPlani weeNdawo • Keoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Mubasho wa Mveledziso ya Ikonomi na Vhupulani ha Fhethu • Ndawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 027200312/3\_20210601\_143956973\_1

## Map



GPS Co-Ordinates 25°44'49.7"S 28°14'26.7"E  
-25.747150, 28.240737

## 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)

## Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at [www.bideasy.co.za](http://www.bideasy.co.za) or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.