

# INFORMATION PACK

FOR

# HATFIELD

**ZONED BUSINESS DEV LAND**

**G.L.A. 27 000m<sup>2</sup>**

C/O PRETORIUS AND HILDA STREET, HATFIELD PRETORIA



**AUCTION DATE - Wednesday, 11 March 2026 @ 11h00**

**AUCTION VENUE - THE CAPITAL MENLYN MAINE**  
(194 BANCOR AVE, WATERKLOOF GLEN, PRETORIA)

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

## Property Information with a Combined Extent of 7726.0000m<sup>2</sup>

### Title Deed Information –

RE OF ERF 57 HATFIELD – JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG	
Known As:	1092 Pretorius Street Hatfield
Title Deed:	T1262/2012
Extent:	1276.0000SQM
VAT Status:	The seller IS registered for VAT

PORTION 1 ERF 57 HATFIELD - JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG	
Known As:	1088 Pretorius Street Hatfield
Title Deed:	T164928/2007
Extent:	1276.0000SQM
VAT Status:	The seller IS registered for VAT

RE OF ERF 58 HATFIELD - JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG	
Known As:	235 Hilda Street Hatfield
Title Deed:	T3532/1998
Extent:	1122.0000SQM
Rates & Taxes:	± R1 513.83
VAT Status:	The seller IS registered for VAT

PORTION 1 ERF 58 HATFIELD - JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG	
Known As:	1100 Pretorius Street Hatfield
Title Deed:	T103310/2008
Extent:	1430.0000SQM
VAT Status:	The seller IS registered for VAT

RE OF ERF 603 HATFIELD - JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG	
Known As:	1076 Pretorius Street Hatfield
Title Deed:	T13271/2020
Extent:	860.0000SQM
VAT Status:	The seller IS registered for VAT

PORTION 1 OF ERF 603 HATFIELD - JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG	
Known As:	1082 Pretorius Street Hatfield
Title Deed:	T63336/2003
Extent:	1762.0000SQM
VAT Status:	The seller IS NOT registered for VAT

## 7726m<sup>2</sup> HIGH DENSITY CONSOLIDATED DEVELOPMENT OPPORTUNITY HATFIELD

This prime development site is adjacent to the **Hatfield Business Zone** and the **University of Pretoria**, serving as a link between the academic precinct and the commercial core, fostering a greater "University Precinct" environment.

The consolidation of six residential stands into a single **7,726m<sup>2</sup>** erf is a rare opportunity in this fully developed area. The **site** comprises six residential erven being Erf 57 RE, Erf 57/1, Erf 58 RE, Erf 58/1, Erf 603 RE, Erf 603/1.

Summary of the Approval (see full certificate in document)

- Floor Area Ratio (FAR): 3.5
- Gross Lettable Area (GLA): ±27 000 m<sup>2</sup>
- Coverage: 50%
- 10 storeys



Hatfield, Pretoria is one of the few areas in Gauteng with a triple offering of connectivity with a dedicated **Gautrain Station**, multiple **Bus Rapid Transit (BRT)** lines and direct access to the **M2 (Pretorius Street)** and **N1/N4** highways.

This makes it highly attractive to residents, commercial enterprises and young professionals and commuters working in Sandton or Johannesburg.

**Investment** in this area is driven by multiple indicators.

The University of Pretoria (Tukkies) serves as the primary economic anchor, with over 39,000 students creating a constant, high demand for related services and student accommodation.

The area supports a mix of Retail Centres (Hatfield Plaza), A and B-grade office space, Commercial service providers (VW Motor Group), over 30 Embassies, Hospitals and residential property. This diversity allows investors to pivot between student housing, corporate leases, and retail and mixed-use developments.

As of early 2026, the prime lending rate has dropped to **10.25%**, the lowest since 2022, creating optimal conditions for property acquisition and development.

Because Hatfield is "fully developed," vacant land or large consolidation opportunities (like the 7,726m<sup>2</sup> site you mentioned) are rare, which naturally protects the long-term value of existing and new high-density developments.

The Hatfield City Improvement District (CID) has proven highly successful, reporting approximately **50% decrease in crime**. The CID provides enhanced 24/7 security and urban cleaning, which has historically stabilised property values and encouraged commercial confidence.

**Depending on the developer's scope**, Business 1 zoning provides the most flexible rights, allowing for a mix of **retail, office, and high-density residential** uses. This versatility ensures the development can adapt to Hatfield's many market demands, from student accommodation to corporate offices or medical services.

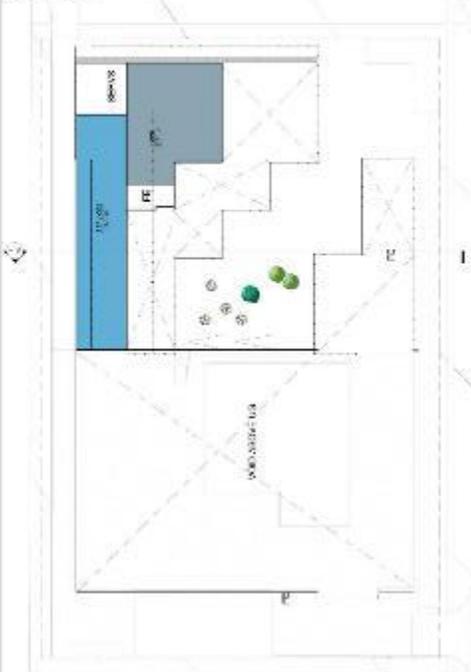
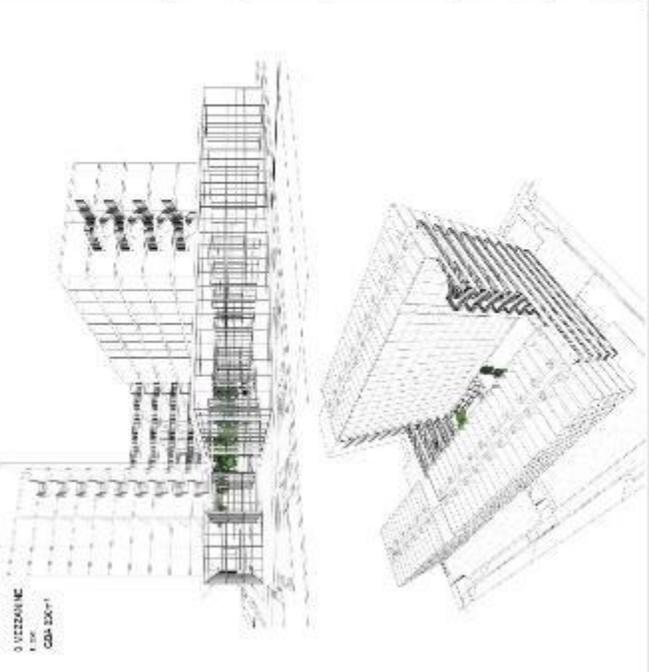
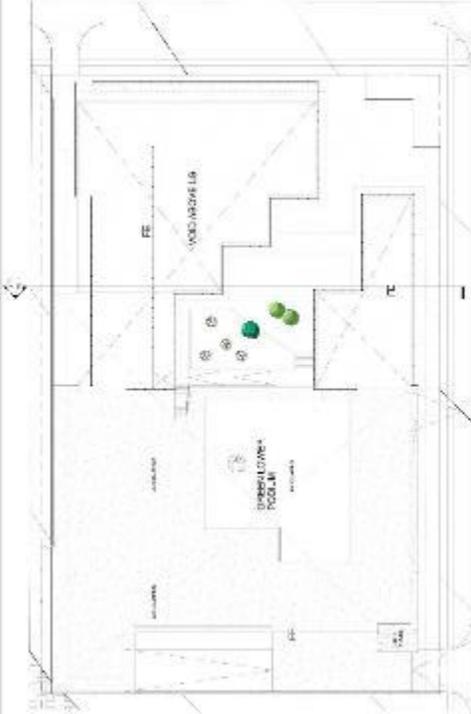
Developing a high-density, 10-storey mixed-use project at the corner of **Pretorius Street (M2)** and **Hilda Street in Hatfield** aligns with the City of Tshwane's densification strategy and Hatfield's role as a major metropolitan node.

The Business 1 Zoning rights have been approved and will only be promulgated on condition that the 6 erven are consolidated to form a consolidated area of 7726m<sup>2</sup> and the bulk contributions negotiated with council be paid.

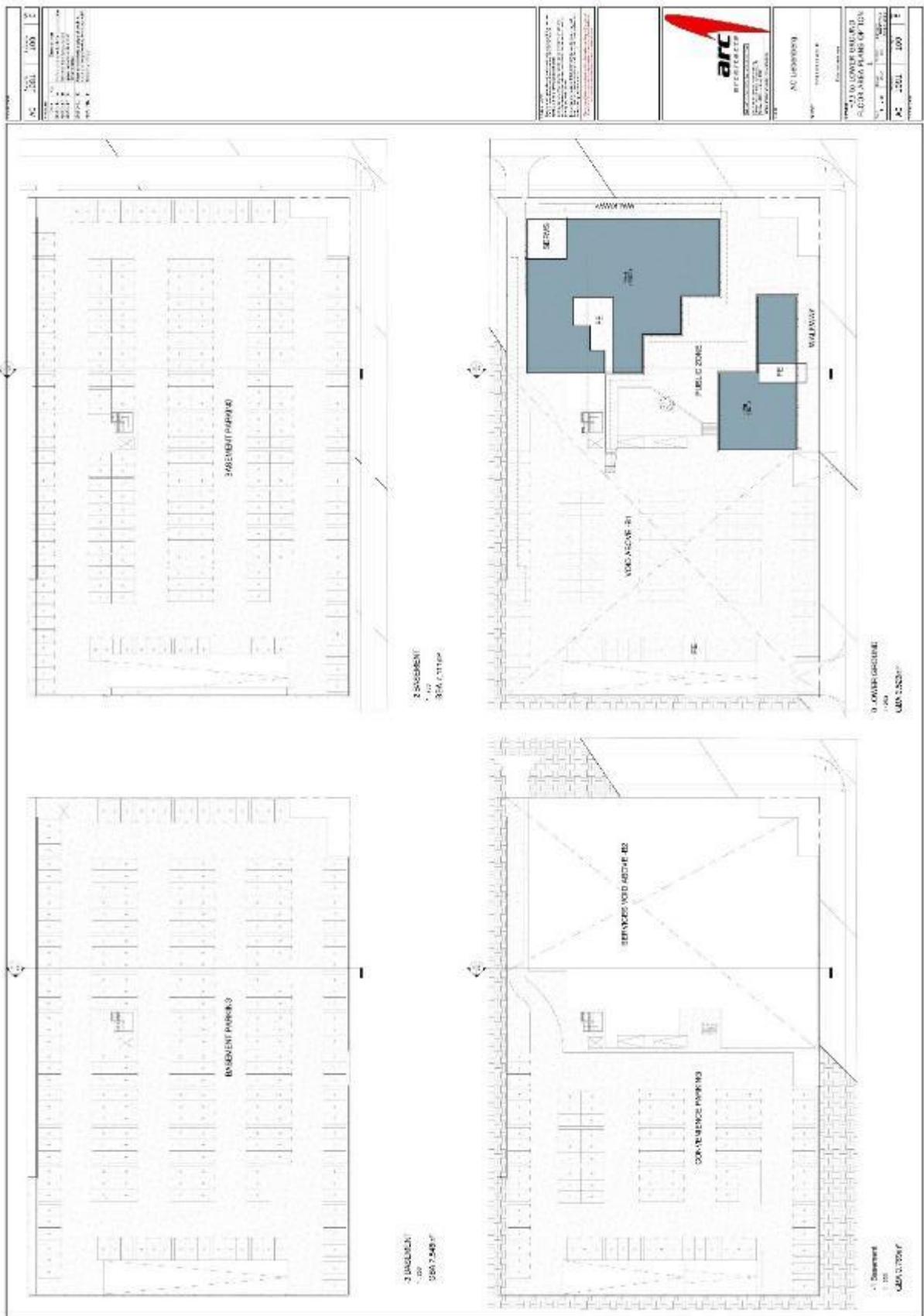
## Proposed Development: Example of Mixed Use / Student Housing Possibility Option



\*All designs, Photos and Lines on graphics are for demonstration purposes only.

<p><b>PROJECT</b></p> <p>NO. 1281</p> <p>DATE: 12/01/2011</p> <p>SCALE: 1:100</p> <p>PROJECT NO. 1281</p> <p>PROJECT NAME: 1281</p> <p>PROJECT ADDRESS: 1281</p> <p>PROJECT LOCATION: 1281</p> <p>PROJECT TYPE: 1281</p> <p>PROJECT STATUS: 1281</p> <p>PROJECT OWNER: 1281</p> <p>PROJECT CONTACT: 1281</p> <p>PROJECT PHONE: 1281</p> <p>PROJECT FAX: 1281</p> <p>PROJECT EMAIL: 1281</p> <p>PROJECT WEBSITE: 1281</p>	 <p style="text-align: center;"><b>1</b></p>	 <p style="text-align: center;"><b>3</b></p>
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## Approval



### Economic Development and Spatial Planning

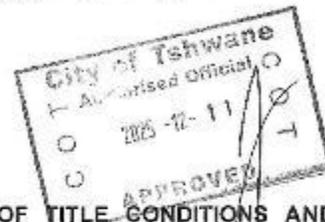
1<sup>st</sup> Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria  
PO Box 3242 | Pretoria | 0001  
Email: [CityP\\_Registrator@tshwane.gov.za](mailto:CityP_Registrator@tshwane.gov.za)  
[www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityofTshwane](https://www.facebook.com/CityofTshwane) | City of Tshwane

My ref: CPD 9/2/4/2-2100T (Item no. 19572)  
Your ref:  
Contact person: K Masethe/LF Naudé  
Section/Unit: Land Use Management Administration

Tel: 012 358 3831  
Fax:  
Email: [kgaogelom@tshwane.gov.za](mailto:kgaogelom@tshwane.gov.za)

Messrs City Scope Town and Regional Planners  
BY E-MAIL: [saaymand@cityscope.co.za](mailto:saaymand@cityscope.co.za)

Sir/Madam



**APPROVAL OF THE REMOVAL AND/OR AMENDMENT OF TITLE CONDITIONS AND THE SIMULTANEOUS AMENDMENT OF THE TSHWANE TOWN-PLANNING SCHEME, 2008, IN TERMS OF THE GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996 (ACT 3 OF 1996) AMENDMENT SCHEME 2100T, TO BE INCORPORATED INTO THE TSHWANE LAND USE SCHEME, 2024 AS AMENDMENT SCHEME 73TL: PORTION 1 AND THE REMAINDER OF ERF 57, PORTION 1 AND THE REMAINDER OF ERF 58, PORTION 1 AND THE REMAINDER OF ERF 603, HATFIELD**

The Authorised Official's Committee duly authorized hereby approves in terms of Section 5(5) of the Gauteng Removal of Restrictions Act 1996 (Act 3 of 1996) the removal of restrictive Condition (a) on Page 2 in Deed of Transfer **T164928/2007**; Condition 1 on Page 2 in Deed of Transfer **T1262/2012**; the unnumbered condition on Page 2 in Deed of Transfer **T103310/2008**; Condition (a) on Page 2 in Deed of Transfer **T3532/1998**; the unnumbered condition on Page 2 in Deed of Transfer **T63336/2003** and the unnumbered condition on Page 3 in Deed of Transfer **T7308/2011**.

The Authorised Official's Committee duly authorized hereby approves the application for the amendment of the Tshwane Town-planning Scheme, 2008 by the rezoning of Portion 1 and the Remainder of Erf 57, Portion 1 and the Remainder of Erf 58, Portion 1 and the Remainder of Erf 603, Hatfield from Residential 1, Special for offices and Special for Guest House to "Business 1", subject to the conditions contained in the Annexure L and the payment of the contributions for the provision of engineering services.

#### THE APPLICANT/OWNER'S ATTENTION IS DRAWN TO THE FOLLOWING:

1. That the owner is responsible for the payment of the amounts for engineering services and parks and open spaces contributions / development charges in terms of Chapter 7 of the City of Tshwane Land Use Management By-Law, 2016, read with Sections 40(7), 49 and 50 of SPLUMA as contained in this approval, and subject to the following:
  - 1.1 No clearance in terms of Section 118 of the Municipal Systems Act, 2000 (Act 32 of 2000) for registration of any portion and/or transfer of the land which forms the subject of this application may be issued until and unless the owner has paid engineering service and park and open spaces contributions / development charges.
  - 1.2 The owner may not exercise any rights granted in terms of this approval until and unless the owner has paid engineering services and park and open spaces contributions / development charges.

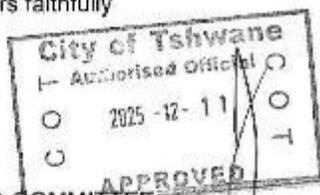
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswelisopele ya Ikonomi le Polone ya Sebaka • Umnyango wazukaThuthuthukiswa kwesizimNodhu namaPlani weNdawo • Xgozu ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Mubasho wa Mveloziyo ya Ekonomi na Vhupulani la Fhedha • Ndzawulo ya Nhluvukiso wa Ikonomi na Vhupulani bya Ndawo • Umnyango Wesokuthuthukiswa Komnotha Nokubelwa Kwendawo

- 1.3 No Building Plans, including Section 7(6) provisional authorization to build, may be approved in terms of the National Building Regulations and Standards Act, 1977 until and unless the owner has paid engineering services and park and open spaces contributions / development charges.
- 1.4 Nothing contained in this approval shall prevent the Municipality on payment of engineering services and parks and open spaces contributions/development charges from recalculation of the contributions/charges, including the payment of interest as may be contained in the applicable policies of the City of Tshwane approved from time to time.
2. That no transfer or clearance for transfer may be issued until and unless the owner has paid engineering contribution/development charges as stipulated in Section 53 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and/or Section 16(10) of the City of Tshwane Land Use Management By-law, 2016 as the case may be;
3. 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, 10<sup>th</sup> floor Middestad Building, 252 Thabo Sehume Street, Pretoria. This approval letter must be produced when payments are made.  
  
All amounts in respect of electricity are payable on the 5<sup>th</sup> Floor, Bothongo Plaza East building, 285 Francis Baard Street, Pretoria
4. Refer any enquiries regarding service contributions and/or conditions directly to the applicable Public Works and Infrastructure Development Department.
5. 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 property.
6. You are hereby informed that you may appeal the decision 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.

**All correspondence via e-mail must be sent to [Cityp\\_Registration@tshwane.gov.za](mailto:Cityp_Registration@tshwane.gov.za) or to the address as contained in the letterhead.**

Note: any correspondence sent to a different address might not be received by the Department and cannot be attended to.

Yours faithfully



f AO-COMMITTEE  
(Committee delegated by the Authorised Official appointed by Council in terms of the City of Tshwane Land Use Management By-law, 2016)

Date.....

**HARD COPIES TO:**

**CHIEF FINANCIAL OFFICER: GROUP FINANCIAL SERVICES DEPARTMENT: REVENUE MANAGEMENT**  
(For attention: Lerato Salemane)

## ANNEXURE 1

CPD 9/2/4/2-2100T (Item no. 19572)

### COMMENTS OF THE DEPARTMENTS

1. **Service Infrastructure Department**
- 1.1 **Water and Sanitation (Region A)**



APPROVAL OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16 (1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM By-law") ON ERF/PORITION 57/1, 57/R, 58/1, 58/R, 603/1 AND 603/R/HATFIELD

REFERENCE NUMBER:W10/2/4/2-H4(57,58,603)

(For compliance with conditions contact Anton Scholtz: System Development Sub-Section; Region A Tel 012-3587678; Fax 012 358 8033; email: mareliser@tshwane.gov.za). Room C618 Capitol Towers North, 225 Madiba Street

Date of comments: 26 September 2024

The contribution amounts mentioned below are subject to adjustment as the unit tariffs used to calculate these amounts are revised annually on the 1st of July of that year.

These comments are applicable to Water AND Sewer services.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE RIGHTS COMING INTO OPERATION IN TERMS OF SECTION 16 (1) OF THE LUM BY-LAW WITHIN 12 MONTHS

1.1 The WATER AND SANITATION NETWORKS WILL HAVE TO BE upgraded by the owner/developer.

1.2 These upgrades must be done at the cost of the owner, according to an approved design by a Consulting Engineer and installed under the Engineer's certified supervision according to "THE GUIDELINES FOR THE DESIGN AND CONSTRUCTION OF WATER AND SANITATION SYSTEMS", compiled by the Division Water and Sanitation. Information and specifications are available from any of the One-Stop-Services-Desks for Water- and Sanitation Services. The applicant must discuss the service report with Anton Scholtz before compilation.

1.3 The contractor must be CIDB registered in the applicable category and have previous experience of water network installation that is acceptable to the CoT Engineering Consultant.

1.4 An inspection certificate must be provided by Mr. A Scholtz, of the City of Tshwane, that certifies the completion of the upgrades, before the APPLICATION MAY BE PROMULGATED.

1.5 THE NETT DEVELOPMENT CHARGES WILL BE PAYABLE AFTER THE ACTUAL COST OF THE INSTALLATION OF THE EXTERNAL UPGRADES ARE TAKEN INTO ACCOUNT. The internal network reticulation will be for the cost of the developer.

1.5 DEVELOPMENT CHARGES are payable due to the fact that this application increases the demand on the existing infrastructure. The calculation of the increase in demand is based on "THE GUIDELINES FOR THE DESIGN AND CONSTRUCTION OF WATER AND SANITATION SYSTEMS", compiled by the Department Water and Sanitation.

1.5.1 DEVELOPMENT CHARGES for water

CALCULATION:

EXISTING DEMAND:

Application property size: 7722 m<sup>2</sup>

Existing zoning:

EXISTING

ERF 57/1 HATFIELD SPECIAL FOR OFFICES 214M<sup>2</sup>(ESTIMATED FROM AERIAL PHOTO)  
1.712 KL

ERF 57/R HATFIELD SPECIAL FOR OFFICES 443M<sup>2</sup>(ESTIMATED FROM AERIAL  
PHOTOGRAPHS 3.544 KL

ERF 58/R HATFIELD SPECIAL FOR GUETSHOUSE A RESTAURANT 4 GUEST SUITES AND  
20 SEATS 3.6 KL

ERF 603/1 HATFIELD SPECIAL FOR OFFICES 291M<sup>2</sup> (ESTIMATED FROM AERIAL  
PHOTOGRAHS 2.328

ERVEN 58/1 AND 603/1 RESIDENTIAL 1 4

TOTAL CREDIT 15.184

Total Existing demand: 15.184kl:

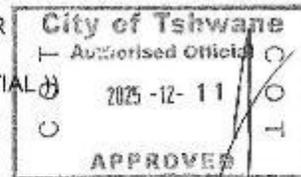
NEW DEMAND: NEW DEMAND FOR WATER

Zoning: BUSINESS 1 ( INCLUDING RESIDENTIAL )

FAR : 7.0000

7722 X 7.0000 FARX 1.2 kl =648.65 kl

New demand for water: 648.65 kl:



The average annual daily demand of BUSINESS 1 ( INCLUDING RESIDENTIAL ) is 1.2 m kl per  
100m<sup>2</sup>

Final increase in demand for water 648.65kl-15.18 kl=633.46kl

Nett tariff for water R 9,026.35(vat inclusive)

1.5.1.1 TOTAL Contribution payable for water: 633.46 kl X R 9,026.35= R 5,717,831.67 (vat  
inclusive) The applicant must contact the Department of Water and Sanitation for the final  
DEVELOPMENT CHARGES payable after the cost of the Installation of the upgrades are taken  
into account. No money is to be paid over till such time as these amounts are made available by  
this Department. NO GUARANTEE can be given that erroneous payment of these  
DEVELOPMENT CHARGES may be refunded and the owner/ developer remains responsible for  
the installation of the services as per the conditions in this approval.

1.5.2 DEVELOPMENT CHARGES for sewer:

CALCULATION:

EXISTING OUTFLOW:

Application property size: 7722 m<sup>2</sup>

Existing zoning:

Total existing outflow: 12.78 kl:

ERF 57/1 HATFIELD SPECIAL FOR OFFICES 214M<sup>2</sup>(ESTIMATED FROM AERIAL PHOTO)  
1.712 KL

ERF 57/R HATFIELD SPECIAL FOR OFFICES 443M<sup>2</sup>(ESTIMATED FROM AERIAL  
PHOTOGRAPHS 3.544 KL

ERF 58/R HATFIELD SPECIAL FOR GUETSHOUSE A RESTAURANT 4 GUEST SUITES AND  
20 SEATS 3.6 KL

ERF 603/1 HATFIELD SPECIAL FOR OFFICES 291M<sup>2</sup> (ESTIMATED FROM AERIAL  
PHOTOGRAHS 2.328

ERVEN 58/1 AND 603/1 RESIDENTIAL 1 1.6

TOTAL CREDIT 12.784

NEW DEMAND: NEW SEWAGE OUTFLOW

PROPOSED FAR: 7.0000

Zoning: BUSINESS 1 ( INCLUDING RESIDENTIAL )

New sewage outflow: 648.65kl

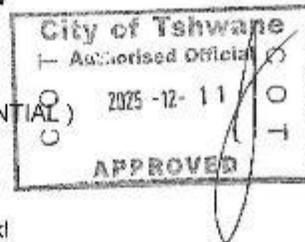
7722 X 7.0000 FAR X 1 2kl/100m<sup>2</sup> =648.65kl

Final increase in sewage outflow: 648.65kl-12.78kl=635.86kl

Nett tariff for sewer R 15,780.30 (vat inclusive) per kl

1.2.2.1TOTAL Contribution payable for sewer: 635.86kl X R 15,780.30= R 10,034,061.56(vat inclusive) The applicant must contact the Department of Water and Sanitation for the final DEVELOPMENT CHARGES payable after the cost of the Installation of the upgrades are taken into account.

NO money is to be paid over till such time as these amounts are made available by this Department. NO GUARANTEE can be given that erroneous payment of these DEVELOPMENT CHARGES may be refunded, and the owner/ developer remains responsible for the installation of the services as per the conditions in this approval.



2. CONDITIONS TO BE COMPLIED WITH AFTER THE COMING INTO OPERATION OF THE RIGHTS IN TERMS OF SECTION 16(1)(Y) BUT PRIOR TO THE APPROVAL OF ANY SITE DEVELOPMENT PLAN(S) OR THE APPROVAL OF A BUILDING PLAN:

2.1 water and sewer provision MUST be indicated on the Site Development plan and the Building Plan.

2.2 The approval letter of the rezoning/consent use/subdivision must be placed on the SDP file.

5. THE APPLICANT/OWNER'S ATTENTION IS DRAWN TO THE FOLLOWING:

5.1 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, Bothongo Plaza East 10th floor, Francis Baard Street. Ms Salemane can be reached at leratos@tshwane.gov.za, or alternatively Norman Mkhwanazi can be contacted at normanM@tshwane.gov.za. This approval letter must be produced when payments are made.

## 1.2 Energy and Electricity

(1.0) Divisional Head of Tshwane Electricity Planning and Development has no objection to application Item no.19572

(2.0) Particulars of the manner in which the amount of the contribution for Electrical Engineering Services was determined, as well as the purpose for which the contribution is required are set out below.

(3.0) The contribution for electrical engineering services is calculated on the basis of the cost of the enhancement or improvement of the infrastructure necessary to supply the increased demand as a consequence of the coming into operation of an amendment scheme, the granting of a consent in terms of the applicable Town Planning Scheme of an erf in a township, as the case may be.

(4.0) The increased demand is calculated as follows:

(4.1) The zoned maximum demand of the scheme amendment BEFORE coming into operation of was calculated on the basis of:

Existing credit = 82.8 kVA

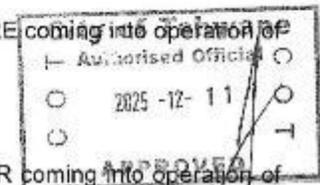
(4.2) The zoned maximum demand of the scheme amendment AFTER coming into operation of the amendment was calculated on the basis of:

8.0 kVA per 100m<sup>2</sup> X (Stand Area m<sup>2</sup>) 7 726 m<sup>2</sup> (Floor Area Ratio) 3.5 = (Total) 2 163.3 kVA

(4.3) The increased demand is calculated as the difference between the after and before calculations set out above, i.e. (4.2) 2 163.28 kVA – (4.1) 82.8 kVA = (4.3) 2 080.5 kVA.

(5.0) The cost to enhance or upgrade the existing electrical engineering services in order to provide for the increased demand in (4.3) was calculated on a pro rata basis of the present day cost to replace the existing electrical engineering infrastructure, which was calculated on a Rand per kVA basis at R3 783,33 per kVA (Excluding 15% VAT), as set out below:

(5.1) High Voltage Connections - Taken directly from the 11kV switchgear of a primary 132kV substation where the developer adds a full bay including transformer(s) (transformer B or C) on the existing primary substation: Cost/kVA = R and the Cumulative Cost/kVA = R421.17



(5.2) Medium-voltage connections - Taken directly from the 11kV switchgear of a satellite- or 132kV substation: Cost/kVA = R3 151.58 and the Cumulative Cost/kVA = R3 572.75

(5.3) Medium-voltage connections - Taken from the 11kV distribution network: Cost/kVA = R210.58 and the Cumulative Cost/kVA = R3 783.33

(5.4) Low-voltage connections - For connections made to the low voltage busbars within miniature and communal substations, as well as to the outgoing terminals of the 11 000/415V transformer on rural lines: Cost/kVA = R736.32 and the Cumulative Cost/kVA = R4 519.65

(5.5) Low-voltage connections - For connections made to the low-voltage distribution network: Cost/kVA = R104.60 and the Cumulative Cost/kVA / R4 624.23

(5.6) Low-voltage connections - For connections made at an existing metering cubicle: Cost/kVA = R422.60 and the Cumulative Cost/kVA R5 046.83

(5.7) The cost to enhance or upgrade the existing electrical engineering infrastructure necessitated by the coming into operation of the amendment scheme is therefore calculated by the Rand/kVA in (5.0) X the increased demand in (4.3) = R7 871 218.07 + 15%VAT R1 180 682.71 = (Total Amount) R9 051 900.77

(5.8) Payments in (5.7) can be made by Electronic Fund Transfers (EFT). EFT details: ABSA, Beneficiary: City of Tshwane (Create a NEW BENEFICIARY, do not use the PUBLIC LISTED BENEFICIARY), Account Number: 4060738263; Branch Code: 632005; Reference Number : QC 900..... (Use the applications Suburb and Erf number) NB: Proof of payment must be emailed to priyas@tshwane.gov.za

\* Condition: Applications made in terms of the Tshwane Town-Planning Scheme of 2008, the above-mentioned contributions mentioned are subject to adjustment as the unit tariffs used to calculate these amounts are revised annually on the 1st of July of that year. Should the Council, however, adjust the general tariffs on which mentioned contributions are based before or after the 1 July that year the new contribution of the then approved tariffs will be payable.

\* Information: (Farms and Bulk Connections) - Fees mentioned in (5.7) are only the external service contribution and does not include the connection point. An electrical connection will be given from the medium voltage 11 kV distribution network. A further connection fee will be payable when application is made for such a connection point at Loftus Park Offices, 416 Kirkness Street, Arcadia X 11, Pretoria, 0007.

\* Condition: The applicant must appoint a Professional Electrical Engineer to enter into a service agreement with the electricity planning and development for the supplying and installing of electrical services, calculations of bulk service contributions and to accept responsibility for the design, construction and completion of alterations to the existing electricity network.

\* Condition: Any removal, moving and/or change to the existing electrical network that may become necessary due to this application, will be for the applicants cost.

**2. Roads and Transport: Transportation Planning**

**2.1 Transport Land Development Applications and Facilitation (Area A)**



Comments by Johans Janse van Rensburg (012) 358-8079. Email: johansvr@tshwane.gov.za

The application is supported with the following conditions (read with Section 16, 21 and 22 of the LUM by-law, as well as clause 18(18) of the Tshwane Town-planning Scheme):

#### A. CONDITIONS TO BE COMPLIED WITH PRIOR TO PROMULGATION

(a) The owner shall design and construct the required Road service (upgrade of the intersection of Jan Shoba and Park street) associated with the Land Development Area, in accordance with the design and content of the services report (report 3328-00-00, dated November 2022 as compiled by Messrs Bigen Africa Services);

(i) The upgrade of the intersection of Jan Shoba and Park street will be subtracted from the development charges. The estimated cost of this upgrade is R 2 599 000.00.

(b) Prior to the commencement of the construction of the services:

(i) A set of detailed construction drawings must be submitted and accepted by the Department. Contact the Section: Transport Infrastructure Design, Construction and Maintenance in this regard;

(ii) A wayleave application must be approved for all work within the public road reserve. Please visit <https://wayleave.tshwane.gov.za/> in this regard;

(c) The owner is liable to pay an amount of R 12 267 013.81 for development charges towards the provision of Roads and Stormwater. This amount was calculated in accordance with the approved policy of the Municipality, which upon request by the owner can be made available (read with Section 22 of the LUM by-law, with specific reference to the escalation and interest on the said amount).

(i) The final cost of the stormwater upgrades will be subtracted from the development charges for the roads and stormwater before payment by the owner.

#### B. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF ANY SITE DEVELOPMENT PLAN(S) OR BUILDING PLANS

(a) All the conditions in section A above must be complied with. This includes the completion of the required roads and stormwater services in terms of the approval of the application (a completion certificate as issued by the Department must be available).

(b) A Site Development Plan must be submitted and accepted for the erf before a Building Plan will be considered.

(c) An engineer's layout plan must be accepted by the Department. The engineer's layout plan must comply with the minimum requirements of the Department, and must include inter alia:

(i) Detailed internal stormwater layout and stormwater connection;

(d) The proposed roads and stormwater services as accepted by the Department must be indicated on the site development plan and/or general site layout plan, and certified by a professional engineer.

(e) A wayleave application must be approved for all work within the public road reserve before any construction may start. Please visit <https://wayleave.tshwane.gov.za/> in this regard.

(f) The following conditions must be complied with prior to the issue of an occupation certificate:

(i) All work as indicated on the engineer's layout plan included in the SDP and/or Building Plan must be completed;



(ii) As-built roads and stormwater drawings as well as a completion certificate by the engineer must be submitted to the Department (for all work inside and outside the property boundaries for each erf).

(iii) An approved wayleave with the relevant completion certificate issued by the Department must be available.

## 2.2 Transport Infrastructure Planning (Geology)

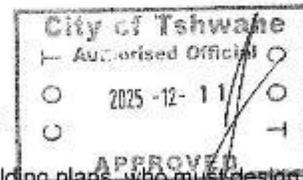
GEOLOGY (L Ramatlapeng 358 3287)

1. The e-mail by Danie Saayman, dated 24 January 2014 refers. This office has revised the comments as follows:

2. In order:

3. The following clause must be incorporated in the Scheme:

3.1 An engineer must be appointed before the approval of building plans, who must design, specify and supervise structural measures for the foundations of structures, according to the soil conditions prevalent on site. On completion of the structures, he must certify that all his specifications have been met.



## 2.3 Intelligent Transport Systems and Traffic Engineering

TRAFFIC IMPACT ASSESSMENT: HATFIELD ARCH DEVELOPMENT ON REMAINDER OF ERF 57, PORTION 1 OF ERF 57, REMAINDER OF ERF 58, PORTION 1 OF ERF 58, REMAINDER OF ERF 603 AND PORTION 1 OF ERF 603, HATFIELD

The Traffic Impact Assessment Report prepared by Nyeleti Consulting (Pty) Ltd dated January 2021, received February 2021 refers:

A. TRAFFIC IMPACT ASSESSMENT MANAGEMENT: GLACIA KHUMALO (012 358-3421)

This traffic impact assessment is acceptable to this section and therefore approved on the following conditions:

### 1. SPECIFIC CONDITIONS OF APPROVAL

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO PROMULGATION

1.1 The land use rights must be limited to the following and must be included in the Annexure T before approval of this application:

1.1.1 Business 1: Office limited to coverage of 50% and FAR of 3.5

### 2. GENERAL CONDITIONS OF APPROVAL

#### CONDITIONS TO BE COMPLIED WITH PRIOR TO THE APPROVAL OF ANY SITEDEVELOPMENT PLAN(S)

##### 2.1. Access Aspects

2.1.1 Access to the site/development must be to the satisfaction of the City of Tshwane (CoT).

2.1.2 The access layout is to comply with the minimum guidelines as set out on standard details drawing STD021 of the CoT Transport and Roads Department.

2.1.3 When a security gate is used at the access point this point should be located in such a way that ample storage area be provided in order that traffic shall not congest the adjacent road. The access control gate should provide the following:

- Separate inbound and outbound traffic lanes at access control gates, plus sufficient parking bays for visitors to park while access to the township is confirmed.
- U-turn space if access to the town ship is denied.
- One of the in lanes at the security gate must be at least 4.5 meters wide to accommodate emergency vehicles.
- Stacking space/throat length calculations for inbound traffic must be performed in accordance with Section 10.5 of the South African Traffic Impact and Site Traffic Assessment Standards and Requirements Manual (TMH 16, Volume 2, Version 1.0, August 2012) as published by the Committee of Transport Officials (COTO).

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE ISSUING OF AN OCCUPATION CERTIFICATE

## 2.2. Road Upgrades

### B. INTEGRATED ROADS PLANNING: MODIEHI THABANE (012358-3039)



2.2.1 The proposed development is supported from Roads Planning point of view, subject to the following conditions:

2.2.1.1 We propose that the bulk contributions for this development be offset against the upgrades at the intersection of Jan Shoba Street and Park Street. The road upgrades must be discussed with Integrated Roads Planning Sub-Section.

## 2.3 Public Transport and Non-motorised Transport

2.3.1 Existing public and non-motorised transport infrastructure, e.g. cycle and pedestrian facilities, must be retained or replaced where affected by the proposed road upgrades.

## 2.4 Way Leaves

2.4.1 Before any construction work of whatever nature will be allowed, the following is to be obtained by the Developer:

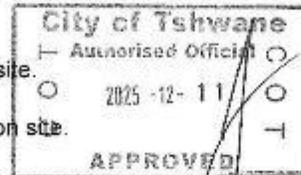
- Way-leave approval from the metropolitan (CoT) and provincial (GPDRT) roads authorities for work within the relevant road reserves.
- For roads under the jurisdiction of the CoT, all detail design of all geometric aspects related to the access arrangements and external road improvements must be according to approved UTG and CoT standards. Approval of such detail designs must be obtained in writing from the CoT before construction can commence.
- For roads under the jurisdiction of GPDRT, all detail design of all geometric aspects related to the access arrangements and external road improvements must be according to approved GPDRT

standards. Approval of such detail designs must be obtained in writing from GPDRT before construction can commence.

#### 2.5 Conditions for Land Use Applications

2.5.1 In addition to any other applicable road and transport infrastructure upgrades, the following facilities must be provided:

- All loading and off-loading activities must take place on site.
- Turning facilities for delivery vehicles must be provided on site.



- On-site parking, with sufficient manoeuvring space must be provided at the ratios as per Tshwane Town Planning Scheme, 2008, revised 2014 and it remains the responsibility of the applicant / land owners to ensure that sufficient parking is available on site. Should insufficient parking be available, additional parking must be provided or if not possible the land use must be restricted. All parts of the erf upon which motor vehicles are allowed to move or park must be provided with a permanent dust free surface.

2.5.2 A complete Site Development Plan must be submitted at the cost of the applicant, for approval by this Division, before any building construction may commence. Details regarding access, parking layout, site circulation, loading areas and stormwater drainage must be clearly shown on the Site Development Plan.

2.5.3 No building plans may be approved before a site development plan has been approved by this Division.

2.5.4 A non-removable physical barrier, preventing vehicular and pedestrian movement, must be erected on all the street erf boundaries, the approved accesses excluded.

#### 2.6 Other comments

2.6.1 The traffic impact assessment only evaluates the traffic operations and does not evaluate neither the exact access positions nor the geometric designs. Approval of these aspects must be discussed separately with this Division. The approval of the Traffic Impact Study also does not imply that the alignment of any of the proposed roads is approved nor does this letter imply any conditions relating to the change in land-use process.

2.6.2 All internal road works, provision of sidewalks and provision of on-site parking as well as any costs associated with the proposed access to the site will all be for the account of the developer.

2.6.3 The applicant must comply with the access arrangements, parking demand and road upgrades as it will be agreed upon in further engagements between the Council and the developer.

#### C. TRAFFIC SIGNALS MANAGEMENT: TEBOGO LEKALAKALA (012 358-7632)

Traffic signals subsection approves the proposals of the Traffic Impact Study.

### 3. Health and Social Development: Municipal Health Services

The Executive Director: Municipal Health Services has, from a health point of view, in principle no objection to the granting of the application on condition that:

**Keeping of Animals:** Any person intending to keep animals, birds, poultry and pets must ensure that the keeping of such will comply with the by-laws for the Keeping of Animals, Birds, Poultry and

Pets of the City of Tshwane dated 26 May 2004 published in terms of section 13 of the Local Government Systems Act, 2000 (Act 32 of 2000).

Public Place A Public Place must comply with the requirements of the Tobacco Control Act (Act No 83 of 1993) and the Regulations promulgated there under.

Air-conditioning or compressors: No air-conditioning or compressor units may be mounted on the outside walls of buildings without the prior consent of the Executive-Director: Health Services.

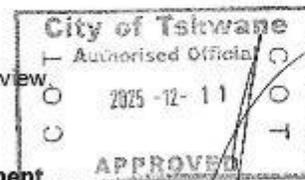
Extractor fans: All extractor fans must be fitted with an acoustic attenuator on the outlet side of the fan.

Musical sounds: Musical sound radiating from the premises may not exceed the ambient noise level of the specific area involved.

**4. Chief Legal Counsel: Group Legal and Secretariat Services Department:**

**4.1 Corporate Legal Compliance**

The application can be supported from a legal point of view.



**5. Environmental Management and Parks**

**5.1. Environmental Planning and Open Space Management**

In considering the merits of the application, the Department took heed from the following directives:

„X The National Environmental Management Amendment Act, 1998 (Act 107 of 1998) (NEMA): its decision-making principles and Environmental Impact Assessment Regulations;

„X The Tshwane Integrated Environmental Policy (TIEP);

„X The Tshwane Open Space Framework (TOSF) Policy Statements and Typologies; and

„X Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

**DISCUSSION**

The subject properties are situated adjacent to the following Open Space Typology:

„X A Brown Way namely, Pretorius Street which is (Linear Socio-Economic Open Space associated with recreational movement and connectivity) of Metropolitan significance. The value of Brown Ways lies in their contribution towards experiencing the „sense of place“ of our city (from both a vehicular and pedestrian perspective) as well as providing opportunity for commercial activity and socio-economic interaction.

The Council approved Tshwane Open Space Framework (TOSF), indicates that:

„X Development applications must be based on a thorough understanding of the receiving Open Space and natural environment.

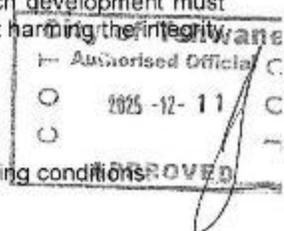
„X Open Space adds ecological, social, economic and place-making value to any development. The integration and appropriate response of development to Open Space must at all times be facilitated.

„X Any development within or adjacent to the Tshwane Open Space network, must be compatible to the functioning, quality, safety requirements and aesthetics of the Open Space in terms of land use, scale, massing, spatial interaction, appearance and landscaping. Such development must actively contribute to the protection and enhancement of the network without harming the integrity of the Open Space in any way.

#### CONCLUSION AND CONDITIONS

„X The application can be supported by the Department subject to the following conditions:

- Receipt of positive comments from SAHRA.
- The development must plant 1 (one) endemic (local to the area) 50 litre tree for every 2 (two) uncovered parking bays provided. Sibisiso Mdluli



#### 5.2 Parks & Regional Co-ordination

The application can only be supported by the Parks and Horticultural Services Section (Urban Forestry Sub-Section) subject to the following conditions:

The proposed development may have no adverse impact on any existing tree within the road reserve or result in the removal of any such tree. Should any form of road upgrading or road reserve upgrading be contemplated, such upgrading must take existing trees into consideration and integrate such trees within the overall planning solution. The removal of trees within the road reserve on account of such upgrading will not be supported and could result in the Section requesting an Environmental Impact Assessment.

Where the formalization of parking areas and/or road reserves are proposed, special care should be taken to ensure the provisioning of proper planting holes. A space of 2 x 2m is in this regard required around trees. The 4m<sup>2</sup> may not be subjected to compacting and any other ancillary negative development impacts.

Tree guards must be provided for around existing / proposed trees within the road reserve.

The Council approved Tshwane Open Space Framework (TOSF), November 2005, indicates that all possible avenues must be explored to ensure the appropriate conservation of the Jacaranda tree as a culture historical and placemaking element within the city. Such conservation must focus on the designated protection, replacement and maintenance of Jacarandas. Therefore no Jacarandas may be impacted upon by the proposed development.

Landscaping Proposals on the road reserve will be subject to approval via the Way Leave Process.

#### 6. Economic Development and Spatial Planning: City Planning

##### 6.1. Building Control

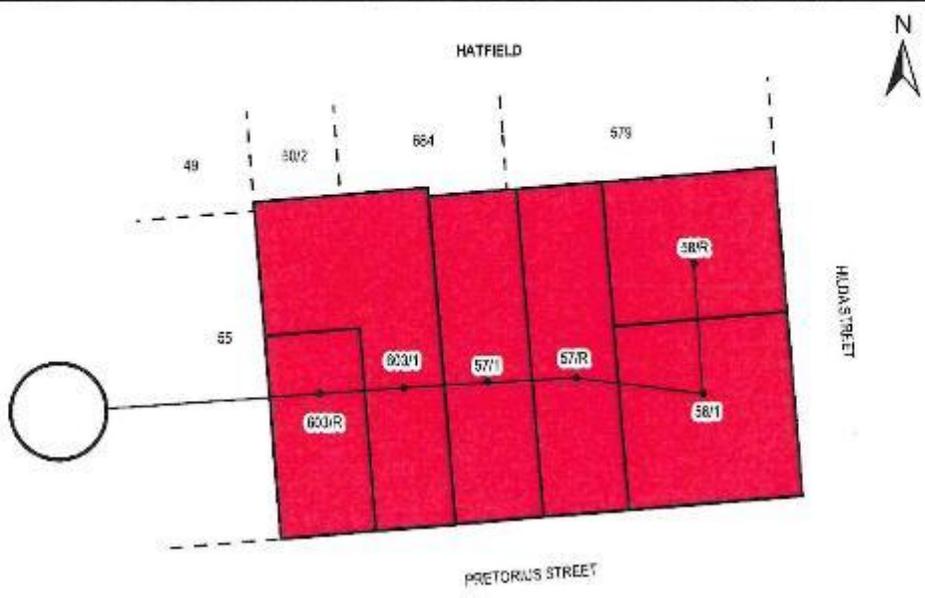
Re-zoning from Special residential (Res. 1) to any zoning other than Special residential (Res. 1):

A Site Development Plan, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted and approved by the Municipality prior to the submission of a Building Plan application.

Such approval does not waive the requirement to apply for a Street Building Line Encroachment as per relevant Town Planning Scheme. A Building Plan must be submitted and no building work to commence prior to such Building Plan being approved.

# TSHWANE LAND USE SCHEME 2024

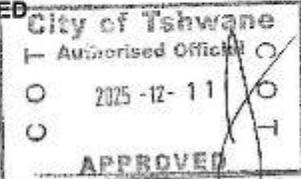
PROPERTY DESCRIPTION: THE REMAINDER AND PORTION 1 OF ERF 57, THE REMAINDER AND PORTION 1 OF ERF 58, THE REMAINDER AND PORTION 1 OF ERF 603, HATFIELD



SCALE : 1:1 200

USE ZONE	REFERENCE	GENERAL
 BUSINESS 1	 REFERENCE TO ANNEXURE L	

**AMENDMENT SCHEME 73 TL**  
 TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)  
 AMENDMENT SCHEME: 2100T  
 incorporated into the Tshwane Land Use Scheme, 2024  
 in terms of Clause4(4)

APPROVED  
  
 APPROVED

**OFFICIAL USE**

Until and unless this block is officially stamped and signed, the Land Use Rights may not be exercised

# TSHWANE LAND USE SCHEME 2024

**PROPERTY DESCRIPTION: THE REMAINDER AND PORTION 1 OF ERF 57, THE REMAINDER AND PORTION 1 OF ERF 58, THE REMAINDER AND PORTION 1 OF ERF 603, HATFIELD**

1	Use Zone number	6
2	Use Zone	<b>BUSINESS 1</b>
3	Uses permitted	Table B, Column (3), but excluding Light Industry, Retail Industry, Vehicle Sales Mart and Vehicle Sales Showroom.
4	Uses with Consent Use	Table B, Column (4), including Light Industry, Retail Industry, Vehicle Sales Mart and Vehicle Sales Showroom.
5	Uses not permitted	Table B, Column (5)
6	Definitions	Clause 5
7	Density	Not applicable
8	Floor Area Ratio	1,0: Provided that if all the erven are consolidated, a FAR of 3,5 will be applicable.
9	Height	10 m (2 storeys): Provided that if all the erven are consolidated, a height of 32 m (10 storeys) will be applicable.
10	Coverage	50%
11	Parking requirements	Demarcated parking spaces (minimum 2,5 m x 5,0 m), together with the necessary paved manoeuvring space, shall be provided and maintained on the erf to the satisfaction of the Municipality in accordance with Table G.
12	Street Building Lines	Clause 9
13	Side Building Lines and Rear Building Lines	Clause 12, Table A
14	Children's playground	Clause 14(11)
15	Paving of traffic areas	All parts of the erf upon which motor vehicles are allowed to move or park, shall be provided with a permanent dust free surface, which surface shall be drained and maintained to the satisfaction of the Municipality.

**AMENDMENT SCHEME: 73 TL**  
**TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)**  
**AMENDMENT SCHEME: 2100T**  
 Incorporated into the Tshwane Land Use Scheme, 2024  
 in terms of Clause 4(4)

**APPROVED** City of Tshwane  
 Authorized Official  
 2025-12-11  
**APPROVED**

**OFFICIAL USE**

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# TSHWANE LAND USE SCHEME 2024

**PROPERTY DESCRIPTION: THE REMAINDER AND PORTION 1 OF ERF 57, THE REMAINDER AND PORTION 1 OF ERF 58, THE REMAINDER AND PORTION 1 OF ERF 603, HATFIELD**

16	Access to the Property	Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the Municipality.
17	Loading and off-loading facilities	Shall be provided on the erf to the satisfaction of the Municipality in accordance with Table H of the Scheme and all loading and off-loading activities shall take place on the erf.
18	Physical Barrier and screen wall	<p>(1) Permanent physical barriers shall be erected and maintained on the street boundaries of the erf (approved entrances and exits excluded) to the satisfaction of the Municipality.</p> <p>(2) Screen walls shall be erected on all other boundaries of the erf to the satisfaction of the Municipality. The design, height and finish of the screen walls shall be to the satisfaction of the Municipality.</p> <p>(3) On boundaries with adjacent residential properties, screen walls shall be constructed of brickwork (no prefabricated concrete walls are permitted), shall be maintenance free on the side of the adjacent properties and shall have a minimum height of 2,1 m.</p>
19	Health measures	<p>(1) Any requirements for air pollution-, noise abatement- or health measures set by the Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.</p> <p>(2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior approval of the Municipality.</p>
20	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.

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 TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)  
 AMENDMENT SCHEME: 2100T  
 incorporated into the Tshwane Land Use Scheme, 2024  
 in terms of Clause 4(4)

**APPROVED**

City of Tshwane

— Authorised Official

2025-12-11

APPROVED

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# TSHWANE LAND USE SCHEME 2024

**PROPERTY DESCRIPTION: THE REMAINDER AND PORTION 1 OF ERF 57, THE REMAINDER AND PORTION 1 OF ERF 58, THE REMAINDER AND PORTION 1 OF ERF 603, HATFIELD**

21	Site Development Plan and Landscape Development Plan	Clause 31
22	Geological conditions	Clause 19(2)
23	Open Space	Not applicable

- 24 General conditions:
- (1) Prior to the approval of a Site Development Plan and Building Plans, the consent and permit in terms of applicable law of the Provincial Heritage Resources Agency – Gauteng shall be obtained for the demolition or alteration of any preservation worthy buildings on the erf.
  - (2) All buildings and elements on the erf, which have been determined worthy of preservation, shall be indicated on the Site Development Plan to the satisfaction of the Municipality and shall at all times be maintained in accordance with the approved site development plan.
  - (3) All conditions set by the Municipality regarding road upgrades, parking on sidewalks, the provision of pedestrian walkways on sidewalks, access control and other traffic related issues, shall be complied with to the satisfaction of the Municipality.
  - (4) In addition to the above conditions, the Land and Buildings thereon are further subject to the general provisions of the Tshwane Land Use Scheme, 2024.

**AMENDMENT SCHEME: 73 TL**  
 TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)  
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**APPROVED** City of Tshwane  
 Authorised Official  
 2025-12-11  
**APPROVED**

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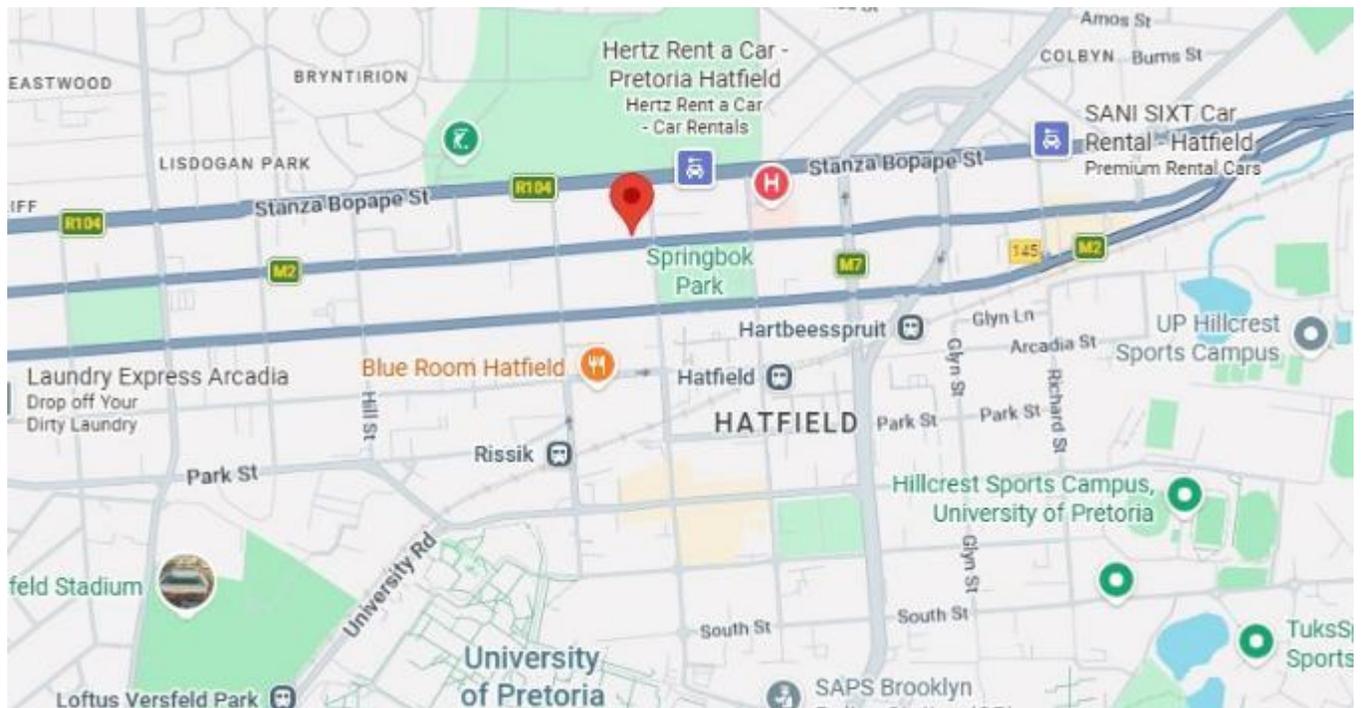
### Aerial Photo



### G.I.S.



Map



GPS Co-Ordinates 25°44'40.0"S 28°14'02.9"E  
 -25.744489, 28.234417

## Terms & Conditions

Registration 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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