



Tshwane Rising – Partner, Invest, Revitalise

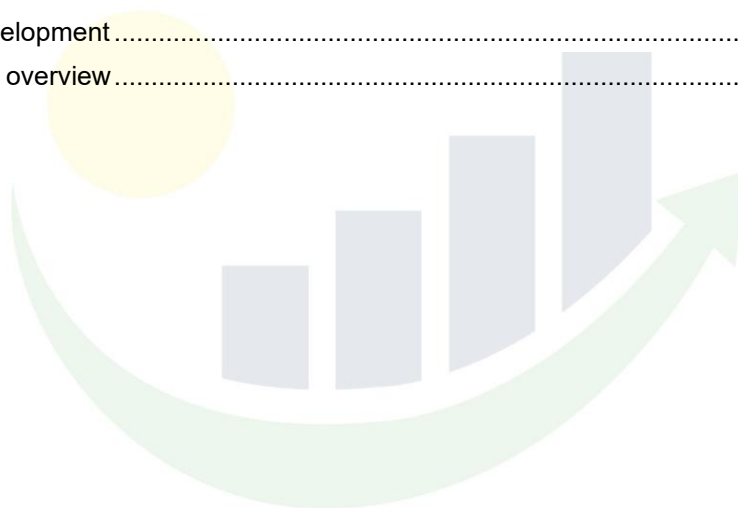
Addendum Tshwane Strategic Investment Assets 2025



TSHWANE INVESTMENT SUMMIT 2025

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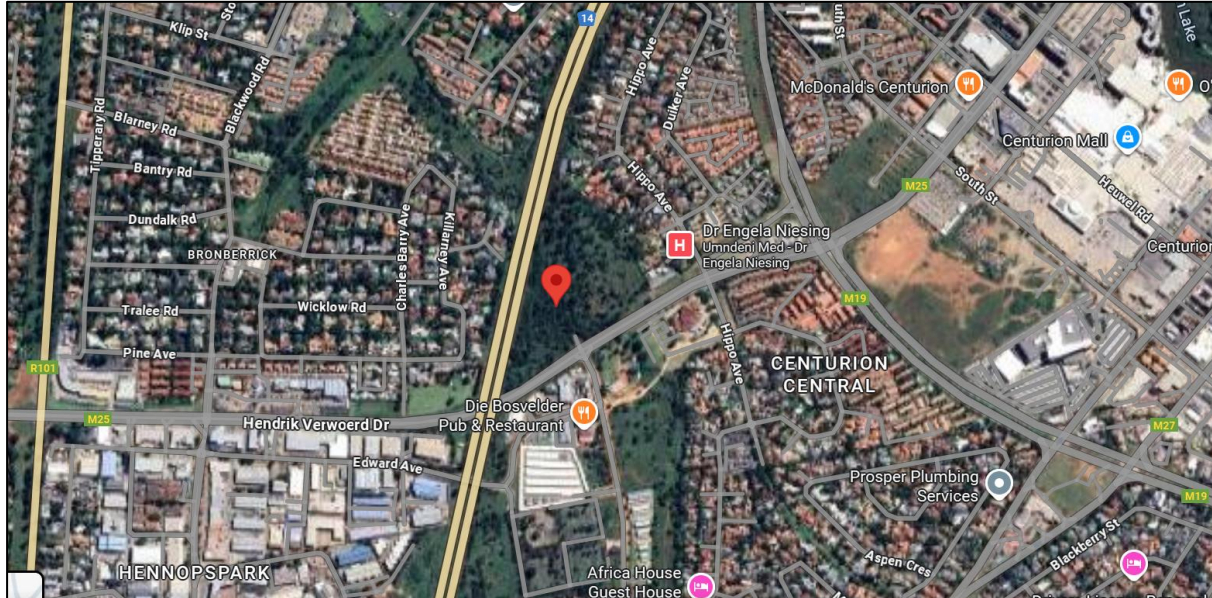
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Erf 1932, Zwartkop

No 2061 Migmatite Drive, Centurion



Strategic land portfolio

Project sector	Investment Property 1	
Property description	Erf 1932, Zwartkop	
Current status	The property remains vacant and unused with its strategic positioning in close proximity to Centurion Mall, educational institutions and well-connected road networks like Ben Schoeman and Old Johannesburg Road, making it a prime area. Notably, the nearby Gautrain Station further enhances its appeal for transit-oriented development, making it a hub for commuters and potential customers. There is a road reserve adjacent to the property reserved for provincial road purposes under the Gauteng Department of Roads and Transport. The consolidation of the road reserve into Erf 1932, Zwartkop was objected to by the department, although the lease thereof is supported on the condition that the road reserve will not be developed and will only be used for the beautification of the development or a green area.	
Property information	Title deed	T15579/2001
	Extent	30 240 m ²
	Region	4
	Ward	78
	Current zoning	Commercial
	Uses	Distribution centres, wholesale trade, storage, warehouses, telecommunication centre,

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		transport depot, laboratories and computer centres and may include offices, light industries, a cafeteria and a caretaker flat related and subservient to the main commercial use
	Height	1 storey, with 3 storeys subject to approval
	Floor area ratio	0,2 with up to 0,6 subject to approval



Strategic analysis

Development framework input and general market overview

Spatial context	- The property is identified for mixed-use potential. It is in a linear zone that is within a transport-orientated development area along a future bus rapid transit route. - Planned Integrated Development Plan projects in the vicinity: - Upgrading of facility (shelters and bus terminals) in the Centurion CBD - Upgrading of bridges in Lenchen Road-South and Lenchen Road-North across the Hennops River in the Centurion CBD Zwartkop is more attractive for business endeavours due to its advantageous location near the Centurion Gautrain Station and along important thoroughfares, like the N1 and N14 highways. Due to its advantageous location, strong infrastructure and wide range of real estate options, Zwartkop, a well-known neighbourhood in Centurion, has developed into a vibrant business centre.
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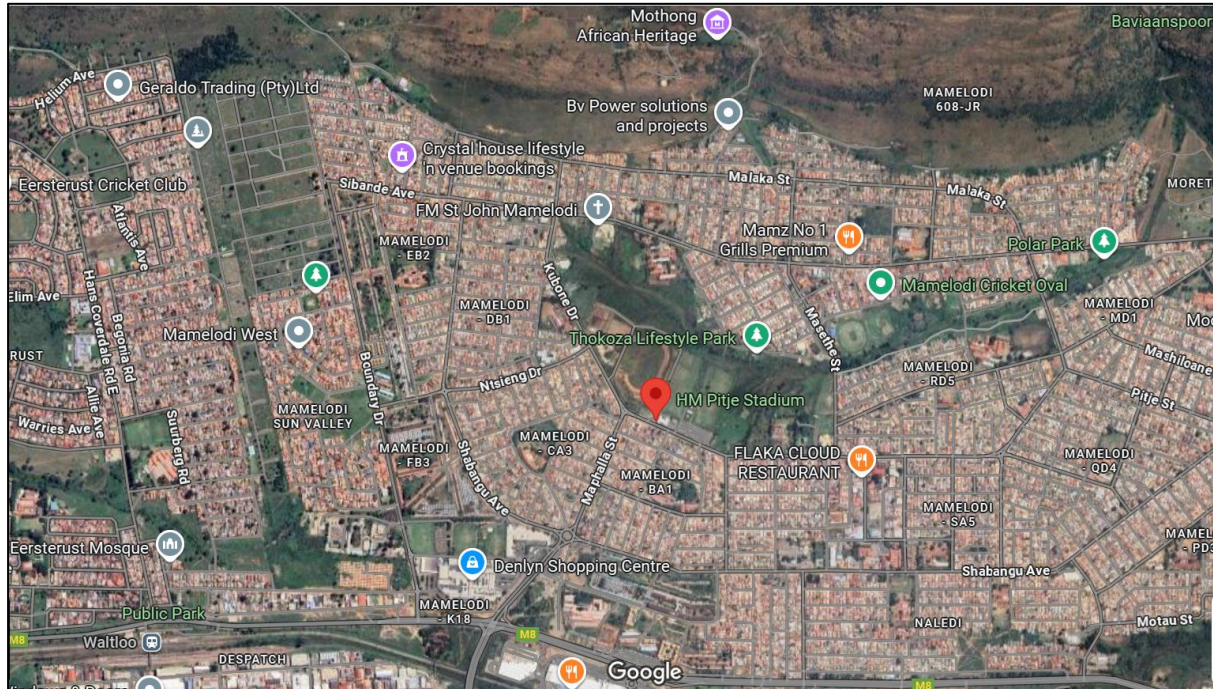
Process	Status
Public participation	✓
Council resolution	Underway
Ordinance notice	Upon Council approval
Land preparation	Rights are in place
Public tender	Before end of 2025
Bulk infrastructure upgrade	By investor



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HM Pitje Stadium Precinct

No 113 Kubone Drive, Mamelodi



Strategic land portfolio

Project sector	Investment Property 2	
Property description	Remainder of Erf 6957, Mamelodi	
Current status	HM Pitje Stadium was a key social and sport infrastructure asset that has since been demolished. The City of Tshwane plans to rebuild the stadium with private investment, aiming to restore it as a multipurpose sport and community venue.	
Property information	Title deed	T128948/2001
	Extent	361 771 m ²
	Region	6
	Ward	67
	Current zoning	Educational
	Uses	Apartment building in conjunction with a place of instruction, caretaker's flat, market garden, place of childcare, place of daycare for the aged, place of instruction, place of public worship, social hall, sport and recreation grounds, wall of remembrance in conjunction with a place of public worship

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	Coverage	Zone 19
	Height	Zone 9
	Floor area ratio	Zone 15



Strategic analysis

Spatial development framework input

Location and spatial context	• Located in Mamelodi, a densely populated township east of the Pretoria CBD, the stadium site is central to the Mamelodi urban core, a priority social infrastructure and urban regeneration node. • Proximity to Solomon Mahlangu Drive (K69), a major arterial road, and integration with planned bus rapid transit stations enhance accessibility. • The site is part of the Mamelodi transit-orientated development zone, supporting mixed-use, recreational and community facility development.
Demographic and socio-economic profile	• Mamelodi has a youthful, growing population with high unemployment and significant demand for social infrastructure. • The stadium historically served as a community hub for sport and social events, reinforcing the need for redevelopment. • Education and community services are key economic drivers in the area. Supported by strong regional policies for urban regeneration and social infrastructure, the property size, location and available bulk services offer significant redevelopment potential.

The area's infrastructure is also a big draw. With multiple bus routes and a nearby subway station, commuting is a breeze. This accessibility makes Pretoria East even more attractive to expatriates who want convenience in their daily lives.

As the expatriate community grows, so does the appeal of Pretoria East as a place to live and work. The combination of a strong rental market, business growth and improved transport links makes it a prime location for property investment.

Conceptual development

Environmental and heritage context

- The site is not environmentally sensitive but requires environmental assessments and compliance with the National Environmental Management Act, 1998 (Act 107 of 1998).
- No wetlands or flood zones are mapped on-site, but storm water management is necessary due to proximity to the Apies River corridor.
- The stadium is culturally significant as a symbol of post-apartheid community sport.

Infrastructure and accessibility

- Bulk water, sewer, electricity and storm water infrastructure are available and being upgraded to support intensified land use.
- The site benefits from excellent road access via Solomon Mahlangu Drive and planned bus rapid transit integration.
- Electrical infrastructure upgrades are underway to support high-demand facilities.



Process	Status
Public participation	✓
Council resolution	✓
Ordinance notice	✓
Land preparation	To be considered
Public tender	Before end of 2025
Precinct Architectural Design and CID	By investor
Bulk infrastructure upgrade	By investor

General market overview

There are several high-value developments on the pipeline along the east of Pretoria which signal the growth trajectory of this area. The HM Pitje Stadium precinct therefore presents a prime property spanning over 30 ha for a dynamic mixed use sporting precinct.

Market overview and comparable sales

- Institutional campuses in Pretoria command rentals of R30 to R60 per m² per month for improved facilities (Property24, April 2025).
- Demand for student accommodation and training facilities remains robust due to proximity to universities and hospitals.

Conclusive investment and development potential

- Combined land area of approximately 36 ha offers significant development potential for residential, institutional or mixed-use projects.
- Market prices suggest potential land value between R50 million and R130 million, depending on rezoning and development approvals.
- Investment attractiveness is enhanced by municipal support for densification and transport integration but requires attention to traffic impact mitigation.

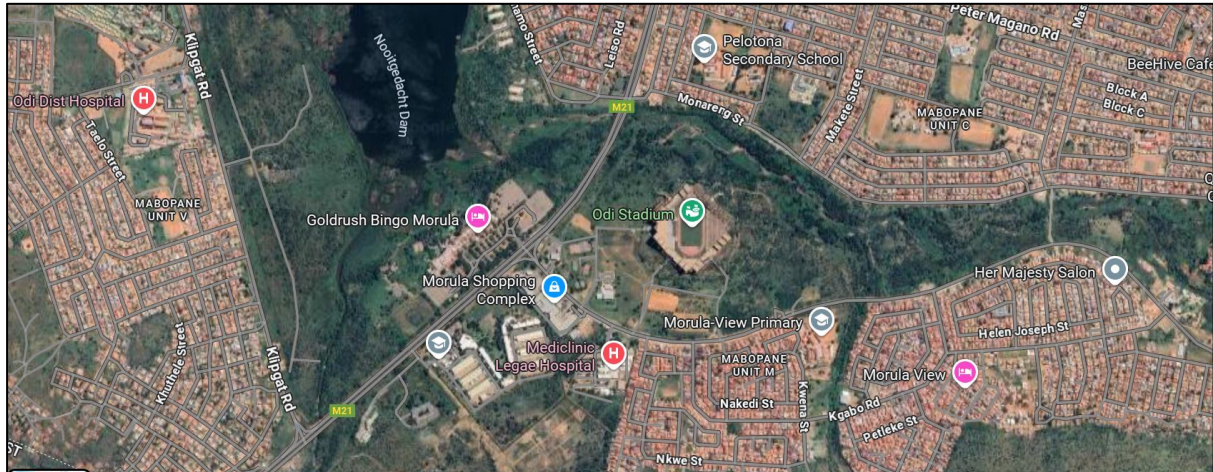
The HM Pitje Stadium precinct site is a key strategic asset in the Region 6 Mamelodi urban core with strong policy support for redevelopment as a multipurpose sport and community facility.

Despite its demolition and current status, the size, location and infrastructure access of the site provide a solid foundation for a transformative project that can revitalise community sport and social cohesion. Continued stakeholder engagement and adherence to environmental and heritage requirements will be critical for success.

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Odi Stadium Precinct

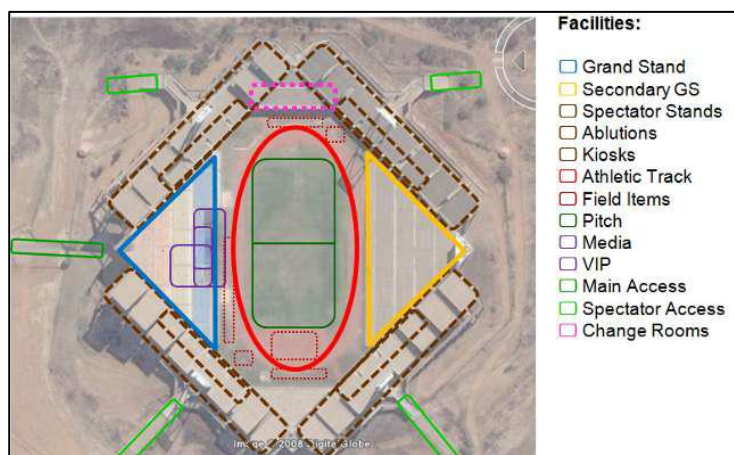
Behind No 8551 Mangope Road, Mabopane



Strategic land portfolio

Project sector	Investment Property 3	
Property description	Remainder of the farm Mabopane 702-JR	
Current status	Odi Stadium is located in Morula Street, surrounded by Morula Sun, Morula Complex, Odi College and Legae Local Clinic. The stadium was constructed in the late 1980s and includes many facilities, such as a soccer field, track and field events, changing rooms, control room, administration offices, generator room, stores, indoor sporting arenas, four high-mast lights and four non-functional dilapidated ticketing offices. Infrastructure decay: The stadium has suffered neglect and vandalism, making it a safety concern, and is deemed structurally unsafe, requiring demolition.	
Property information	Title deed	T73872/2012
	Extent	27,0375 ha
	Region	1
	Ward	20
	Current zoning	Public open space
	Coverage	Zone 19
	Height	Zone 9
	Floor area ratio	Zone 15

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Strategic analysis

Spatial development framework input

Location and spatial context	The stadium is surrounded by low- to middle-income housing. There is limited public transport connectivity even though the area is traversed by a linear development zone that might improve road infrastructure and improve accessibility. The commercial activity is characterised by sparse retail and economic nodes with potential for mixed-use development that will foster urban regeneration given the stadium's large footprint and central location in Mabopane, making it ideal for redevelopment into a multi-use precinct.
Demographic and socio-economic profile	Inclusive integrated community planning will be integral to the development of the facility due to the stadium's close proximity to schools, clinics and community centres. The area could benefit from environmental upgrades, such as parks and pedestrian-friendly zones.

Conceptual development

Odi Stadium and its surrounding precinct in Mabopane offers a prime opportunity spanning 27 ha for revitalisation through a development concept that balances economic growth, community upliftment and long-term sustainability, considering the following:

1. Multi-use sport and recreation hub

Transform the stadium into a vibrant centre for the following:

- Local football, athletics and community leagues
- Indoor courts for netball, basketball and volleyball
- Fitness zones, skate parks and walking trails

This could attract regional tournaments and youth programmes, boosting foot traffic and pride.

2. Mixed-use commercial precinct

Develop retail and office spaces around the stadium:

- Grocery stores, cafés and local artisan markets
- Co-working hubs and small business incubators
- Weekend flea markets and pop-up events

This would stimulate entrepreneurship and create jobs for locals.

3. Affordable housing and student residences

Partner with developers to build the following:

- Affordable rental units for families and young professionals addressing housing shortages while increasing population density to support local commerce
- Student housing linked to nearby colleges or training centres

4. Education and innovation campus

Establish a vocational training centre or satellite campus:

- Focus on trades, digital skills and entrepreneurship
- Partner with universities or non-governmental organisations for funding and curriculums
- Include a public library and tech lab

This will empower the youth and align with long-term economic development.

5. Arts, culture and heritage district

Celebrate local identity through the following:

- Outdoor amphitheatres and performance spaces
- Murals, sculpture gardens and cultural museums
- Annual festivals and heritage tours

This will foster tourism and community pride while preserving history.

6. Eco-innovation zone

Make sustainability central:

- Solar-powered infrastructure and rainwater harvesting
- Urban farming co-operatives and rooftop gardens
- Recycling centres and green job training

This will position Mabopane as a model for climate-smart urban renewal.



Process	Status
Public participation	✓
Council resolution	✓
Ordinance notice	✓
Land preparation	To be considered
Public tender	2025
Precinct Architectural Design and CID	By investor
Bulk infrastructure upgrade	By investor

General market overview

The area surrounding Odi Stadium precinct is undergoing significant transformation driven by both public and private sector investments. This positions the precinct ideally for mixed-use commercial development.

Market overview around Odi Stadium Precinct

Redevelopment plans

- Through the approved 80-year lease (50 years + 30-year renewal) the City is actively pursuing private investment to attract long-term investors to re-establish the Odi Stadium precinct into a multi-use sporting precinct that includes integrating retail spaces, office parks and community facilities to make the stadium financially viable.
- The development of the Odi Stadium precinct could become a hub for entrepreneurship, job creation and community engagement.

Real estate trends in Pretoria

- The broader Pretoria real estate market is showing positive momentum, with rising property prices and strong rental yields in select neighbourhoods.
- Investors are increasingly looking at mixed-use developments as a way to diversify and stabilise returns.
- The integration of commercial and recreational spaces will boost foot traffic and support local businesses.

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