

# INFORMATION PACK

FOR

## **ZONED: COMMERCIAL / INDUSTRIAL / RESIDENTIAL**

### **8.5Ha PRIME DEVELOPMENT LAND**

PTN 33 OF FARM 298 KAMEELDRIFT EAST  
R513 (SEFAKO MAKGATHO DRIVE / ZAMBESI)



**ON SITE AUCTION – Thursday, 20 November 2025 @ 11h00**  
**Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

### Property Information

Title Deed Information –

**PTN 33 OF FARM KAMEELDRIFT 298, GAUTENG – JR**

**Title Deed:** T54138/2005

**Extent:** 8.5653Ha

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

**Registration Division:** JR

**Province:** GAUTENG

**Zoning:** TOWNSHIP ESTABLISHMENT FOR RESIDENTIAL AND  
BUSINESS DEVELOPMENT

**VAT Status:** The seller is NOT registered for VAT

### **PRIME MIXED USE DEVELOPMENT LAND IN PRETORIA EAST & MAMELODI**

Montana, Zambesi, and Mamelodi are **expanding at a rapid pace!** The residential and more high-density nodes are expanding together with the businesses more towards the east. Mamelodi is almost at capacity and is expanding more to the North.

This 8.5Ha stand is strategically positioned on the **R513 Zambesi / Sefako Makgatho Drive**, just 5 km from the N1 Highway and minutes from Mamelodi West.

The property is earmarked for a proposed **COMMERCIAL / INDUSTRIAL / HIGH DENSITY RESIDENTIAL** mixed-use development on the R513 near the Kameelfontein Road, neighboring **Roodepark Eco Estate**.

The area benefits from high daily traffic volumes and is close to numerous shopping centers, schools, major roads, and tourist attractions.

**High Density Residential** for up to **600 units** is a possibility for this property.

### **ZONING**

This is a great combination of **commercial** and **residential** with both full title, sectional title and/or high-density residential properties. The site layout plan has been approved. Zoning includes:

**SPECIAL: BUSINESS / INDUSTRIAL:** 4 Erven / Units – Usage: Builders Yard, Services Industries, Commercial Use, Warehouse, Business Premises, Industrial Buildings

**SPECIAL: HOME OFFICE:** 4 Erven / Units – Usage: Creche, Residential with Offices

**RESIDENTIAL:** 43 Erven / 43 Units – Usage: Dwelling Unit/s

**DUET:** 11 Erven / 25 Units – Usage: Dwelling Unit/s

**GROUP HOUSING:** 3 Erven / 51 Units – Usage: Dwelling Unit/s, Residential Building, Retirement Village



## TSHWANE REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

<https://www.tshwane.gov.za/sites/Council/Council%20Resolutions/Council%20Resolutions%202014/87.%20Council%20Resolutions%2027%20March%202014/02.2.%20Part%20II%20Council%20Pages%20434-887.pdf>

- Region 5 –** “The southern boundary of the region experiences great development pressure, especially in the Kameeldrift and Derdepoort area.” **AND** “Pressure for densification within the rural areas, especially in the Roodeplaat area.”
- Tourism –** Most of the eco-tourism activities occur along the Roodeplaat Dam, which is situated in the north of Cullinan (Sefako Makgatho) Road.
- Population –** The rural population is approximately 15,000 people, excluding informal settlements. The largest concentration of people in the rural areas is in the south western quadrant, close to Roodeplaat Dam, where a population density of 1,6 persons/ha is indicated.

### PROPOSED DEVELOPMENT



## SITE LAYOUT PLAN



|  | PROPOSED USE SIZE                                                                                                    | NO OF ERVEN<br>NO OF UNITS      | ERF NO                                                                   | TOTAL m <sup>2</sup>       | USE                                                                                                              |
|--|----------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------|
|  | <b>Residential</b><br>Full Title (min 500 m <sup>2</sup> )<br>Height: 2 Storeys<br>Coverage: 50%<br>FAR: 1.0         | 43 Erven / 43<br>Units          | 1, 5 – 8, 11,<br>13 – 23, 25,<br>27 – 30, 33,<br>34, 36 – 50,<br>52 – 55 | 22642 m <sup>2</sup>       | Dwelling Unit/s                                                                                                  |
|  | <b>Duet</b><br>(min 800 m <sup>2</sup> )<br>Height: 2 Storeys<br>Coverage: 60%<br>FAR: 1.2                           | 11 Erven / 25<br>Units          | 2 – 4, 9, 10,<br>12, 24, 26,<br>31, 32, 51                               | 10641 m <sup>2</sup>       | Dwelling Unit/s                                                                                                  |
|  | <b>Group Housing</b><br>(40 units)<br>Coverage: 60%<br>FAR: 1.8                                                      | 3 Erven / 51<br>Units           | 35, 56, 57                                                               | 13647 m <sup>2</sup>       | Dwelling Unit/s<br>Residential Building<br>Retirement Village                                                    |
|  | <b>Special: Home Office</b><br>(min 960 m <sup>2</sup> )<br>Height: 2 Storeys<br>Coverage: 80%<br>FAR: 1.8           | 4                               | 58 – 61                                                                  | 4318 m <sup>2</sup>        | Creche<br>Residential with<br>Offices                                                                            |
|  | <b>Special: Business / Industrial</b><br>(min 2700 m <sup>2</sup> )<br>Height: 2 Storeys<br>Coverage: 85<br>FAR: 1.0 | 4                               | 62 – 65                                                                  | 11381 m <sup>2</sup>       | Builders Yard<br>Services Industries<br>Commercial Use<br>Warehouse<br>Business Premises<br>Industrial Buildings |
|  | <b>Private Roads / Access Control</b><br>Height: 1 Storey<br>Coverage: 50%<br>FAR: 0                                 | 1                               | 67                                                                       | 18455 m <sup>2</sup>       | Internal Roads                                                                                                   |
|  | <b>K Route</b>                                                                                                       | 1                               | 66                                                                       | 4569 m <sup>2</sup>        | Public Road                                                                                                      |
|  | <b>TOTAL</b>                                                                                                         | <b>67 Erven /<br/>119 Units</b> |                                                                          | <b>85653 m<sup>2</sup></b> |                                                                                                                  |



## MAP



**GPS Co-Ordinates 25°40'27.2"S 28°20'07.0"E**  
**-25.674230, 28.335264**

## 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.

**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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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.