



RYNCOR PROPERTIES

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PROPERTY GUIDE



VACANT RESIDENTIAL DEVELOPMENT LAND FOR SALE – KOOKRUS, MEYERTON

16,640 SQM

TENDER CLOSING DATE: Friday, 30 May 2025 @ 12:00

VIEWING: Only by appointment

CONTACT: Johan de Klerk – Cell: 079 716 1545 or Tel: (016) 366 4046

ADDRESS: Address: Erf 83 Kliprivier, Kookrus

STREET ADDRESS: 54 Danie Bezuidenhout Street, Meyerton

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Johan de Klerk
(079) 716 1545 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to info@ryncor.com.
- Or drop the tender off at your nearest Ryncor tender box.

CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarantees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



PROPERTY INFORMATION

Name:	Vacant Land
Erf Number:	83
Township:	Kliprivier, Kookrus
Suburb:	Meyerton
Province:	Gauteng
Sector:	Residential
Street Address:	54 Danie Bezuidenhout Street
Co-ordinates:	-26.582135 / 27.998656
Erf size:	16,640 SQM
Zoning:	Residential 2

Property Description:

An exceptional development opportunity in the peaceful suburb of Kookrus, Meyerton. This vacant land is zoned "Residential 2", offering excellent potential for residential development.

Zoning & Development Rights:

Use Zone: Residential 2

Permitted Uses: Development of up to 36 dwelling units

Height Restriction: Maximum 2 storeys

Coverage: Up to 60%

Floor Area Ratio (FAR): 1.2

Density: 25 dwelling units per hectare

Parking Requirements:

1 covered parking per dwelling unit with 3 or fewer living rooms

1 covered and 1 uncovered parking per unit with 4 or more living rooms

1 uncovered parking for every 3 dwelling units for visitors

Building Line Restrictions:

Street Boundary: 6 meters

Side and Rear Boundaries: 2 meters

Ideal for a developer or investor seeking to capitalize on the high demand for well-located residential units in the growing Midvaal region. The property is situated close to schools, amenities, and main arterial routes.

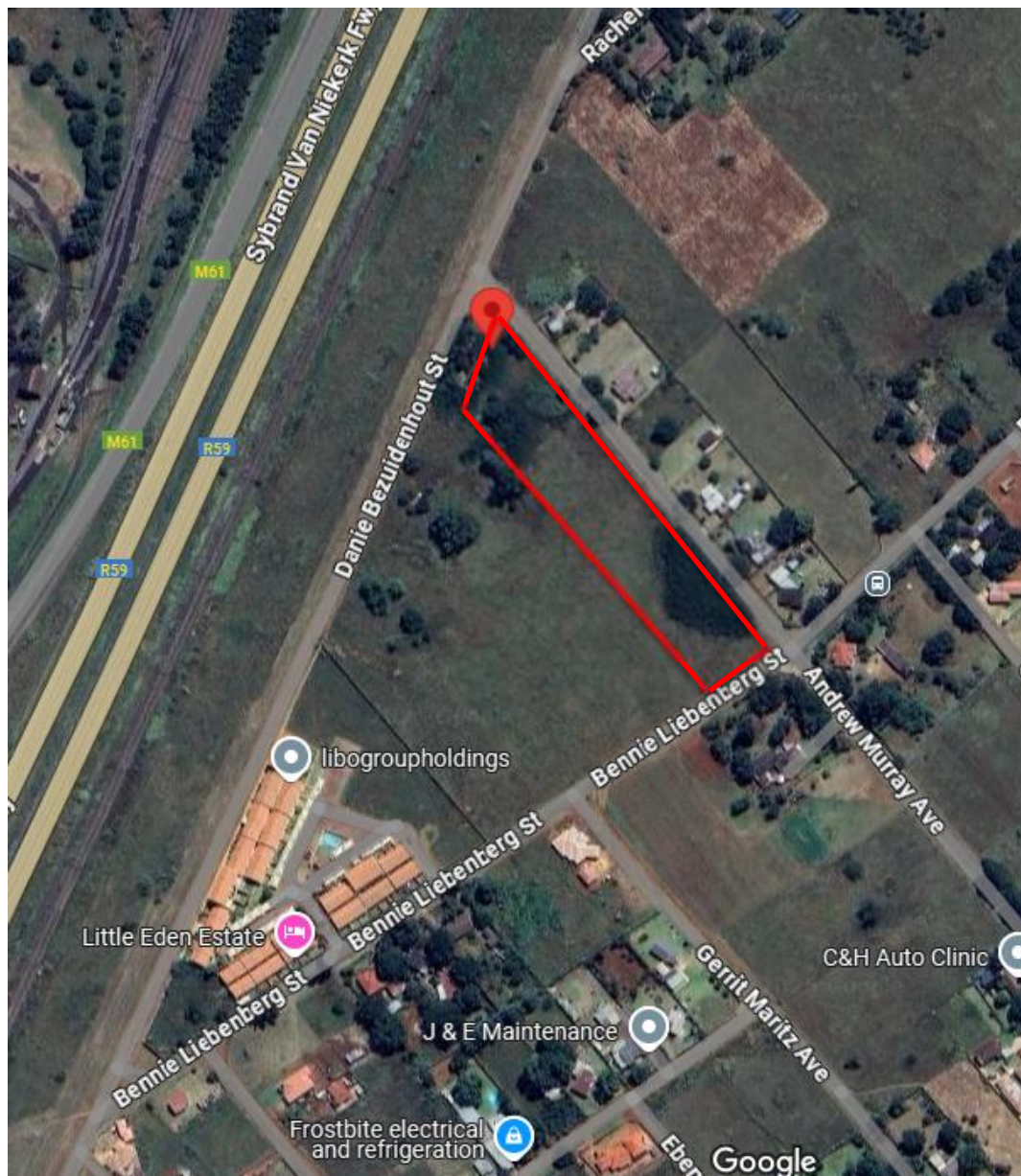
Contact us today for more information or to arrange a viewing.

The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.



PROPERTY MAPS


Arial View:



PHOTOS



ZONING CERTIFICATES

 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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E-mail: mashudun@midvaal.gov.za

Inquiries: M Nematswerani
Reference: 15/1/6

DEVELOPMENT AND PLANNING

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Erf 83 Kliprivier Township
2. **APPLICABLE SCHEME:** Midvaal Land Use Scheme, 2023
3. **USE ZONE:** "Residential 2"
4. **USES PERMITTED:** Dwelling Units limited to a maximum of thirty-six (36) dwelling units.
5. **DEVELOPMENT CONTROLS:**
 - Height – 2 storeys
 - Coverage – 60%
 - FAR – 1.2
 - Density – 25 dwelling units per hectare.
6. **PARKING REQUIREMENTS:**
 - 1 covered parking space per dwelling units of 3 living rooms or less;
 - 1 covered and 1 uncovered parking space per dwelling unit with 4 or more living rooms, and
 - 1 uncovered parking per 3 dwelling units for visitors.
7. **BUILDING LINE RESTRICTIONS:** Street: 6 m
Sides and rear: 2 m
(Title Deed to be checked for any restrictions contained in conditions)
No building work shall be approved within any servitude area.

Yours faithfully



Pp
KATLEGO MOKWENA
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING
Date: 22 MAY 2024



ZONING CERTIFICATES

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.



CODE 97 • MEYERTON

TOWN PLANNING SCHEME 1386

MAP 3 • A SERIES

AMENDMENT SCHEME H355

0 SHEET 1 OF 1 SHEET

ERF 83 KLIPRIVIER TOWNSHIP


REFERENCE

ANNEXURE
NUMBER

(265)

USE ZONE:

RESIDENTIAL 2



RECOMMENDED FOR APPROVAL

[Signature]

Director: Development & Planning


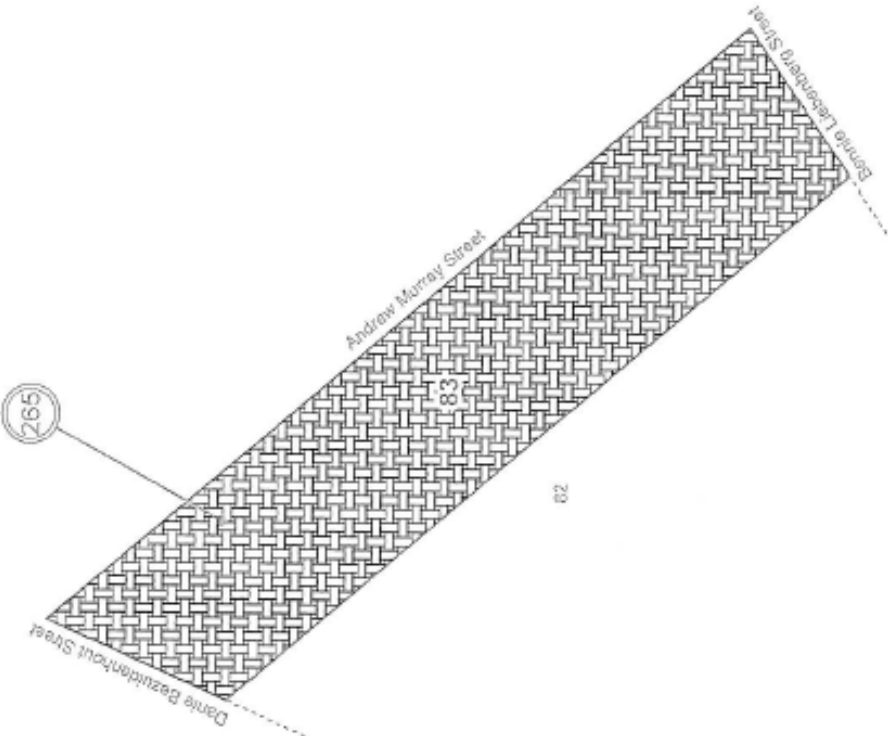
13 / 03 / 2019

APPROVED

[Signature]

Executive Director: Development & Planning

13 / 03 / 2019

SCALE 1 : 2000

REFERENCE

USE ZONE

