

INFORMATION PACK

FOR

PRIME DEVELOPMENT LAND

13.5Ha – ZONED BUSINESS 1

USES: PUBLIC GARAGE / SHOPPING MALL / RESI

C/O MORRIS & MEYER ROAD, MEYERTON



ON SITE AUCTION – Tuesday, 30 September 2025 @ 11h00

Dehan 073 154 1745 | dehan@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 205, MEYERTON FARMS, GAUTENG - IR

Known As:	C/O MORRIS & MEYER STREET, MEYERTON
Title Deed:	T29137/2011
Extent:	13.5992 Ha
Local Authority:	MIDVAAL LOCAL COUNCIL
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT
Zoning:	BUSINESS 1

Property Information

Prime **135 000m²** **Zoned Business 1 Consolidated Development Land** located on a **prominent corner** in the booming, fast-growing hub of **Meyerton**, within the **Midvaal Municipality**, with excellent access to R59 and key routes. The strategic location between Gauteng, the North-West, and the Free State provinces places this property in a logistically prime position.

This property features approved **Business 1 zoning with a proposed mixed-use development** that includes a **Shopping Centre, a Fuel Station, and Residential Development**.

This development offers immense potential for developers and investors seeking to invest in a commercial and/or residential development project.

Large warehouses/logistics distribution companies, schools/training centers, and residential estates are being developed continuously. These industries provide employment and growth opportunities to the surrounding community.

PROPOSED DEVELOPMENT (MIX-USE) –

- Commercial Development for a Shopping Centre with potential well-known retailers and restaurants, and a Public Garage.
- Residential / Retirement Village Development:
 - 66 x Duplex Units with a Crèche (312m²)
 - 90 x Apartments
- Future roads (as indicated on the Town Planning Scheme).

ZONED: BUSINESS 1 - The property is zoned for Business 1, offering a range of development possibilities (subject to local regulations and approvals).

EXTEND - The total extent of the proposed development site is 135 992m².

IDEAL LOCATION - Excellent location with direct access to R59 on the corner of Morris Road and Meyer Road, with easy access from the surrounding neighborhood and towns. The neighborhood surrounding this land is known for its stability and growth, making it an attractive prospect for both homeowners and investors.

POTENTIAL - There is ample room for development that caters to the strong, growing demand in the area for residential & commercial developments.

STRONG INVESTMENT - The prime location, combined with Business 1 zoning, makes this property a solid investment choice with excellent potential for capital growth, within a well-run and managed municipality.

Rates & Taxes: ±R8,884.17 p/m



Midvaal Local Municipality is the fastest-growing and developing municipality in the southern parts of the Gauteng Province. The Municipality is a well-governed, effectively managed, financially viable, and sustainable organization that is dedicated to creating an environment conducive to growth.

Meyerton constitutes the highest order town in the Midvaal Local Municipality, Sedibeng District. The primary urban conglomerate in the Midvaal local municipality is centered in Meyerton. Moreover, Meyerton has become the administrative centre for the Midvaal Local Municipality.

Our Vision

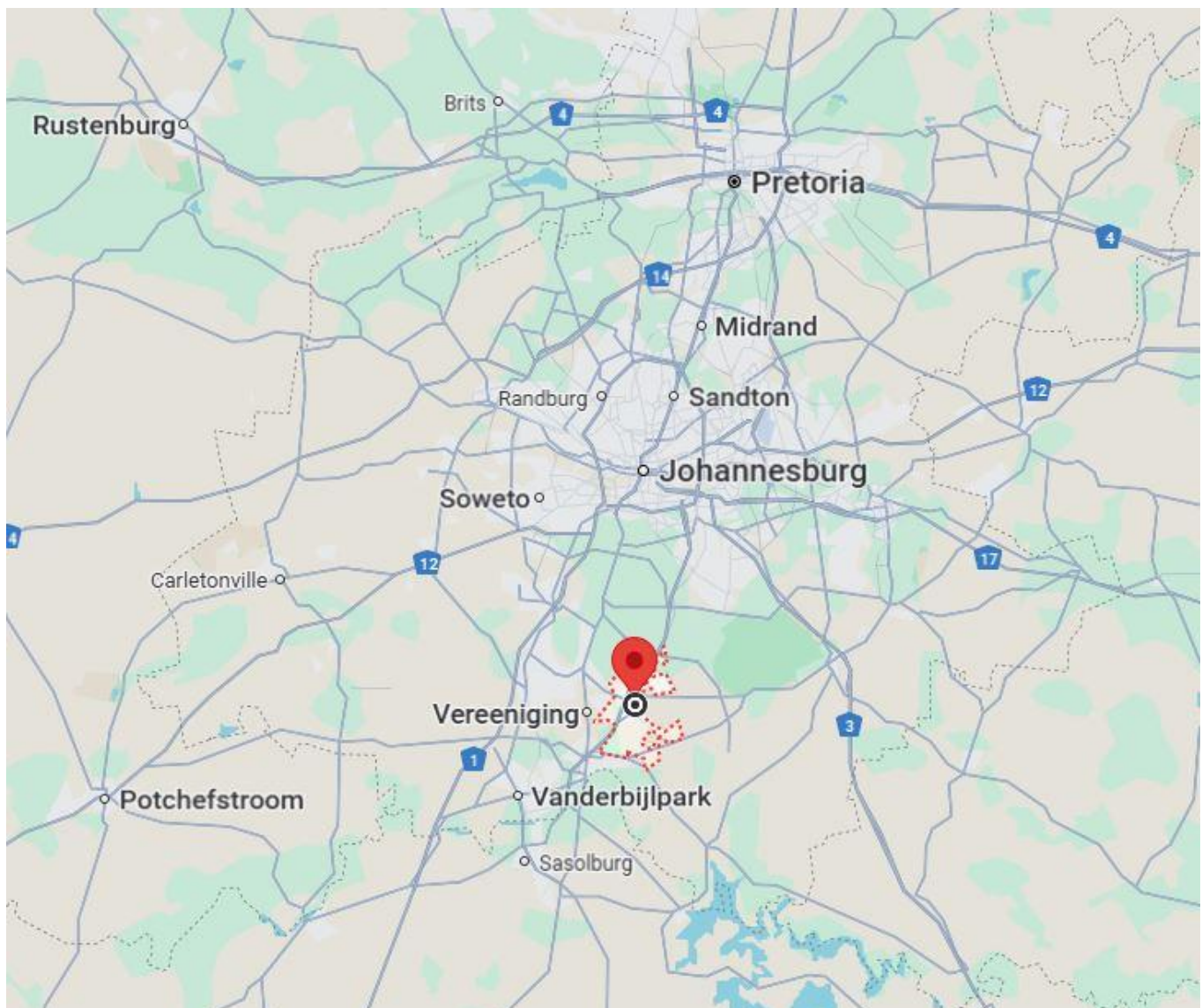
We strive daily to enrich the lives of our people by:

- Adopting a mid-set of innovation to revolutionize the way we operate
- Leverage partnerships to realise our full potential
- Driving sustainability within the local ecosystem
- Growing the economy in Midvaal, premised on incubating entrepreneurship, socio-economic growth, and environmental responsibility
- Providing excellent and standardized service delivery for all
- Prioritizing the upliftment of our youth
- Being an ethical and proactive local municipality
- **Elevating Midvaal to be the best and most attractive Municipality in the country**

Establishing a City Improvement District (CID) Background.

Major development projects have been initiated in Meyerton, including the development of the R59 that cuts through the Meyerton CBD to the Johannesburg CBD. Meyerton is comprised largely of business and residential land uses. The CBD acts as the service centre for the surrounding smaller settlements and agricultural holdings in Meyerton. The objective is to regenerate the precinct sustainably.

Meyerton has seen a number of new developments in recent years, including plans for upgrades to the R59. The R59 links Gauteng, the North West and the Free State provinces.



CSG



Red lines for illustration purposes only



Red lines for illustration purposes only

Aerial Photos





Map



GPS Co-Ordinates 26°32'10.2"S 28°01'21.5"E
-26.536161, 28.022629



Proposed Mixed Use Development – Master Plan

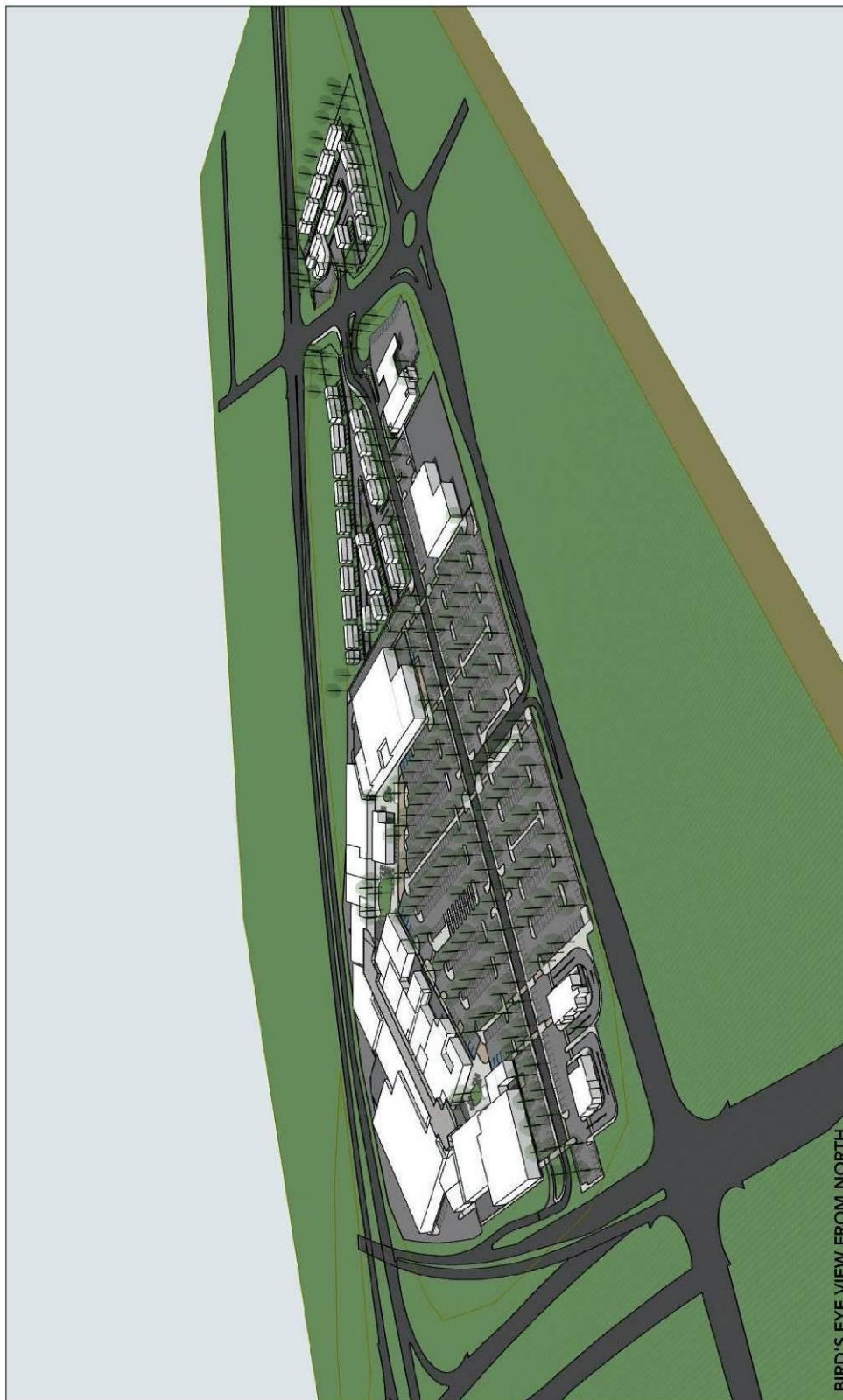


Proposed Mixed Use Development – Residential Development & Public Garage



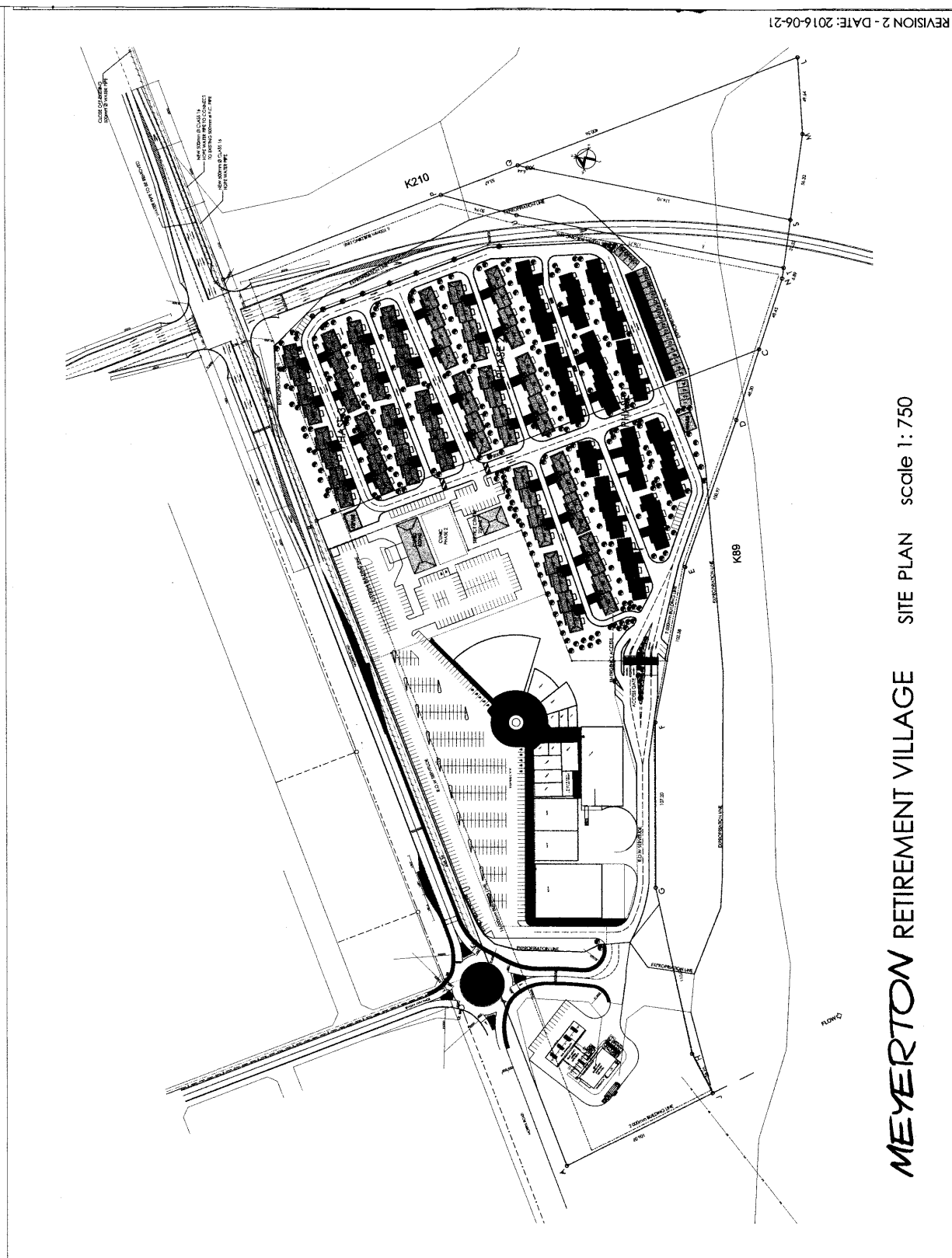
PROJECT		ARCHITECT		DRAWING TITLE		FOR INFORMATION	
MEYERTON MIXED USE DEVELOPMENT		Osmond Lange Architects South Africa (Pty) Ltd		RESIDENTIAL - FUEL STATION, HARDWARE Ground Storey		DRAWING NO. 220118_A_210003	
FOR ON		Lategan & Muller ERE: 2015, Meyerton, Gauteng		DESIGNED: P. B. G. 101 DRAWN: P. B. G. 101		SCALE: 1:1000	
		Postal: PO Box 496, Bellville, Cape Town		DATE: 08/05/17		REVISION: 00	
		Address: 118 Ploeg Tjerkstraat 2, D. J. Wood Way, Bellville		RESPONSIBLE PERSON: P. B. G. 101			
		Tel: +27 (0) 21 881 1872					

Proposed Mixed Use Development – Bird's Eye View from North



PROJECT		ARCHITECT		DRAWING TITLE		FOR INFORMATION	
MEYERTON MIXED USE DEVELOPMENT		Osmond Lange Architects South Africa (Pty) Ltd		PLAN PERSPECTIVE		DRAWING NAME	
FOR		PO Box 458, Inshale, Cape Town		DRAWING NO.		PROJECT NO.	
ON		Address: 1st Floor, Tiger, Terrace 2, DU Wood View, Bellville		DATE		PROJECT NAME	
		Tel: +27 (0) 21 544 1872		RESPONSIBLE PERSON		AS	
				DESIGN PERS. A. 14		220118_A_2100/04	
				DRAWING PERS. A. 14			

Proposed Development – Retirement Village



Zoning Certificate

 MIDVAAL LOCAL MUNICIPALITY	Midvaal Local Municipality PO Box 9, Meyerton, 1960 Tel: 016 360 7400 Fax: 016 360 7519 www.midvaal.gov.za
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Email: fusip@midvaal.gov.za - Website: www.midvaal.gov.za
DEVELOPMENT AND PLANNING

Enquiries: F.Puthini
Reference: 15/1/6

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Erf 205 Meyerton Farms Township
2. **APPLICABLE SCHEME:** Midvaal Land Use Scheme, 2023
3. **USE ZONE:** *"Business 1" solely for the purpose of a Shopping Centre.*
4. **USES PERMITTED:** Places of refreshment, shops, hotels, dwelling units, residential buildings, places of public worship, places of instruction, social halls, public garages, dry-cleaners and offices.
5. **DEVELOPMENT CONTROLS:**
 - Height – 3 storeys
 - Coverage – 40%
 - FAR – Limited to 20 000m² which may be increased in terms of the submission of a Site Development Plan and approval thereof by the relevant Authorities. The total development floor area may not exceed 40 000m².
 - Density – 25 Dwelling units per hectare, of which no subdivided portion may be measured less than 500m².
6. **PARKING REQUIREMENTS:** Refer to clause 15 of the Scheme (As per the attachment).
7. **BUILDING LINE RESTRICTIONS:** No building or structures may be erected within the building restriction of 16m from the reserve boundaries of roads P46-1, K89 and P25-1(K210).
Street: 10m
Other boundaries: 5m
Which may be relaxed by the relevant Authorities in terms of a Site Development Plan.

Yours faithfully

pp
KATLEGO MOKWENA
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING
DATE: 11 July 2025

8. GENERAL:

- 8.1. In terms of Clause 30 (2) of the Scheme, the density of 1 dwelling per 500 m² is only permitted on properties zoned Residential 1 (under previous Meyerton Town Planning Scheme, 1986) that measures 1000m² in extent, which is subject to a submission of a subdivision application to the municipality.
- 8.2. A site development plan to the satisfaction of the Local Authority shall be submitted to the Local Authority for approval prior to the submission of any building plans. Site Development plans are only applicable to high density residential, business and industrial zoned properties or as required and/or determined by the Local Authority.
- 8.3. It must be noted that the Midvaal Single Land Use Scheme and Maps are open for inspection at the Department of Development and Planning, Midvaal Local Municipality Offices - Meyerton, Mitchell Street during normal working hours. The information contained herein may be verified by the applicant by inspection of the said Scheme and Map. The Council does not accept any responsibility for any incorrect information inadvertently given on this form.
- 8.4. Title conditions of some properties contain provisions relating inter alia to the following:
 - 8.4.1. Permissible uses.
 - 8.4.2. Prohibition of certain types of building construction.
 - 8.4.3. Distances of buildings from side and rear boundaries.
 - 8.4.4. Provision of on-site parking.
- 8.5. Uses prohibited in terms of any restrictive conditions in the title conditions of the property concerned do not become permissible because of any provision in the Midvaal Single Land Use Scheme, authorising such use. In such cases the applicant is advised to consult an attorney and to do likewise where a use is permissible in terms of the title conditions but is prohibited in terms of the Midvaal Single Land Use Scheme.
- 8.6. The above information is given in terms of the Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-laws, the National Building Regulations, Environmental Legislation or any restrictive conditions contained in the Title Deed.
- 8.7. The Council reserves the right to alter by amendment any information herein contained. Applicants should study all title conditions before preparing development proposals.
- 8.8. In terms of Section 10 of the Midvaal Land Use Scheme all non-conforming uses will lapse at the expiry of a 15-year period calculated from the date on which the said Scheme comes into operation, in which case no compensations shall be payable.

(Title Deed to be checked for any restrictions contained in conditions)
No building work shall be approved within any servitude area.

SG Diagram

OFFICE COPY

CONSOLIDATED TITLE DIAGRAM

COMPONENTS:

1. The figure A x y F G H J K A represents Erf 31 vide diagram S.G. No. A6184/1987, Deed of Transfer No T13103/1957.
2. The figure x B C D E y x represents Erf 30 vide General Plan S.G. No. A735/1909, Deed of Transfer No. T13104/1957

SERVITUDE NOTE:

The figure a b^c d e f g a represents a servitude of roadway vide General Plan S.G. No. A3354/1940, Deed of Servitude No.

ORDINANCE No 15/1986
Section 92
PLAN & CERTIFICATE

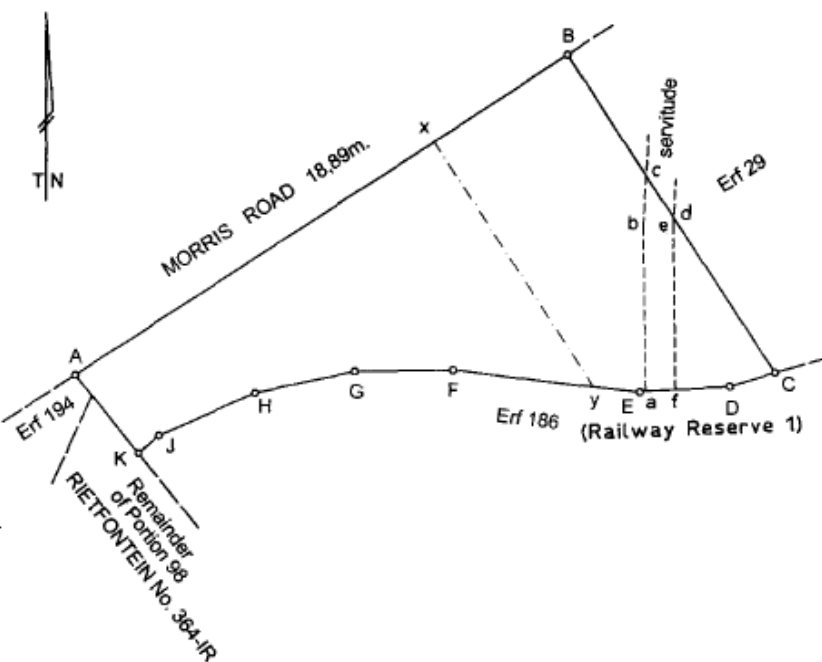
SG No.

3799/2010

Approved



for
SURVEYOR-
GENERAL
2010-10-19



SCALE 1:6000

The figure A B C D E F G H J K A
represents 13,5992 Hectares of land being
ERF 205 IN THE TOWNSHIP OF MEYERTON FARMS
(and comprises the components as quoted above)

Province of Gauteng
Compiled in May 2010

by me H.L.WATTRUS PLS 0706
Professional Land Surveyor

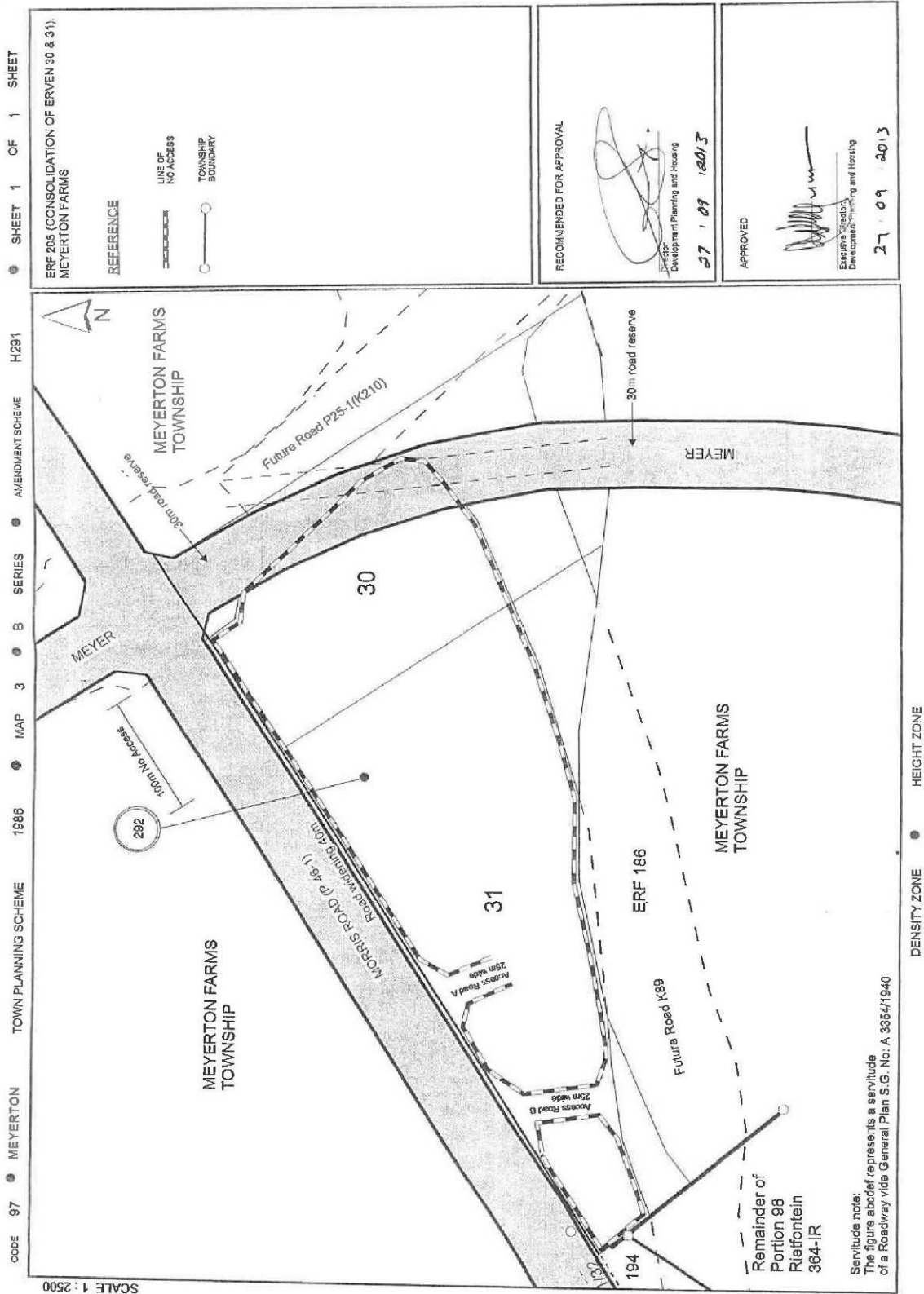
5835

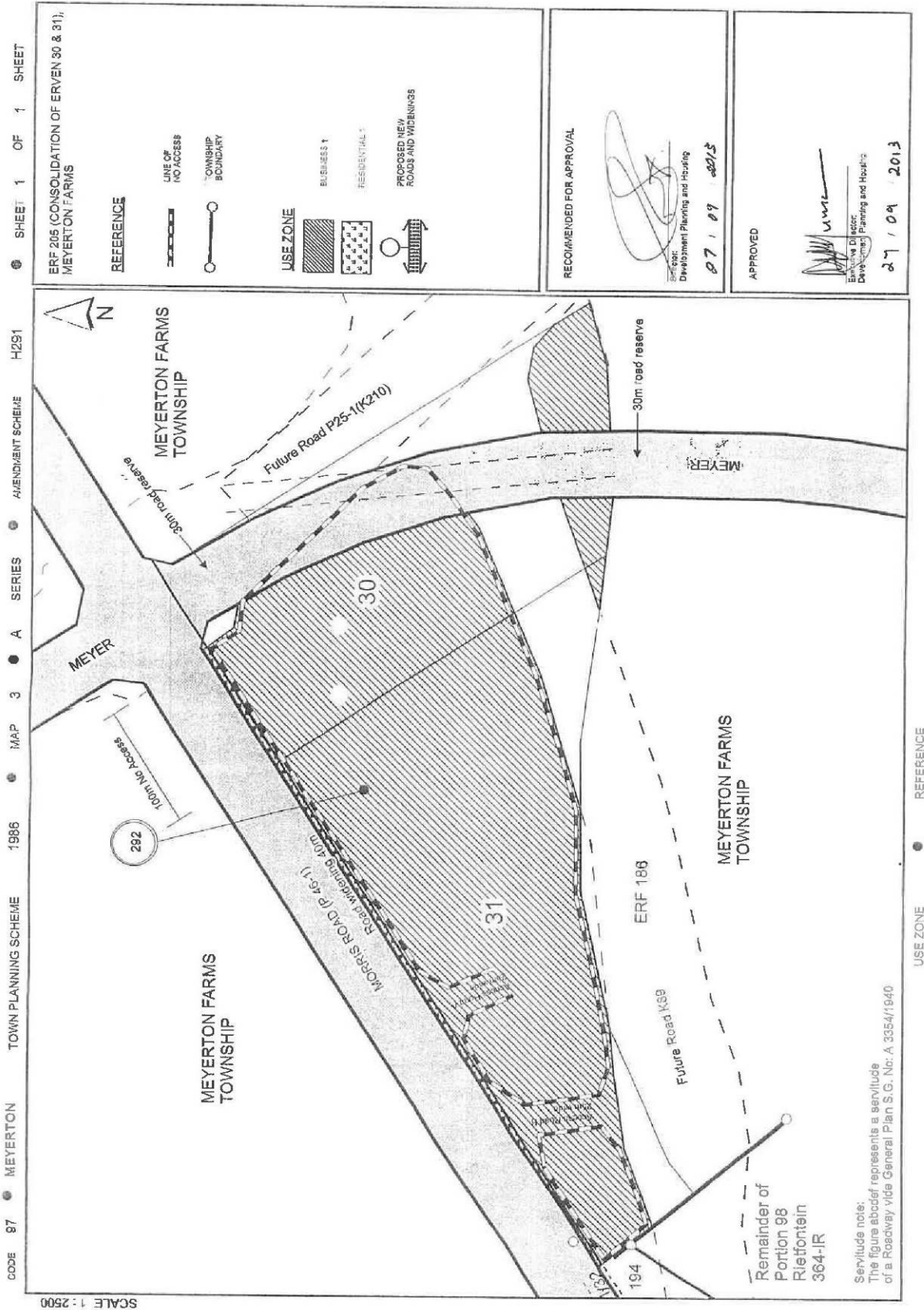
This diagram is annexed to
No.
d.d.
i.f.o.
PRETORIA Registrar of deeds

The original diagrams are
as quoted above
Transfer
Grant
C.C.T.

File Erven
S.R. No.
T.P. 2104
Comp. IR SA - 13
GP.SG.No. A735/1909

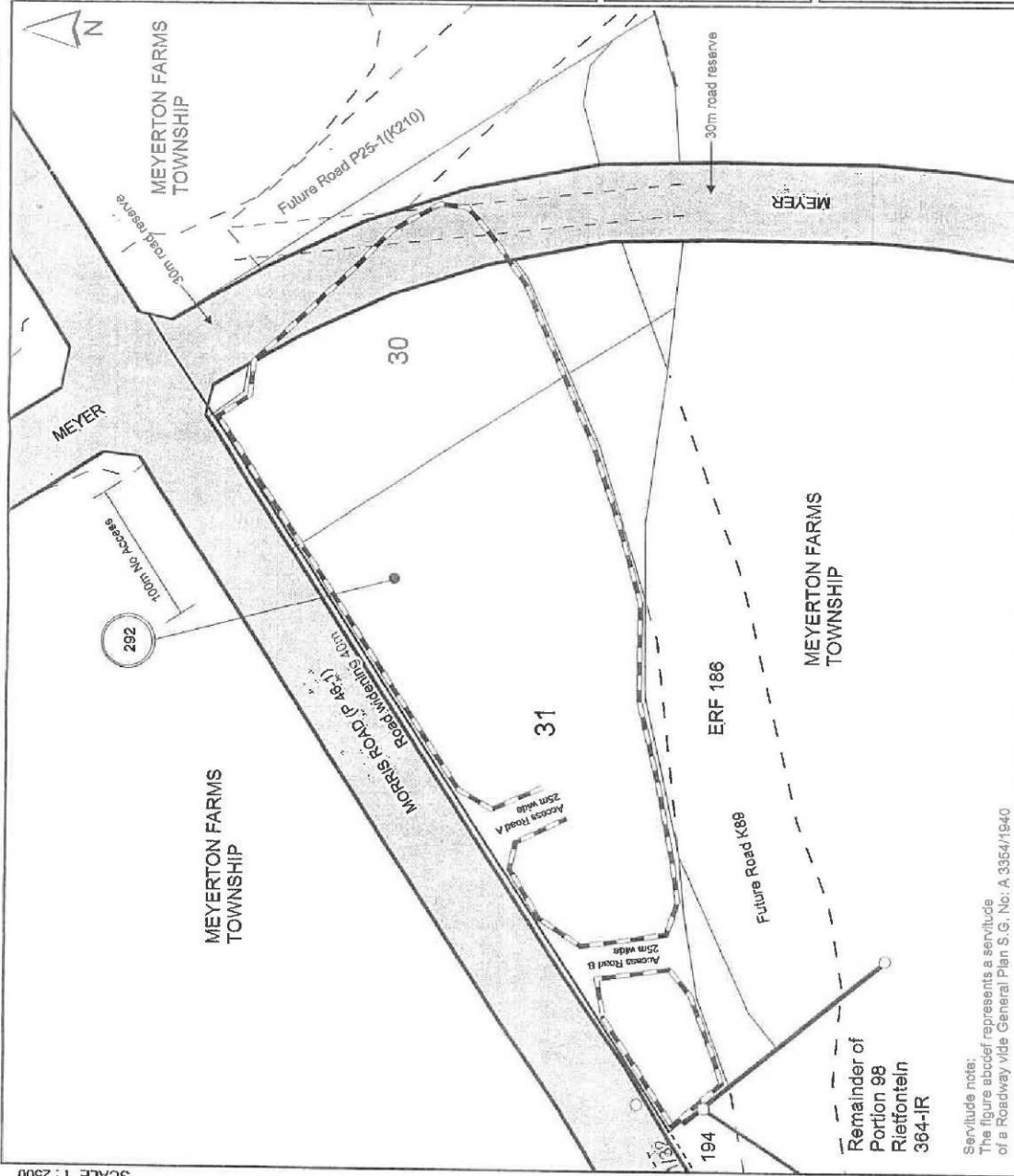
Town Planning Scheme





CODE 97 MEYERTON TOWN PLANNING SCHEME 1986 ANNEXURE 222 H291 SHEET 1 OF 2 SHEET

ERF 205 (CONSOLIDATION OF ERFEN 30 & 31),
MEYERTON FARMS



RECOMMENDED FOR APPROVAL

27.09.2013
Director
Development Planning and Housing

APPROVED

27.09.2013
Executive Director
Development Planning and Housing

Servitude note:
The figure abcdef represents a servitude
of a Roadway vide General Plan S.G. No. A 3354/1940

IN ADDITION TO THE GENERAL PROVISION OF THE SCHEME, THE ERF SHALL FURTHER BE SUBJECT TO THE FOLLOWING CONDITIONS:

1. USE ZONE: BUSINESS 1

1.1. The erf and the buildings thereon or to be erected thereon, shall be used solely for the purpose of a Shopping Centre.

1.2. The proposed development will be governed by the following Development Controls:

Primary Rights: Places of refreshment, shops, hotels, dwelling units, residential buildings, places of public worship, places of instruction, social halls, public garages, dry-cleaners and offices.

Secondary Rights: As per scheme.

No Rights: As per scheme.

Height : 3 storeys provided that towers, architectural features and basements, which are not designed for living, working, sleeping or storage purposes, shall not be regarded as storeys for the purpose of the scheme.

Coverage : 40%

Density : 25 Dwelling units per hectare, of which no subdivided portion may be measured less than 500m².

Floor Area : Limited to 20 000m² which may be increased in terms of the submission of a Site Development Plan and approval thereof by the relevant Authorities. The total development floor area may not exceed 40 000m².

Parking provision: Paved, demarcated parking with the necessary manoeuvring area shall be provided in accordance with the Meyerton Town Planning Scheme 1986, provided that the Local Authority may relax such ratio to the satisfaction of the Executive Directors: Engineering Services and Development, Planning and Housing.

Building lines: No buildings or structures may be erected within the building restriction of 10m from the reserve boundaries of roads P46-1, K49 and P25-1 (K210). Street boundaries - 10m Other boundaries - 5m Which may be relaxed by the relevant Authorities in terms of a Site Development Plan.

ERF 205 (CONSOLIDATION OF ERVEN 30 & 31), MEYERTON FARMS

RECOMMENDED FOR APPROVAL


Director:
Development Planning and Housing

27.09.2015

APPROVED


Executive Director:
Development Planning and Housing

27.09.2015

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.

Dehan Engelbrecht

073 154 1745 / dehan@bideasy.co.za

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