

INFORMATION PACK

FOR

MENLYN MAIN NODE PRIME DEVELOPMENT OPPORTUNITY **GARSFONTEIN RD**

2 MENDELSSOHN MED, 430 MENDELSSOHN ST, WATERKLOOF GLEN



ON SITE AUCTION – Thursday, 27 November 2025 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za | www.bideasy.co.za

Property Information

Title Deed Information –

SS MENDELSSOHN MED (604/2024), SECTION 2, WATERKLOOF GLEN, GAUTENG – JR WITH DEVELOPMENT RIGHTS

Known As:	2 MENDELSSOHN MED, 430 MENDELSSOHN STREET, WATERKLOOF GLEN
Title Deed:	ST604-2/2024
Extent:	29m ² INCLUDING AN UNDIVIDED SHARE IN THE COMMON PROPERTY
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT
Zoning:	28: SPECIAL CONSENT

Commercial Development Land on M30 Garsfontein Drive in Menlyn Maine Node

Area Summary

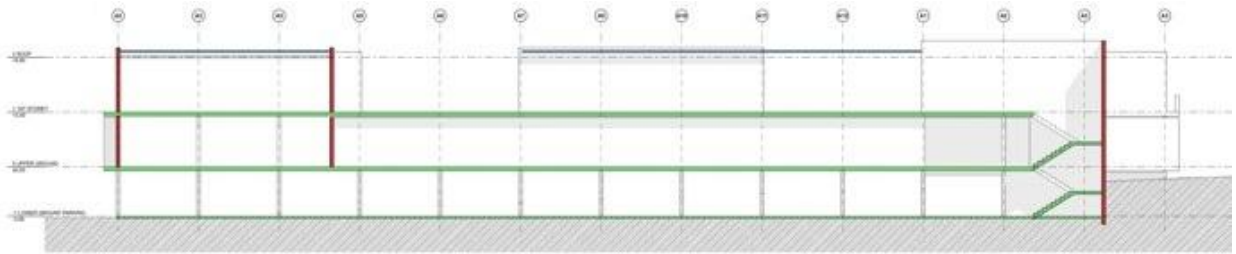
The Menlyn node is already a commercial/retail/residential growth area within Pretoria East. Being in Waterkloof Glen and fronting on the M30 / Garsfontein Road which is a major arterial road providing “front-of-mind” exposure. Land fronting the upgraded major road increases its potential value because it becomes more accessible, more visible, and more suited for commercial uses whose value often correlates with accessibility and exposure.

Significant infrastructure upgrade to the M30 / Garsfontein Road into a four-lane divided carriageway (including pedestrian lanes) by the Gauteng Department of Roads and Transport and the City of Tshwane. This upgrade is specifically intended to “**unlock and integrate major economic nodes**” (including Menlyn) and **improve access** to business/residential estates.

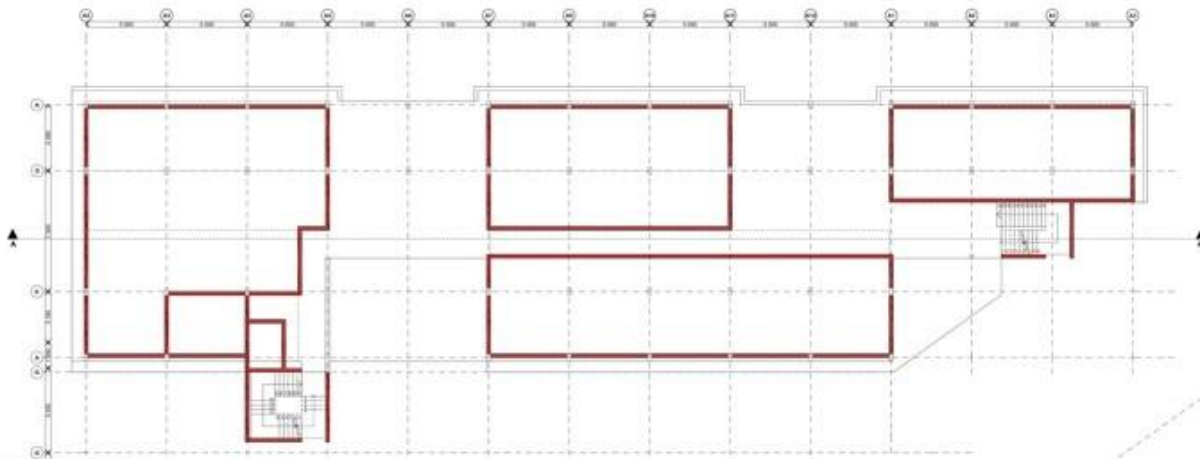
Property Information

The proposed development, which is approved by council, allows for a Building with an Upper Ground, 1st Floor and Lower Ground Parking with Gross Floor Area of approximately 1070m² in the Sectional Title Scheme known as **UNIT 2 MENDELSSOHN MED**. Unit 1 is complete and occupied.

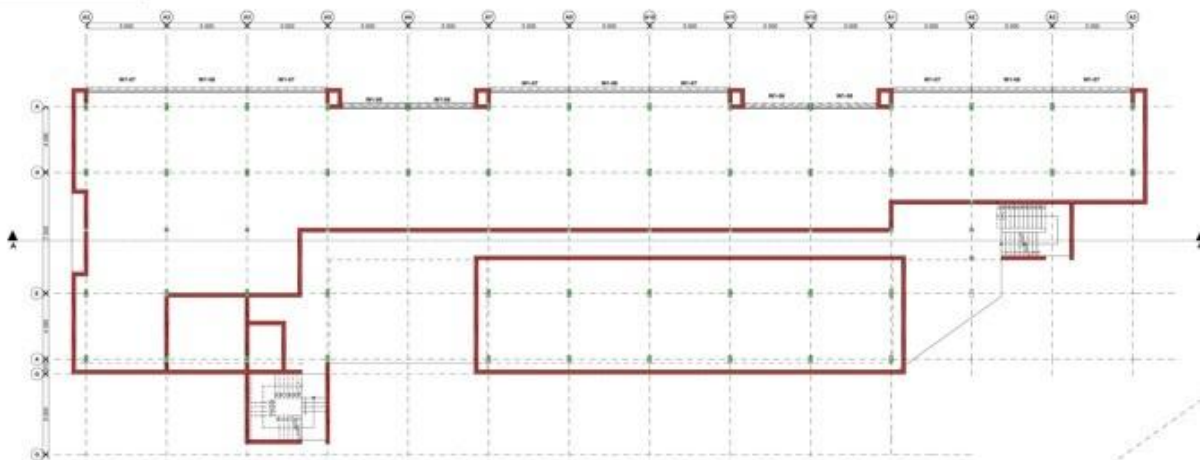
FUTURE UPSIDE: A commercial land parcel that fronts onto a major arterial road (especially one undergoing improvement) has brand/visibility value: signage, access, convenience.



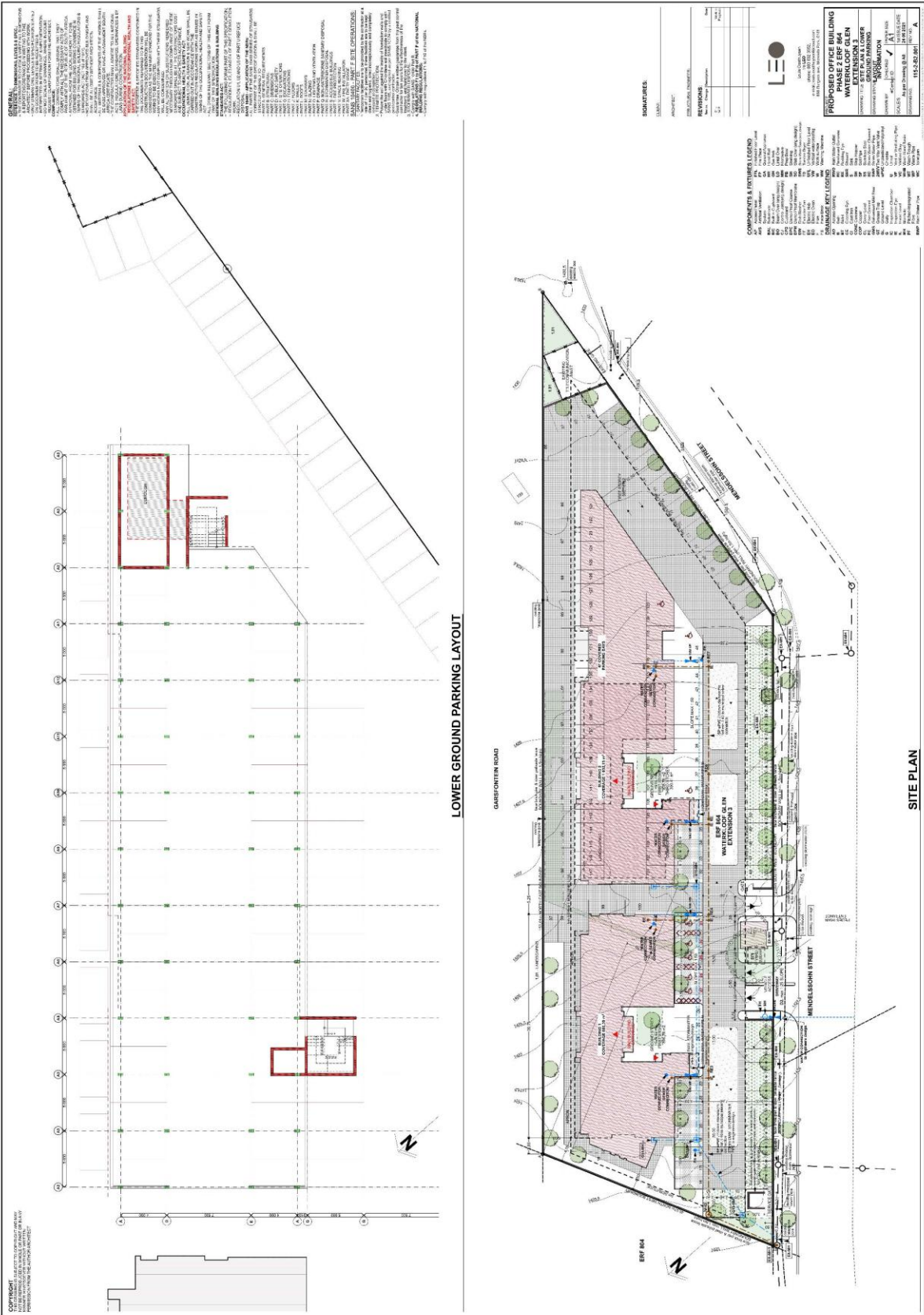
SECTION A
Scale 1:100



FIRST STOREY LAYOUT PLAN
Scale 1:100

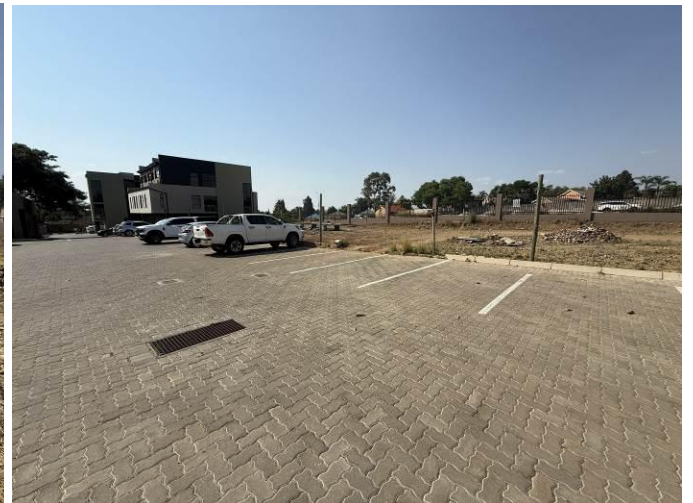


UPPER GROUND LAYOUT PLAN



Photos

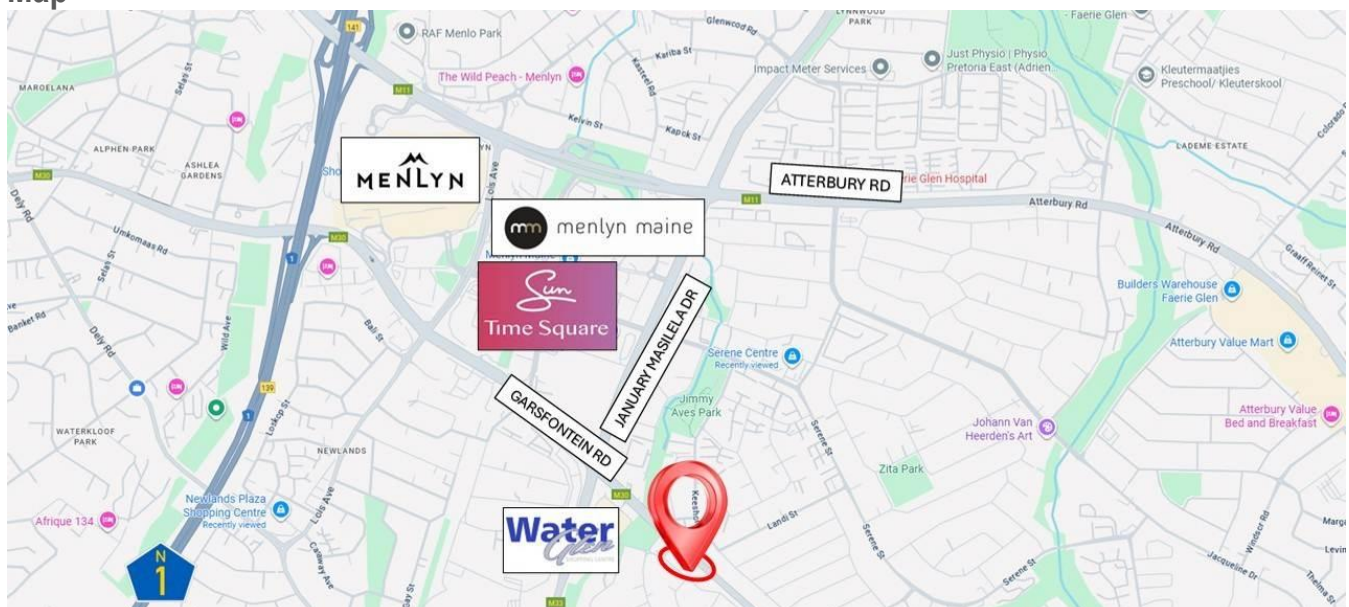




Location

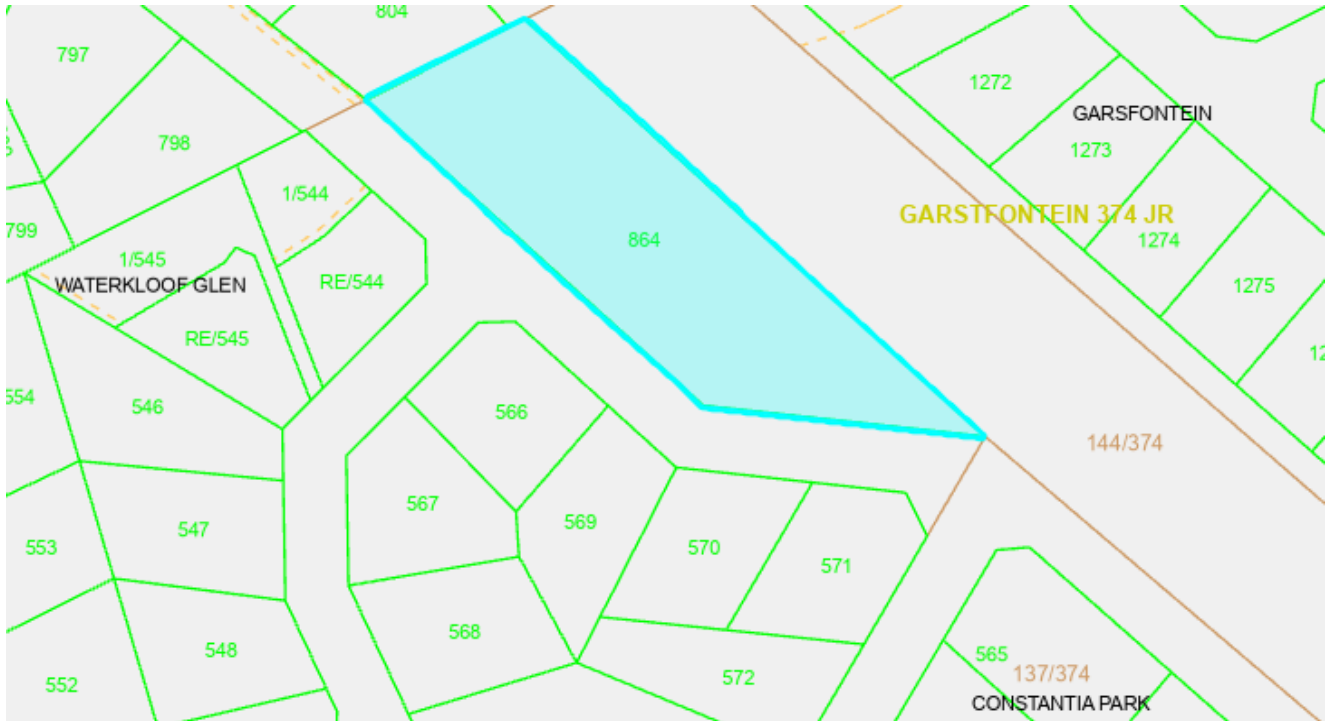


Map



Co-ordinates: 25°47'47.1"S 28°17'06.8"E
-25.796506, 28.285203

GIS



Land Use & SG Diagrams



Economic Development and Spatial Planning

7th Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001 |
Email: CityP_Registration@tshwane.gov.za |
www.tshwane.gov.za | www.facebook.com/CityOf Tshwane

My ref: STS 223/2024
Your ref: SG D793/2023
Contact person: Mimi-Lize Geldenhuys
Section/Unit: Land Use Scheme, Toponymy and
Application Management (LUSTAM)

Tel: 012 358 5758
Fax:
Email: mimi-lizeg@tshwane.gov.za

The Registrar of Deeds
Private Bag X183
PRETORIA
0001

Dear Madam/Sir

REQUEST FOR CONFIRMATION OF LAND USE RIGHTS IN TERMS OF SECTION 28(9) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (AMENDED 2024) (the "LUM By-law") ON ERF 864, WATERKLOOF GLEN EXTENSION 3: PROPOSED NEW SECTIONAL TITLE SCHEME (MENDELSSOHN MED)

It is hereby confirmed that, in terms of the Tshwane Land Use Scheme, 2024, the following land use rights are applicable to the land on which the new Sectional Title Scheme as per the **S.G. No. D793/2023** attached hereto and initialed for identification purposes, apply:

Use Zone 28: SPECIAL subject to Annexure L T929 for Offices and/or one dwelling-house and a telecommunication mast and control station

In terms of section 28(9)(a) of the LUM By-law the sectional plan as presented is in line with the land use rights as indicated above.

Any Building Plan/s submitted by the owner shall be in accordance with the land use rights contained in the Tshwane Land Use Scheme, 2024 and in accordance with the sectional plans as attached in terms of section 28(9)(b) of the LUM By-law.

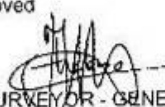
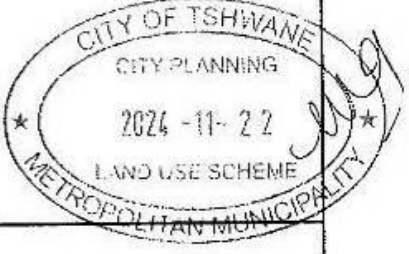
The owner of any section, unit or phase of the sectional scheme, who intends to amend any building or structure, exclusive use area or right of extension as may be applicable on any section or phase, on the sectional plan attached, shall be required to re-confirm the land use rights in terms of section 28(9)(a) of the LUM By-law.

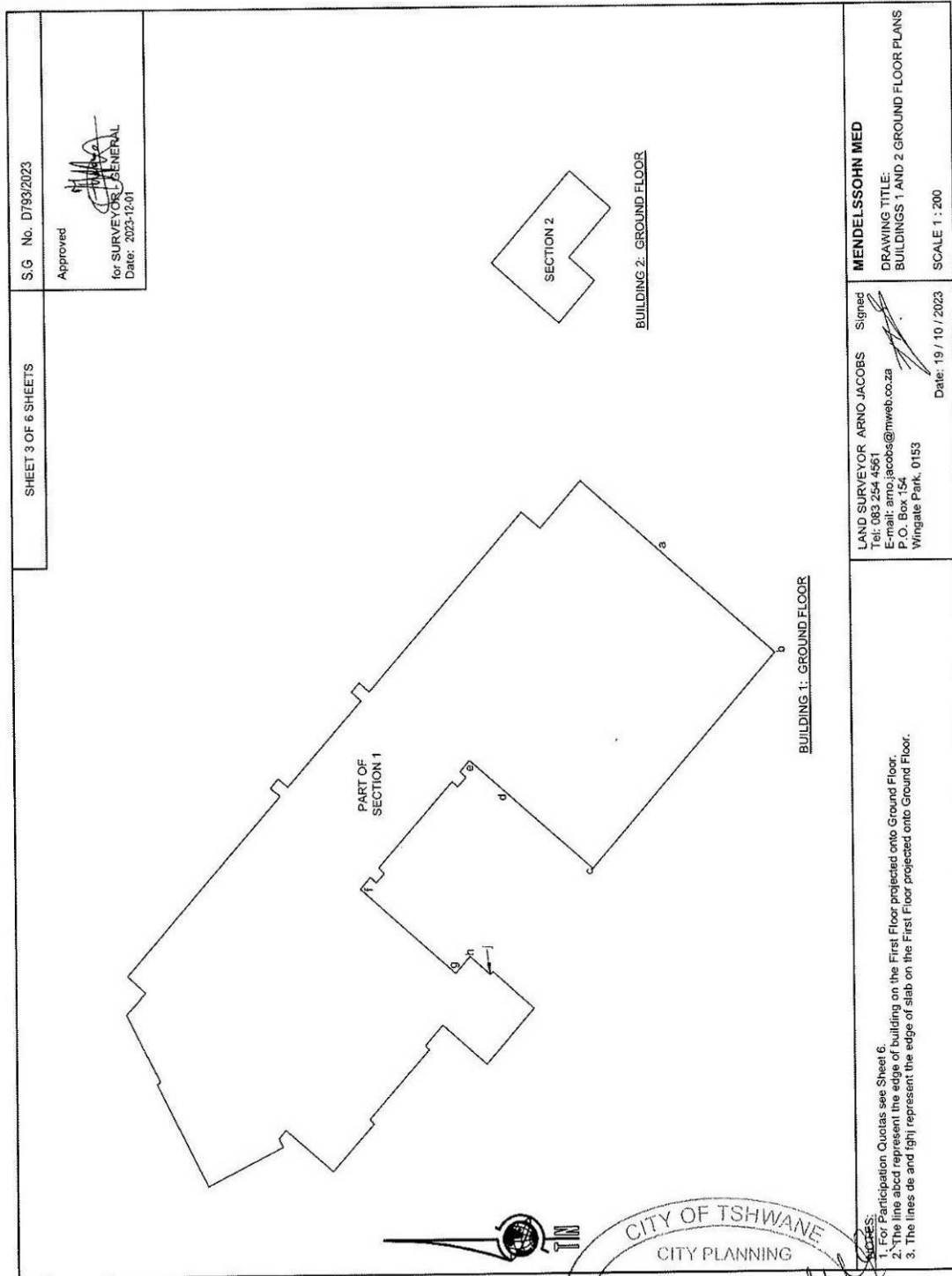
Yours faithfully


f GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING
Date: 22 November 2024


E 11 Confirmation of Land Use Rights – section 28(9)

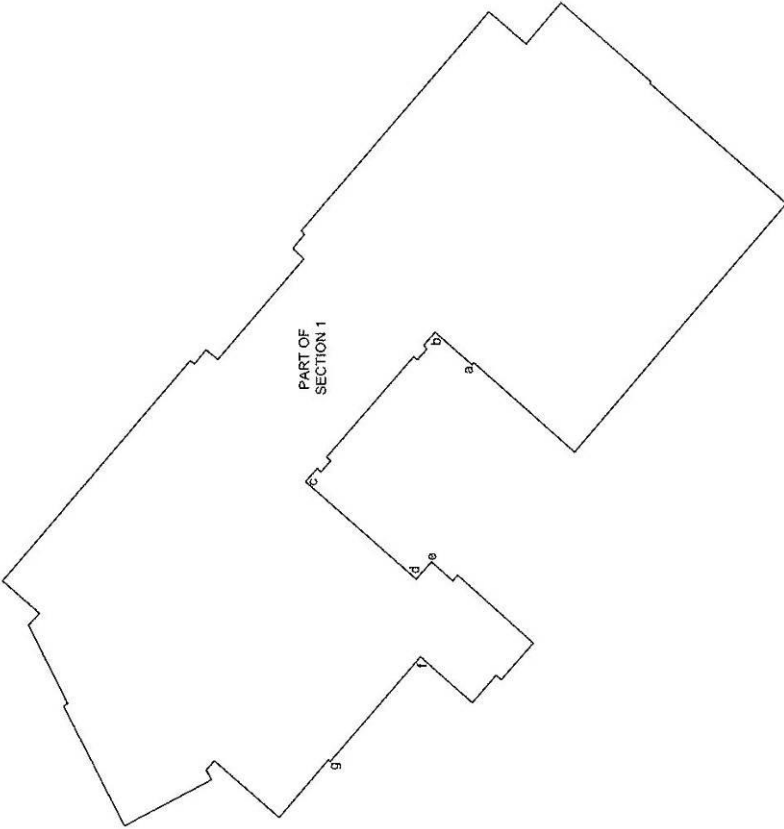
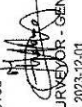
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsewetsopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

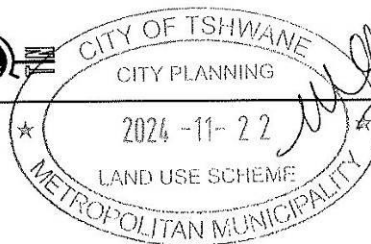
SECTIONAL PLAN No. SS	SHEET 1 OF 6 SHEETS	S.G. No. D793/2023
Registered at Pretoria		Approved 
Registrar of Deeds Date:		for SURVEYOR - GENERAL Date: 2023-12-01
NAME OF SCHEME: MENDELSSOHN MED		
DESCRIPTION OF LAND ACCORDING TO DIAGRAM: Erf 864 of the township Waterkloof Glen Extension 3, measuring 5 427 square metres Province of Gauteng		
DIAGRAM: S.G. No. 6278 / 2009		
NAME OF LOCAL AUTHORITY: City of Tshwane Metropolitan Municipality		
DESCRIPTION OF BUILDINGS: Three buildings namely: 1) Building 1 comprising Section 1; 2) Building 2 comprising Section 2 and 3) Building 3 comprising common property.		
		
CAVEAT: The developer, in terms of Section 25 of the Act, reserve the right to erect further building or buildings or to add horizontal or vertical extensions to existing buildings.		
EXCLUSIVE USE AREAS: No		
ENCROACHMENTS ON THE LAND: No		
CERTIFICATE: I, Arno Jacobs, hereby certify that I have prepared sheets 1 to 6 inclusive, of this sectional plan from survey in accordance with the provision of the Sectional Titles Act, 1986, and the regulations promulgated thereunder. Date: 19 October 2023 Signed  Land Surveyor Registration Number PLS 1145 - D ARNO JACOBS PROFESSIONAL LAND SURVEYORS Tel: 083 254 4561 E-mail: arno.jacobs@mweb.co.za P.O. Box 154, Wingate Park, 0153		
SURVEY RECORDS No. 1623/2023	COMP: JRSM - 349	G.P. S.G. No. A6205 / 1968 TM 3743

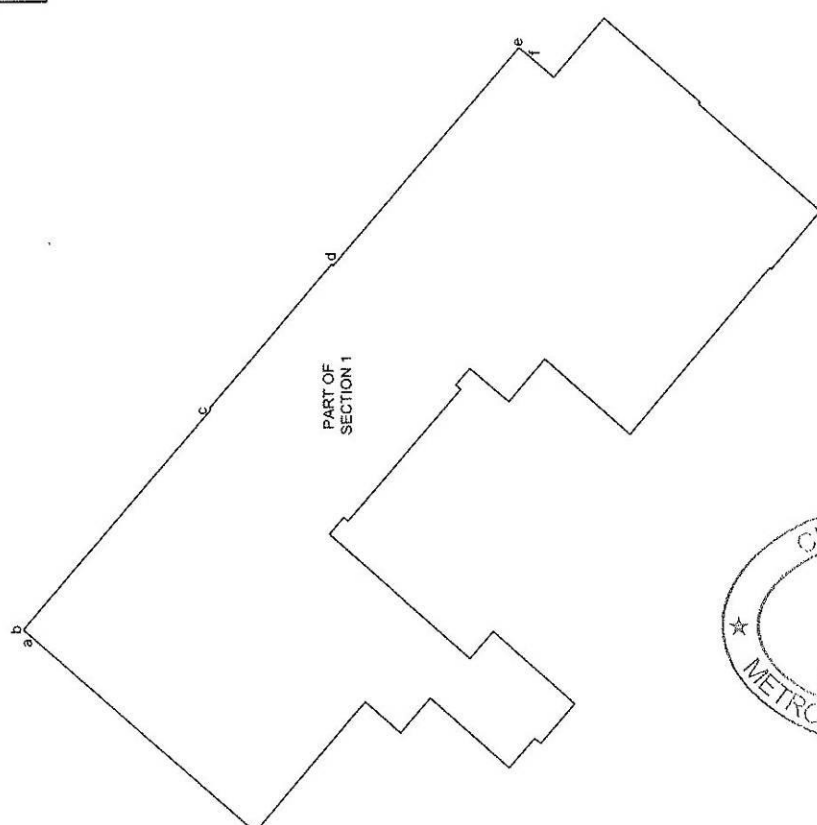
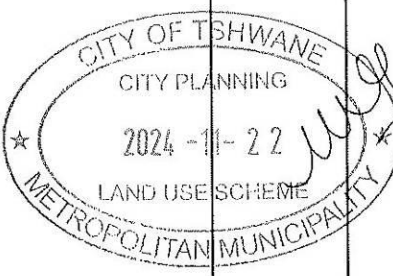


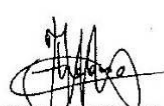
Notes:

1. For Participation Quotas see Sheet 6.
2. The line abcd represent the edge of building on the First Floor projected onto Ground Floor.
3. The lines de and fgh represent the edge of slab on the First Floor projected onto Ground Floor.

S.G. No. D793/2023	SHEET 4 OF 6 SHEETS	 PART OF SECTION 1	Approved  for SURVEYOR - GENERAL Date: 2023-12-01		
BUILDING 1: FIRST FLOOR			MEDELSSOHN MED DRAWING TITLE: BUILDING 1 FIRST FLOOR PLAN SCALE 1 : 200	LAND SURVEYOR: ARNO JACOBS Tel: 083 254 4861 E-mail: arno.jacobs@mmweb.co.za P.O. Box 154 Wingate Park, 0153 Date: 19 / 10 / 2023	NOTES: 1. For Participation Quotas see Sheet 6. 2. The lines ab, cde and fg represent edge of slab.

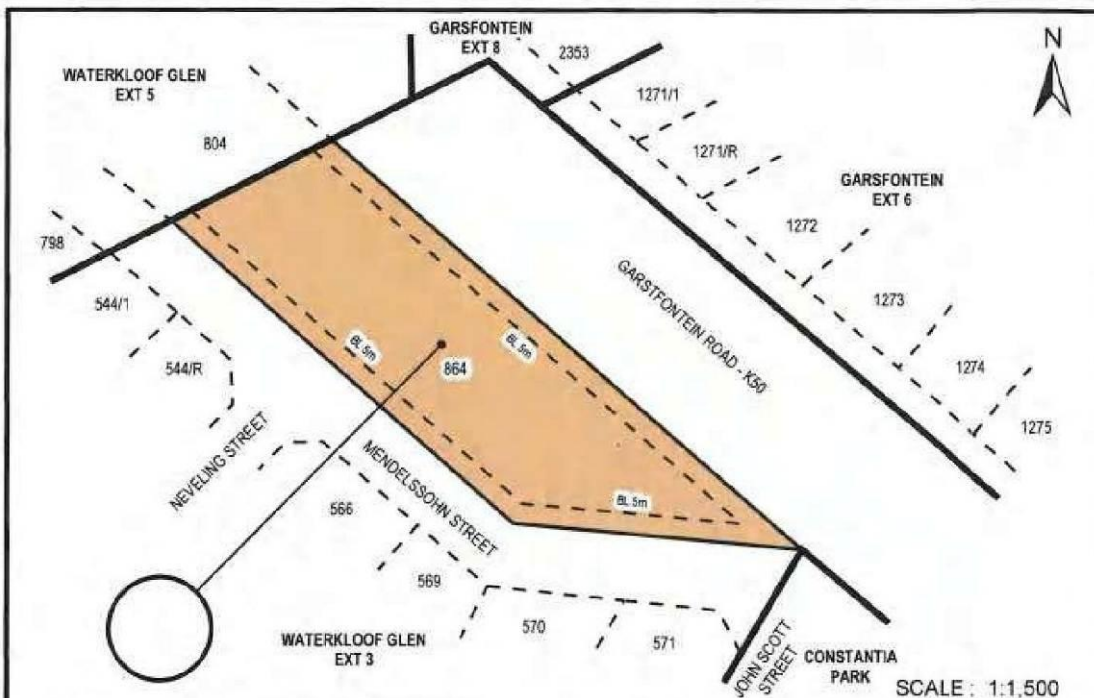


SHEET 5 OF 6 SHEETS		S.G. No. D793/2023	
		Approved  for SURVEYOR - GENERAL Date: 2023-12-01	
		MEDELSSOHN MED DRAWING TITLE: BUILDING 1 SECOND FLOOR PLAN SCALE 1 : 200	
NOTES: 1. For Participation Quotas see Sheet 6. 2. The lines abc and def represent outside edge of railing.		LAND SURVEYOR ARNO JACOBS Signed Tel: 083 254 4561 E-mail: arno.jacobs@nweb.co.za P.O. Box 154 Wingate Park, 0153 Date: 19 / 10 / 2023	
			

SHEET 6 OF 6 SHEETS		S.G No. D793/2023
		Approved  for SURVEYOR GENERAL Date: 2023-12-01
SECTION NUMBER	FLOOR AREA (Square metres)	PARTICIPATION QUOTA PERCENTAGE
1	1782	98,3987
2	29	1,6013
TOTAL	1811	100,0000
		
NOTES:		
LAND SURVEYOR ARNO JACOBS Signed Tel: 083 254 4561 E-mail: arno.jacobs@mweb.co.za P.O. Box 154 Wingate Park, 0153 Date: 19 / 10 / 2023		MENDELSSOHN MED DRAWING TITLE: PARTICIPATION QUOTA SCHEDULE

TSHWANE LAND USE SCHEME 2024

PROPERTY DESCRIPTION: ERF 864, WATERKLOOF GLEN EXTENSION 3



USE ZONE	REFERENCE	GENERAL
 SPECIAL	 BUILDING LINE	 TOWNSHIP BOUNDARY
	 REFERENCE TO ANNEXURE L	

AMENDMENT SCHEME 57TL
TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)
AMENDMENT SCHEME: 6482 T
incorporated into the Tshwane Land Use Scheme, 2024
in terms of Clause 4(4)

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2024 -11- 15
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TRIBUNAL

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: ERF 864, WATERKLOOF GLEN EXTENSION 3

1	Use Zone number	28
2	Use Zone	SPECIAL
3	Uses permitted	Offices, Dwelling Units, Medical Consulting Rooms and a Telecommunication Mast.
4	Uses with Consent Use	None.
5	Uses not permitted	All other uses.
6	Definitions	(1) For the purposes of this Scheme Medical Consulting Rooms means Land and Buildings used for medical and dental consulting practitioners including general practitioners, medical specialists, pathologists, radiologists, dentists, ophthalmologists, optometrists, psychiatrists and may include a dispensing chemist which does not exceed 36m² but does not include the uses under the definition of Institution. The Medical Consulting Rooms will not include traditional healers and similar uses. (2) For the purposes of this Scheme Telecommunication Mast means a structure in the form of a tower and a base station, which is designed for telecommunication purposes, which includes inter alia radio and or microwave technology or other technology as may be permitted in terms of the relevant legislation. Telecommunication Masts are regarded as infrastructure and not as a land use. (3) All other uses: Clause 5.
7	Density	Maximum of 3 Dwelling Units on the Erf.
8	Floor Area Ratio	0,55, provided that the following uses shall be restricted as follows: (1) Medical Consulting Rooms: 700 m². (2) Dwelling Units: 450 m²

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TSHWANE LAND USE SCHEME 2024

PROPERTY DESCRIPTION: ERF 864, WATERKLOOF GLEN EXTENSION 3

		(3) Telecommunication Mast. 64 m².
9	Height	(1) Telecommunication Mast: 30 meters. (2) All other Buildings: 3 Storeys (The provisions of Clause 26(6) excluded).
10	Coverage	40%.
11	Parking requirements	Clause 28, Table G.
12	Street Building Lines	Street building lines: 5 meters.
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 property upon which motor vehicles are allowed to move or park shall be provided with a permanent dust free surface, which shall be drained and maintained, to the satisfaction of the Municipality.
16	Access to the Property	Entrances to and exits from the Erf shall be sited, constructed and maintained to the satisfaction of the Municipality. No vehicular ingress to or egress from the Erf shall be permitted along Garstfontein Road.
17	Loading and off-loading facilities	The loading and off-loading of goods shall only take place within the boundaries of the Erf.
18	Physical Barrier and screen wall	(1) A permanent non-removable semi-transparent physical barrier, which restricts pedestrian- and vehicle movement, shall be erected and maintained on the street boundary (approved entrances and exits excluded) to the satisfaction of the Municipality. (2) A non-transparent screen wall with a minimum height of 2,1 m shall be erected on the Erf boundaries adjacent to residential erven prior to the development taking place.

AMENDMENT SCHEME: 57TL

TSHWANE TOWN-PLANNING SCHEME, 2008 (Revised 2014)

AMENDMENT SCHEME: 6482 T

Incorporated into the Tshwane Land Use Scheme, 2024 in terms of Clause 4(4)

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2024 -11- 15

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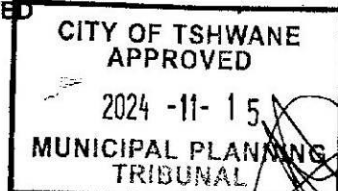
TSHWANE LAND USE SCHEME 2024

PROPERTY DESCRIPTION: ERF 864, WATERKLOOF GLEN EXTENSION 3

		The materials, design, height and finish of the screen wall shall be to the satisfaction of the Municipality.
19	Health measures	(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. (2) Air conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior approval of the Municipality.
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.
21	Site Development Plan and Landscape Development Plan	(1) In addition to Clause 31 of the Scheme a Site Development Plan and a Landscape Development Plan, unless otherwise determined by the City of Tshwane Metropolitan Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans. (2) In addition to Clause 31 of the Scheme, special attention shall be given to the following elements such as, privacy of adjacent residential erven (overlooking, balconies and open passages), solar access to adjacent structures situated to the south (overshadowing), road reserve development (pedestrian walkways) and exterior finishes. (3) The approved Site Development Plan may only be amended with the Permission of the Municipality and no building plan which does not comply with the conditions as

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PROPERTY DESCRIPTION: ERF 864, WATERKLOOF GLEN EXTENSION 3

		set out in the approved Site Development Plan, will be approved by the Municipality.
22	Geological conditions	(1) Before the approval of plans, a geotechnical investigation shall be carried out and a detailed report compiled from the results indicating the various classes of soil according to NHBRC classification, must be submitted to the Municipality. (2) An engineer shall 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 classification as described in the geotechnical report. On completion of the structures, he must certify that all his specifications have been met.
23	Open Space	Open Space shall be provided in accordance with the provisions of Section 47 of the City of Tshwane Land Use Management By-Law, 2016 (Amended 2024).
24	General conditions: (1) The control of stormwater shall meet the requirements of the Municipality. (2) The construction of a 1,8 m wide paved pedestrian walkway shall be provided on the street boundary that borders the application site. (3) All refuse areas shall be screened of with a solid wall and/or landscaping. Refuse areas shall be placed as far as possible from any residential property. (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.	

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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.

6% 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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