

INFORMATION PACK

FOR

PRIME PROPERTY

C/O GARSFONTEIN & SELATI

2060m²

C/O GARSFONTEIN ROAD & SELATI STREET, ASHLEA GARDENS



ON SITE AUCTION – Wednesday, 10 April 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 43, ASHLEA GARDENS, GAUTENG - JR

Known As:	C/O GARSFONTEIN ROAD & SELATI STREET, ASHLEA GARDENS, PRETORIA
Title Deed:	T139587/2005
Extent:	2060m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT
Zoning:	RESIDENTIAL

****DEVELOPMENT OPPORTUNITY!!****

Area Summary

Ashlea Gardens has become an extremely popular and vibrant location in Pretoria, being on the doorstep of Menlyn Maine and Menlyn with immediate access on the N1 Highway.

Many infrastructure developments, including High Density Residential Developments and Commercial Developments over the past couple of years has rejuvenated the area, with many more projects on the go.

The area has been transformed into a vibrant business and upmarket residential hub, with modern property trends and traditional residential freeholds gradually being replaced by intensive sectional title units or commercial blocks.

Property Information

A unique opportunity to acquire this prime property on the prominent corner of Garsfontein Road and Selati Street, Ashlea Gardens.

The property is currently zoned as a Residential property, however, the location positions it in a Multi-Use zoning node within the Regional Spacial Development Framework of the City of Tshwane.

Improvements

Main House

- 5 Living Rooms / Bedrooms (Used as Offices)
- 2 Additional Offices / Stores
- Kitchen
- 2 Bathrooms

Outbuildings

- Storeroom
- Domestic Quarters
- Flatlet (with Kitchenette & Bathroom)
- Double Garage
- Double Car Port
- Borehole (Fitted and Functioning)

The house is currently vacant but has been used as a home office in the past.

Rates & Taxes: ± R2 905.01 p/m



Regional Spatial Development Framework

The property lies in Region 3 of the Tshwane Regional Spatial Development Framework. Statutory planning legislation which governs the potential future use of the area in which this property is situated, earmarks the subject property for 2 uses, namely “Mixed Use” or “Residential Densification” purposes with height restriction capped at 4 Storeys (15m).

“Mixed Uses” refers to land uses such as offices / commercial / residential / retail / entertainment / institutional etc. Mixed uses may refer to retail at street level, institutional on the floor above and residential on the upper floors, or only one use per erf. Such land uses will be considered on merit and must be compatible to the surrounding area and shall focus on serving the local community and that the land use rights for this property may in principle be supported by the Municipality (subject to sufficient parking allocation and to any registered servitudes).

“Residential Densification” refers to high density accommodation in the form of apartments / flats. A density of 80 units per hectare is recommended by the planning policies of the Municipality. By taking the extent of the property into consideration, a maximum of 16 dwelling-units may be developed on the subject property, subject to the consent of the municipality (subject to sufficient parking allocation and to any registered servitudes).

Selati Street is regarded as an Activity Street: This permits low-intensity mixed land uses with a focus on community services and economic opportunities; Suburban Densification for residential developments; Interface with adjoining lower intensity residential developments to be treated sensitively (stepping of building – meaning 4 storeys to face on Garstfontein Road and 2 Storeys facing south).

Garsfontein Road is regarded as an Activity Spine: The street provides a focus for various non-residential and medium to higher density residential developments that create a vibrancy and specific identity. Mixed uses along the spine is permitted; Interface with adjoining lower intensity residential developments to be treated sensitively (stepping of building – meaning 4 storeys to face on Garstfontein Road and 2 Storeys facing south).

Zoning Certificate



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7988
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2024/02/23

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 002400043
ZONING KEY: 002400043
SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 43 ASHLEA GARDENS (159 GARSTFONTEIN ROAD)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014).

A. USE ZONE 1: RESIDENTIAL 1

PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY</u> BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY NOT</u> BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS <u>MAY NOT</u> BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
One Dwelling-house One Additional Dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy/Consulate	Backpackers Boarding House Commune Day care for the aged Guest-house Institution Parking Site adjacent to Use Zones 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Child Care Place of Instruction Place of Public Worship Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsevelotsepele ya Ekonomi le Thuthuthukiswa kwetsoho naha/Plani weNdlwre • Kgato ya Tihabolele ya Ekonomi le Thulaganyo ya Matla • Oluhlobo lwa Ntsho ya Ekonomi na Vupulani ha Fethu • Ndzavulo ya Nhluyuliso wa Ekonomi na Vupulani bye Ndlwre • Umayango Wenzokuthuthukiswa Kemothe Nekubalelwa Kwendlwre

On request, this document can be provided in another official language.

Document Ref: 002400043_20240223_141768802_1

B	ANNEXURE T	Not Applicable
C	MINIMUM ERF SIZE	1500
D	UNITS PER HA	Not Applicable
E	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	DENSITY	Not Applicable
I	CONSENT USE	Not Applicable Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J	BUILDING LINES	Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P3

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Kind regards

2. GROUP 12 ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsebelotsepele ya Ekonomi le Pelane
ya Sebaka • UmNyango wezokuThuthukiswa lezomNotho namaPlani weeNdwane • Kgoro ya Tshabollo ya Ekonomi le Thulaganyo ya Mafelo •
Muhase wa Mveloziro ya Ekonomi na Vupulani ka Fethu • Ndawulo ya Nhlukoliso wa Ikhonomi na Vupulani bye Ndiwano • Umnyango
Wezokuthuthukiswa Kamnatho Nalukhela Kwandawo

On request, this document can be provided in another official language.

Schedule 1

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeroys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		All streets east of Hamilton Street	3,5			
Ashlea Gardens		Garsfontein Road	12			
		All other streets	7,5			
Ashlea Gardens X1		All streets	16			
Asiatic Bazaar		All streets	Nll			
Asiatic Bazaar X1		All streets	Nll			
B						
Bellevue		All streets	7,5			
Bon Accord Agricultural Holdings		Pretoria Road.	60,96			
		Holdings 57, 58, 86-90 and 120	60,96			
		Holdings 29, 30, 46 and 47	15,24			
		South eastern boundary				
		All other streets	30,45			
Booyens		All streets	6			
Booyens X1		All streets	3,5			
Brakfontein 390-JR	Ptn of Ptn 32 (now Ptn 43)	N1-21	20	Along N1-21		
		Other boundaries	5			
	All other portions	All other streets	10			
Bronberrk	1-15	Western boundary	16			
	184-191	Eastern boundary	16			
Brooklyn		All streets	3,5			
Brummeria		All streets	6			
Brummeria X1		All streets	7,5			
Brummeria X8	All erven except Erven 86 and 87	All streets	3,5			
Brynflirion		All streets	3,5			
C						
Capital Park		Voortrekker Road	3,5			
		All other streets	4,5			
Capital Park X1		All streets	4,5			
Celtisdal	100-104			Along western boundary		
Chantelle X1	82-96	Eastern boundary (P1407)	16			1,3 m high wire fence
Chantelle X2	280	Southern boundary (P1408-1)	16			
		Southern boundary (P1408-2)	16			1,3 m high wire fence
Chantelle X3	338, 350 (now consolidated Erf 1537)	Southern boundary (P106-1)				
		Southern boundary (P1407)				1,3 m high wire fence

TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

(Promulgated 17 September 2014)

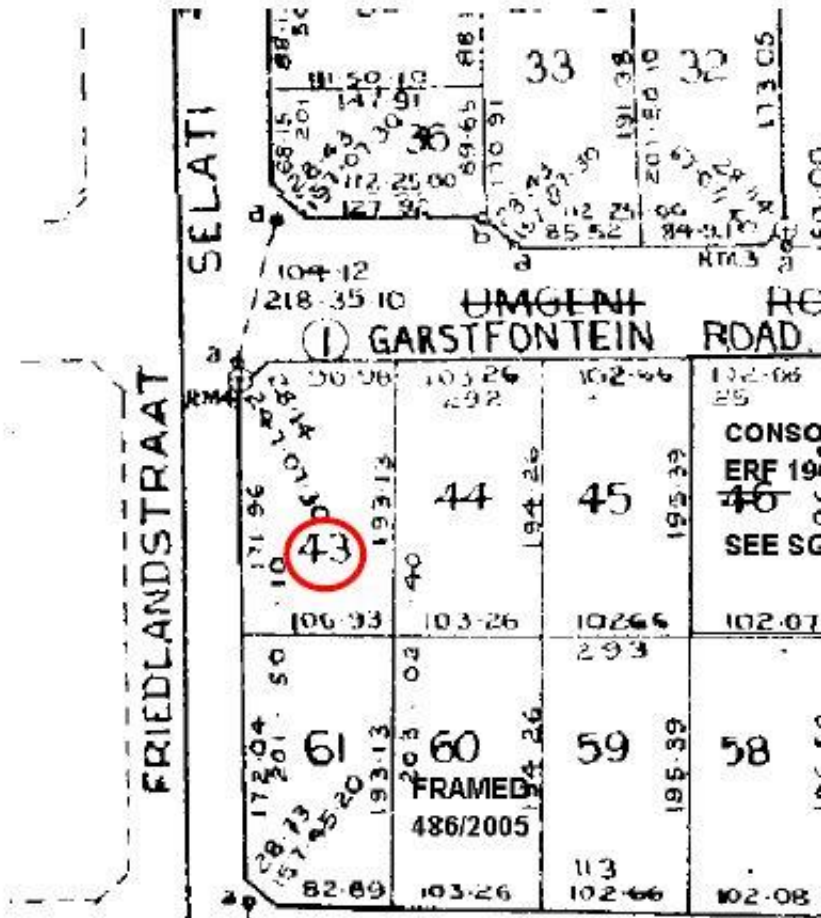
(Date of this corrected document: March 2019)



SG Diagram

SG Confirmation Certificate

DIAMENSIONS OF THIS SG: *Cape feet to Meters* : 1 cape foot = 0.31485557516 m



Erf 43

**159 GARSTFONTEIN ROAD
ASHLEA GARDENS
2059 m²**

Original General Plan A4189/1959



Not to scale

Client, Please take note of the following concerning the duties and responsibilities of Geomatics personnel at our information counters:
We do not make any amendments, additions or alterations to Surveyor General Diagrams.
We supply all the required documentation in original form to clients. The original documents will be stamped with the official
stamp of the Municipality of Tshwane indicating that the document was acquired from us. Any alterations and/or additions done subsequent to the stamping
of the document is the responsibility of the client and will not be endorsed by our personnel. Whilst every care has been taken
in compiling the information on this document, the City of Tshwane Metropolitan Municipality cannot accept
responsibility for damages or any inconvenience that may arise from incorrect and/or incomplete information.

Title Deed

123
ROESTOFF VENTER & KRUSE
LADYBROOKS BUILDING
12th STREET 14
C/O BROOKLYN & CHARLES STREET
MENLO PARK
0081

Prepared by me


CONVEYANCER
VAN NIEKERK F.D.



VERBIND VERBODEN MORGAGED	
VIR FOR R 3 000 000.00	
157970 / 05	
31 10 05	
REGISTRAR	

T 139587 05

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

DIRK JOHANNES LÖTZ

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he the said
Apparar being duly authorised thereto by a Power of Attorney signed at Pretoria
on 16 September 2005, and granted to him by

ELLEN VALENTINE SPENCER
Identity Number 430707 0066 00 1
Unmarried



And the Appearer declared that his said principal had truly and legally sold on 12 August 2005 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

ERF 1035 ARCADIA STREET (PROPRIETARY) LIMITED
No. 1999/017658/07

its Successors in Title or assigns, in full and free property

ERF 43 ASHLEA GARDENS TOWNSHIP, REGISTRATION DIVISION
J.R., PROVINCE GAUTENG;

MEASURING 2060 (TWO THOUSAND AND SIXTY) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T 14448/1964, and

HELD by Deed of Transfer No. T148539/1998

SUBJECT to the following conditions:-

- (a) "All rights to minerals and precious stones together with all rights which may be or become vested in the freedom owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the township, including the share of claim licence moneys and any share of rentals or profits which may accrue to any owner under any mining lease granted in respect of the land covered by the township and the like are reserved to GARSTFONTEIN INVESTMENTS (PROPRIETARY) LIMITED, its Successors in Title or Assigns, as will more fully appear from Certificate of Mineral Rights No. 276/1961 R.M. dated the 30th day of June 1961.
- (b) The applicant and any other person or body of persons so authorised in writing by the Administrator shall, for the purpose of securing the enforcement of these conditions and any other conditions referred to in section fifty-six bis of Ordinance No. 11 of 1931, have the right and power to enter into and upon the erf at all reasonable times for the purpose of such inspection of inquiry as may be necessary to be made for the abovementioned purpose.



- (c) Plans and specifications of all buildings and of all alterations or additions thereto shall be submitted to the local authority whose approval, in writing, shall be obtained before the commencement of buildings operations. All buildings or alterations or additions thereto shall be completed within a reasonable time after commencement.
 - (d) The elevational treatment of all buildings shall conform to good architecture so as not to interfere with the amenities of the neighbourhood.
 - (e) Neither the owner nor any other person shall have the right save and except to prepare the erf for building purpose, to excavate therefrom any material without the written consent of the local authority
 - (f) Except with the consent of the local authority no animals as defined in the Local Authorities Pounds Regulations shall be kept or stabled on the erf.
 - (g) No wood and/or iron building or buildings of unburnt clay-brick shall be erected on the erf.
 - (h) Except with the written approval of the local authority and subject to such conditions as the local authority may impose, neither the owner nor any occupier of the erf shall sink any wells or boreholes thereon or abstract any subterranean water therefrom.
 - (i) Where, in the opinion of the local authority, it is impracticable for stormwater to be drained from higher lying erven direct to a public street the owner of the erf shall be obliged to accept and/or permit the passage over the erf of such stormwater; provided that the owners of any higher lying erven, the stormwater from which is discharged over any lower-lying erf, shall be liable to pay a proportionate share of the cost of any pipeline or drain which the owner of such lower-lying erf may find necessary to lay or construct for the purpose of conducting the water so discharged over the erf.
 - (j) Except with the special permission, in writing, of the local authority the roofs of all building erected on the erf shall be of tiles, shingles, slates thatch or concrete.
- 2

- (k) The erf shall be used for the erection of a dwelling-house only; provided that, with the consent of the Administrator after reference to the Board and the local authority, a place of public workshop or a place of instruction, social hall, institution or other buildings appertaining to a residential area may be erected on the erf; provided further that the local authority may permit such other buildings as may be provided for in an approved form in an approved town-planning scheme, subject to the conditions of the Scheme under which the consent of the local authority is required.
- (l) Neither the owner nor any other person shall have the right to make or permit to be made upon the erf for any purpose whatsoever any bricks, tiles or earthenware pipes or other articles of a like nature.
- (m) Except with the consent of the Administrator who may prescribe such conditions as he may deem necessary, nor more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the erf; provided that if the erf is sub-divided or it or any portion of it is consolidated with any other erf or portion of an erf this conditions may with the consent of the Administrator be applied to each resulting portion or consolidated area.
- (i) The dwelling-house, exclusive of outbuildings to be erected on the erf shall be of the value of not less than R6 000-00.
- (ii) The main building, which shall be a completed building and not one partly erected and intended for completion at a later date, shall be erected simultaneously with or before the erection of the outbuildings.
- (n) Buildings, including outbuildings, hereafter erected on the erf shall be located not less than 40 Cape feet from the boundary of the erf abutting on Road No 816 (Umgeni Road) and not less than 25 feet from any other street boundary.
- (o) If the erf is fenced, or otherwise enclosed, the fencing or other enclosing device shall be erected and maintained to the satisfaction of the local authority.



- (p) The erf is subject to a servitude, six feet wide, in favour of the local authority, for sewerage and other municipal purposes, along one only of its boundaries other than a street boundary as determined by the local authority.
- (q) No buildings or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 6 feet thereof.
- (r) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance and removal of such sewerage mains and other works as it in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of constructing, maintaining and removing such sewerage mains and other works being made good by the local authority.
- (s) In the foregoing conditions the following terms shall have the meaning assigned to them:-
- (i) "Applicant" means GARSFONTEIN INVESTMENTS (PROPRIETARY) LIMITED, and its successors in title to the township.
 - (ii) "Dwelling-house" means a house designed for use as a dwelling for a single family."

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed.

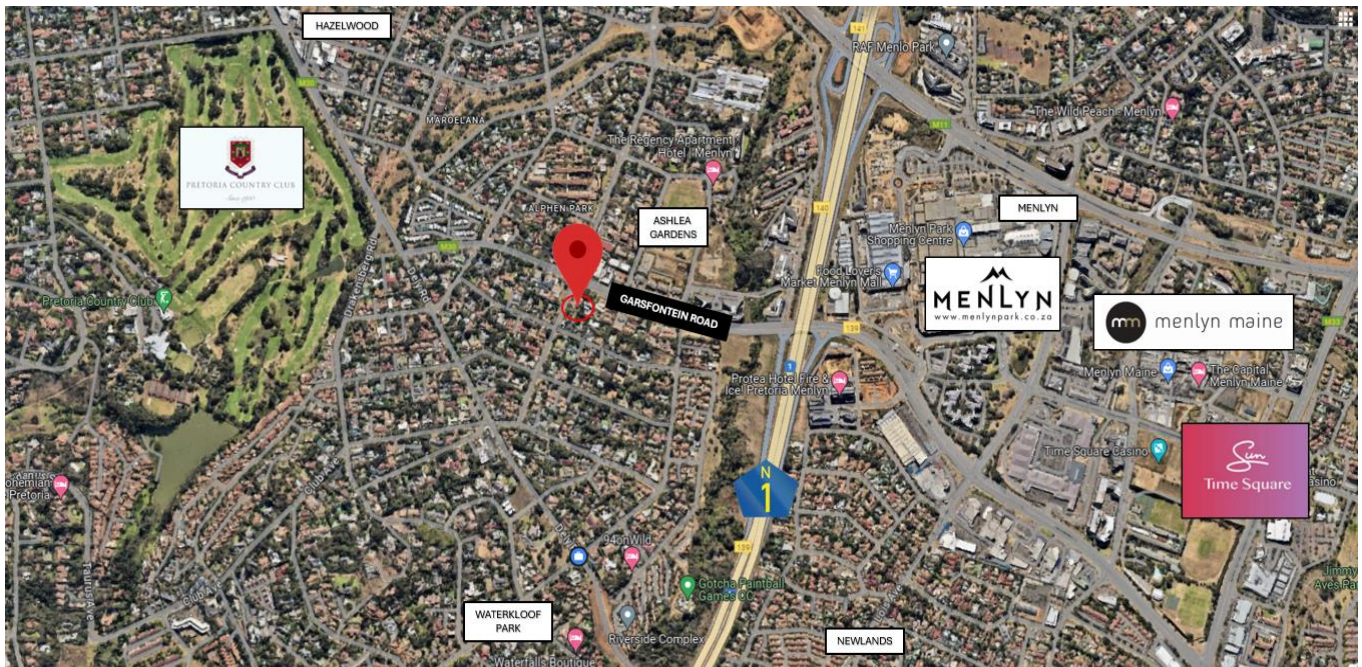
2

Maps / Aerial Views



GPS Co-Ordinates 25°47'02.8"S 28°15'50.7"E
-25.784100, 28.264086

Location



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

Disclaimer

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