

INFORMATION PACK

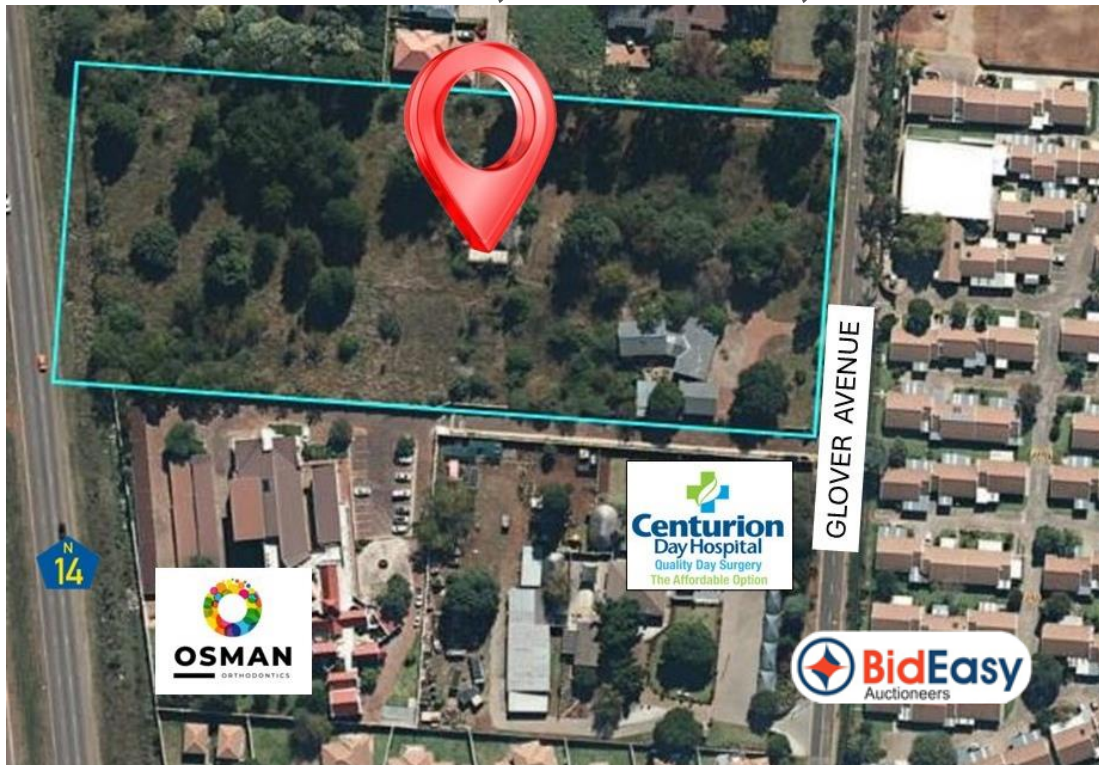
FOR

PRIME DEVELOPMENT LAND

APPROVED TOWNSHIP ESTABLISHMENT

RES 4 / 280 UNITS

169 GLOVER AVENUE, DIE HOEWES, CENTURION



ON SITE AUCTION – Wednesday, 2 October 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

**PTN 0 OF AGRICULTURAL HOLDING LYTTLETON AGRICULTURAL HOLDINGS EXT 1 194,
GAUTENG – JR**

Known As: 169 GLOVER AVENUE, DIE HOEWES, CENTURION
Approved: APPROVED TOWNSHIP ESTABLISHMENT: DIE HOEWES EXT 334
(subject to Conditions of Establishment)
Title Deed Number: T66883/2017
Extent: 2.1414 Ha
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The seller is registered for VAT
Approved Zoning: RESIDENTIAL 4

Property Information:

Prime 2.1414 Ha development land located in Die Hoewes, Centurion, a well-connected, vibrant area that appeals to a broad range of residents due to its location, amenities, and lifestyle offerings.

Die Hoewes is a well-established and popular suburb and is known for its convenient location, being close to major roads and highways like the N1 and N14, which provide easy access to Pretoria and Johannesburg.

This property is perfectly located in the **booming economic hub of Centurion** and is surrounded by established businesses, schools, medical facilities and has continuous development opportunities in this area. The property is **adjacent to the Centurion Day Hospital**. The businesses and industries provide employment and growth opportunities to the surrounding community.

Shopping centers in the close vicinity include Jean Crossing and Highlands Shopping Centre.

This property has been approved for Township Establishment by the City of Tshwane with Residential 4 zoning and offers immense potential for developers and investors looking to invest in a residential development project.

APPROVED TOWNSHIP ESTABLISHMENT – DIE HOEWES EXT 334)

LAND USE (SUMMARY)	
USE ZONE	4: RESIDENTIAL 4
USES PERMITTED	BLOCK OF FLATS / DWELLING UNITS
COVERAGE	42%
HEIGHT	4 STOREYS
FLOOR AREA RATION	1.0: Provided that not more than 280 dwelling-units shall be erected on the consolidated erf

Full Approval Letter and Statement of Conditions available on request.

LOCATION

There is ample room for a residential development that caters to the growing demand for housing in the area.

The area surrounding this land is known for its stability and growth, making it an attractive prospect for both developers, investors and homeowners.

POTENTIAL

There is ample room for a residential development that caters to the growing demand for housing in the area.

The total extent of the proposed development site is 2.1414 Ha with:

Residential 4 Zoning with a density of no more than 280 dwelling units over a maximum of 4 storeys.

STRONG INVESTMENT

The prime location, combined with Residential 4 zoning, makes this property a solid investment choice with excellent potential for capital growth.

Current Rates & Taxes: ±R5 693.89

**** A COMPREHENSIVE SET OF DOCUMENTS AVAILABLE ON REQUEST ****

Approval



Economic Development and Spatial Planning

252 Thabo Sehume Street | Middestad Building | Pretoria | 0002
PO Box 6338 | Pretoria | 0001
Tel: 012 358 1354 / 012 358 1355 | Fax: 012 358 0310
Email: makgorometjem@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

My ref: CPD 9/2/4/2-4859T (Item 28323) Tel: 012 358 7328
Your ref: Contact person: Phillip Everitt Fax: Email: MPTsupport@tshwane.gov.za
Section/Unit: Development Compliance and Legislation: Tribunal Secretarial Support

PER – EMAIL

SFP Town Planning
PO Box 908
Groenkloof
0027

Email: admin@sfplan.co.za

31 May 2022

Dear Sir / Madam,

APPLICATION IN TERMS OF SECTION 16(18) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 FOR THE ESTABLISHMENT OF THE PROPOSED TOWNSHIP DIE HOEWES EXTENSION 334 ON PART OF PORTION 308 OF THE FARM LYTTTELTON 381-JR

Kindly note that the Municipal Planning Tribunal inter alia resolved on 9 February 2022, as follows:

1. That in terms of the provisions of section 18(6) of the City of Tshwane Land Use Management By-Law, 2016, the application in terms of Section 16(4)(d) of the City of Tshwane Land Use Management By-Law, 2016 for the establishment of the proposed township Die Hoewes Extension 334 on Part of Portion 308 of the farm Lyttelton 381-JR be approved subject to the following conditions:
 - (i) the statement of conditions for the establishment in terms of Section 16(4)(g)(ii), attached hereto as Annexure 14;
 - (ii) The draft amendment scheme in terms of Section 16(4)(g)(v) as attached hereto as Annexure 13; and
 - (iii) the layout Plan CPD/Die Hoewes x 334/4 attached hereto as Annexure 11.

2. The conditions to be incorporated into the draft amendment scheme as approved and contained in the statement of conditions, shall be finalized after the approval of the general plan, for purposes of reference to the erf numbers.
3. That the Strategic Executive Director: City Planning and Economic Development Department (Regional Spatial Development Division) and Director: Development Compliance and Legislation be granted permission to finalise any further amendments to the lay-out plan and conditions of establishment, which may be necessary, but do not imply a substantial amendment to the lay-out plan.
4. That the applicant shall be responsible for the payment of development charges and/or monies for the provision of engineering services and parks and open spaces as contemplated in Chapter 7 of the LUM By-law and Sections 40(7), 49 and 50 of SPLUMA.
5. That the applicant's attention is drawn to the provisions of sections 16(6), (7) and (8) of the LUM By-law and section 43(2) of SPLUMA with regard to the compliance with the Conditions of Establishment as the conditional approval necessary to bring the land use rights into operation in terms of section 16(9) of the LUM By-law.
6. THE APPLICANT/OWNER'S ATTENTION IS DRAWN TO THE FOLLOWING:
 - 6.1 Kindly take note that all amounts in respect of the provision of engineering services, except the amount in respect of electricity, must be paid at Group Financial Services Department: Mrs Lerato Salemane, BKS Building, 373 Pretorius Street, 2nd Floor, Room 206. This approval letter must be produced when payments are made. All amounts in respect of electricity are payable at Room 426, Bothongo Plaza East Building, Francis Baard Street. Refer any enquiries regarding service contributions and/or conditions directly to the applicable Public Works and Infrastructure Development Department.
 - 6.2 The Municipality's approval in the above regard should not be seen or interpreted thus being so, as approval or approval in principle, of any application that may follow on the relevant erf.
 - 6.3 In terms of section 43 of Spatial Planning and Land Use Management Act, 2013 the applicant must comply with all the conditional approval conditions within a period of 5 years (including any extensions of time as indicated above) failing which his/her approval shall lapse.
 - 6.4 Proof of compliance in accordance with the "Guideline for Post Approval Compliance" must be submitted by e-mail to PCPDevCompliance@tshwane.gov.za as one PDF document and no land use rights may be exercised without the certification of compliance.
 - 6.5 You are hereby informed that you may appeal the decision or the imposition of the conditions imposed contained herein in terms of Section 20 of the City of Tshwane Land Use Management By-law, 2016 read with section 51 of the Spatial Planning and Land Use Management Act, 16 of 2013, which sets out the timeframes, processes and procedures for the lodging of an appeal. Your appeal may be lodged electronically at MATappeals@tshwane.gov.za.

Regards




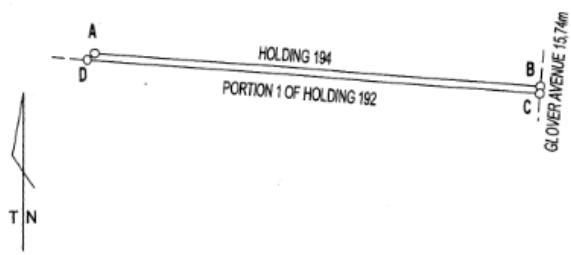

o.b.o BENJAMIN MANASOE
ACTING GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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

SG Diagram

A SERVITUDE FOR RIGHT OF WAY 2,00 METERS WIDE OVER HOLDING 194 LYTTLETON AGRICULTURAL HOLDINGS EXTENSION 1

OFFICE COPY

SERVITUDE DIAGRAM					S.G. No.
SIDES	Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System: WC 27° X		2574/2014
		Constants:	± 0,00	± 0,00	
AB	126,78	274 37 40	A -118 810,38	+2 858 821,44	
BC	2,00	4 37 40	B -118 936,74	+2 858 831,67	
CD	128,78	94 37 40	C -118 936,58	+2 858 833,66	
DA	2,83	229 37 10	D -118 808,22	+2 858 823,27	
ELDORAIGNE WT		(457) Δ	-116 326,23	+2 860 906,75	for SURVEYOR- GENERAL
DUMBELL W.T.		(478) Δ	-118 827,70	+2 862 711,27	
2014-05-29					
Description of Beacons					
A,B,D : 12mm Iron Peg					
C : 16mm Iron Peg					
					
The figure ABCDA represents					
A SERVITUDE FOR RIGHT OF WAY 2,00 METRES WIDE OVER HOLDING 194 LYTTLETON AGRICULTURAL HOLDINGS EXTENSION 1					
Province of Gauteng Surveyed in March and April 2014 by me			 E.G. SWART Professional Land Surveyor Registration Number PL50988		
This diagram is annexed to		The original diagram is		File: 101-200	
No. <i>K 777/2016^s</i>		S.G. No. : A6137/1939		S.R. : 937/2014	
d.d. :		Transfer No. T29731/1947		G.P. : S.G.No.A4656/1938	
i.f.o.		Grant :		Comp. : JRSQ - 243	
Registrar of Deeds PRETORIA				T.M. : 693	

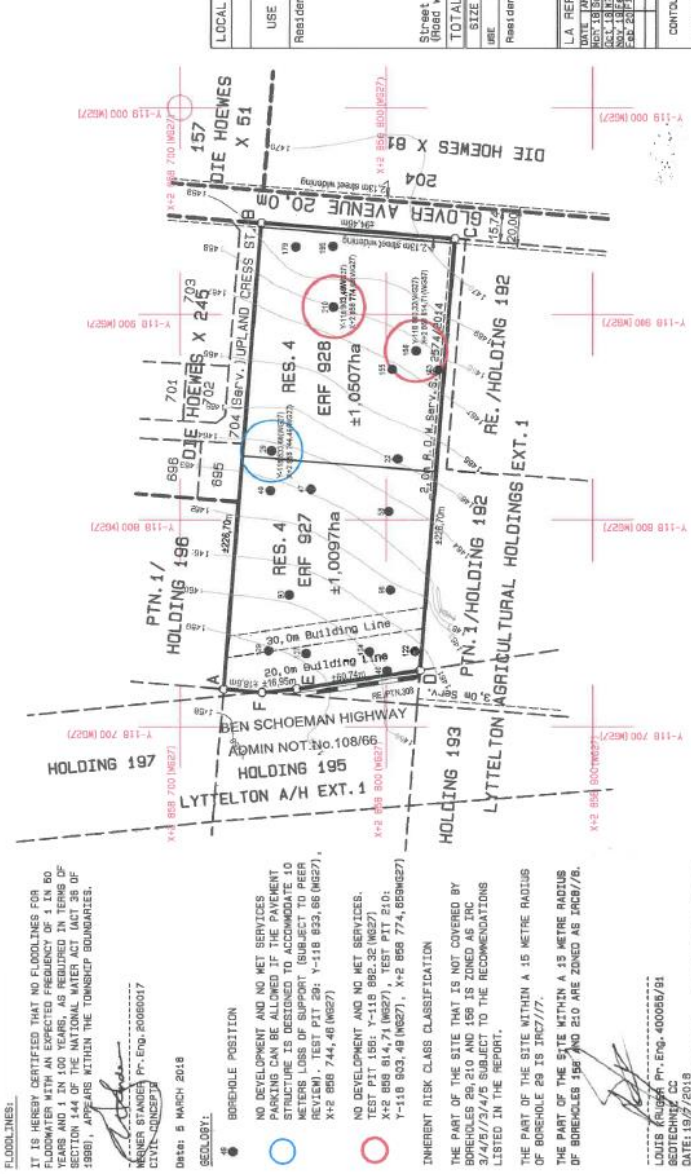
SERVITUDE

The property is subject to a perpetual servitude of right of way in favor of Portion 1 of Holding Lyttleton AH Ext 1, said servitude 2 meters wide, represented by the figure ABCDA on Servitude Diagram No S.G. 2574/2014. This servitude is on the southern boundary of the subject property.

Geology Report

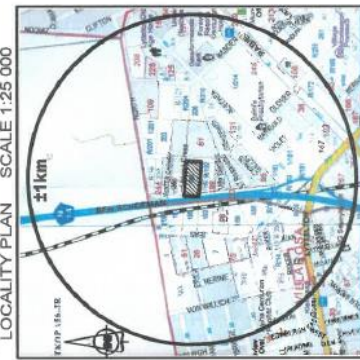
PROPOSED TOWNSHIP DIE HOEWES EXTENSION 334

SITUATED ON A PART OF PORTION 308 OF THE FARM LYTTELTON No.381-JR



CERTIFICATION
 This office confirms that the proposed land use is considered suitable given the underlying geological conditions, under certain constraints.
 Refer to COS 197/18
 F3238.2
 Date: 19/7/18
 Signature of Council of Geoscience

NOTES:
 1. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
 2. ALL ROAD WIDTHS ARE AS SHOWN ON THE LAYOUT PLAN.
 3. THE FIGURE A-B-C-D-E-F-A REPRESENTS THE TOWNSHIP BOUNDARY.
 4. NO ACCESS ALONG THE LINE LETTERED D-E-F.
 5. ERVEN 927 AND 928 WILL BE ZONED 'RESIDENTIAL 4'.
 6. ERVEN 927 AND 928 WILL BE CONSOLIDATED AFTER APPROVAL OF THE TOWNSHIP AND BE KNOWN AS ERF 928 DIE HOEWES EXT.334.
 7. A 30.0m AND 30.0m BUILDING LINE IS APPLICABLE ALONG THE WESTERN BOUNDARY OF ERF 927 AS INDICATED.
 8. A 2.0m R.O.M. SERVITUDE S.G.2574/2014 IS APPLICABLE ALONG THE SOUTHERN BOUNDARY OF ERVEN 927 AND 928 AS INDICATED IN FAVOUR OF PTN.1 OF HOLDING 192 LYTTELTON AGRICULTURAL HOLDINGS EXT.1.



LOCAL AUTHORITY: CITY OF TSHAMANE
 NO OF ERVEN: 2
 AREA (ha): 2,0804
 % OF TOWNSHIP: 199,03%
 ERVENS: 927, 928
 USE: Residential 4
 STREET (ROAD WIDENING): 0,0201 (0,97%)
 TOTAL: 2 (2,0805) (100%)
 SIZE OF ERVEN: 2
 MINIMUM: N.A.
 MAXIMUM: N.A.
 RESIDENTIAL: 1
 MAXIMUM GRADIENT: 1
 TOTAL LENGTH: ± 70 metre
 PLAN NO. F3492/4
 DATE: 19/7/2018
 SURVEYOR: F. SCHEEMAN TRP (SA)
 SCALE 1:2000
 DATUM: A.H.S.L. (TRIG)
 CONTOUR SURVEY BY: F. SCHEEMAN
 DESIGNED BY: F. SCHEEMAN
 APPLICANT: F. SCHEEMAN TRP (SA)
 CONTOUR INTERVAL: ONE METRE
 DISTANCE: 0 10 25 50 100 150 metre

SFP
 Townplanning
 Tel: (012) 346-2340
 Fax: (012) 346-0636
 E-Mail: admin@splan.co.za
 Web site: www.splan.net
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 371 Malk Street, Pretoria
 0181
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F3492 Die Hoewes x 334 layout 4
 ANNEDED: 6 FEBRUARY 2020
 F.1.n61 erf numbers
 SYSTEM: N627

FLOODLINES:
 IT IS HEREBY CERTIFIED THAT NO FLOODLINES FOR FLOODWATER WITH AN EXPECTED FREQUENCY OF 1 IN 50 YEARS AND 1 IN 100 YEARS, AS REQUIRED IN TERMS OF SECTION 144 OF THE NATIONAL WATER ACT (ACT 36 OF 1956), APPLY WITHIN THE TOWNSHIP BOUNDARIES.

MR. STANLEY P. ENG. R066017
 CIVIL ENGINEER
 Date: 5 MARCH 2018

GENERAL:
 BOREHOLE POSITION
 NO DEVELOPMENT AND NO NET SERVICES PARKING CAN BE ALLOWED IF THE PAVEMENT STRUCTURE IS DESIGNED TO ACCOMMODATE 10 METERS LOSS OF SUPPORT (SUBJECT TO PEER REVIEW). TEST PIT 29, Y-118 832, 85 (M627), X+2 888 744, 46 (M627)
 NO DEVELOPMENT AND NO NET SERVICES. TEST PIT 156; Y-118 892,32 (M627) X+2 888 814,71 (M627), TEST PIT 210; Y-118 803,48 (M627), X+2 888 774, 89 (M627)

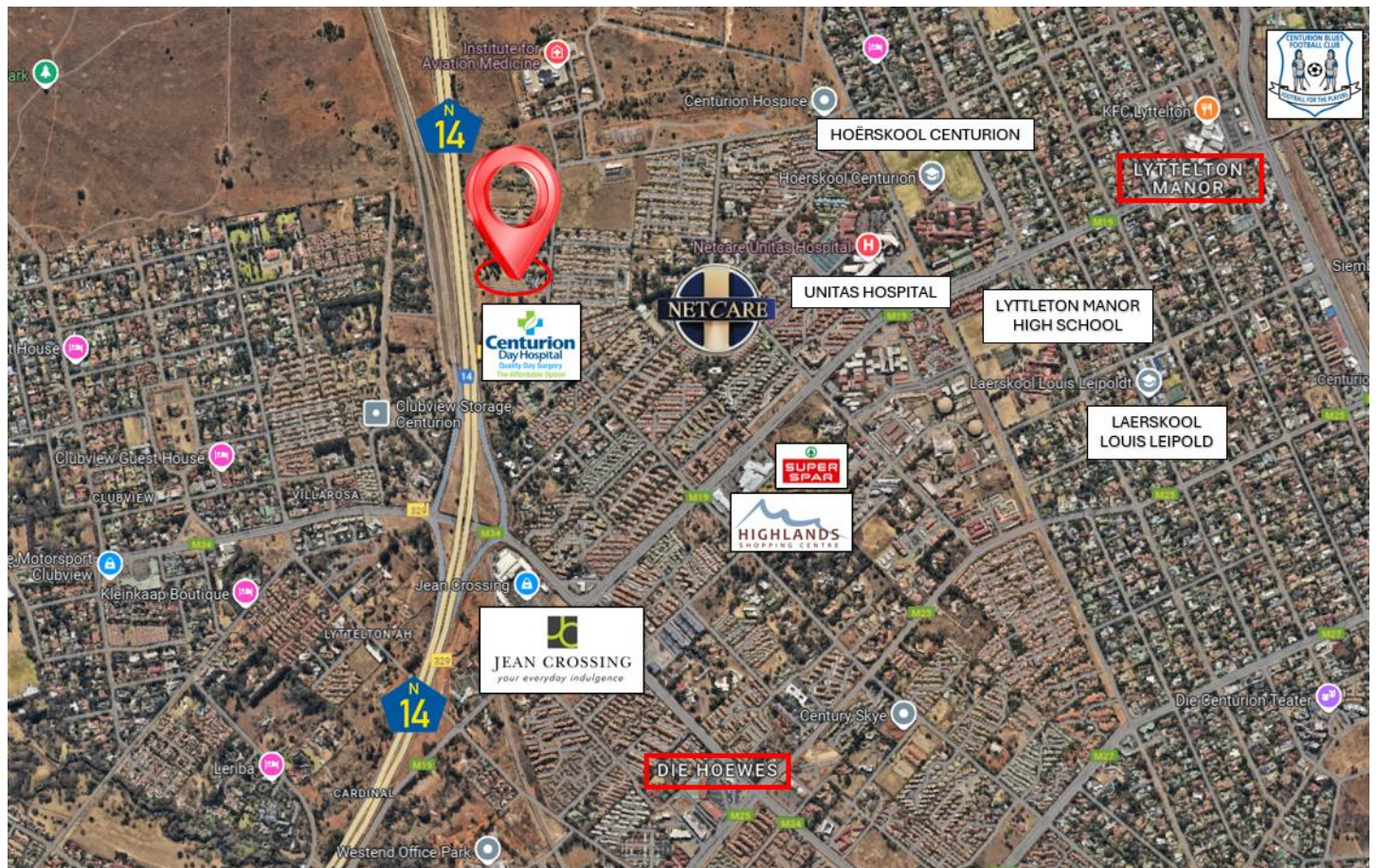
INHERENT RISK CLASS CLASSIFICATION
 THE PART OF THE SITE THAT IS NOT COVERED BY BOREHOLES 99, 210 AND 156 IS ZONED AS IIRC 3/4/5/3/4/5 SUBJECT TO THE RECOMMENDATIONS LISTED IN THE REPORT.
 THE PART OF THE SITE WITHIN A 15-METRE RADIUS OF BOREHOLE 99 IS IIRC 7/7.
 THE PART OF THE SITE WITHIN A 45-METRE RADIUS OF BOREHOLES 156 AND 210 ARE ZONED AS IIRC 8/8.

LOUIS RUGGER P. ENG. 400056/81
 GEOTECHNICAL CC
 DATE: 19/7/2018

Map



GPS Co-Ordinates 25°49'55.8"S 28°11'06.5"E
 -25.832167, 28.185139



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.

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Disclaimer

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