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6 FEBRUARY 2026

YOUR REF:
OUR REF: TPH25687

Tel: (012) 809 2229
E-mail: bea@tph.co.za

**CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
THE EXECUTIVE DIRECTOR
DEVELOPMENT PLANNING
PO BOX 30733
BRAAMFONTEIN
2017**

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
Block B / 1st Floor
Cole Road
Shere AH
0084

ONLINE SUBMISSION: landuseapplications@joburg.org.za

APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG PLANNING BY-LAW, 2016 (AS AMENDED 2023) FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 TO INCREASE THE PERMISSIBLE HEIGHT ON ERF 560 COTTESLOE

The registered owner of the above-mentioned property instructed our office to submit this Rezoning Application with your Municipality. Application is being made for:

- An increase in the permissible height of the building – from three (3) storeys to five (5) storeys – on Erf 560 Cottesloe.

Attached for your attention is the following:

1. A copy of this Covering letter.
2. A copy of the application form completed in full and signed by the applicant.
3. A copy of the Resolution and Power of Attorney authorising our office to submit the application.
4. A copy of the registered Title Deed.
5. A copy of the Motivating Memorandum.
6. A copy of the Locality Plan.
7. A copy of the Zoning Plan.
8. A copy of the Land Use Plan.
9. A copy of the proposed Site Plan/ Building Plan
10. A copy of the Zoning Certificate.

Proof of payment of the application fees will be submitted on receipt of an invoice number.

Trusting you find this in order.

Kind regards,



**B.E. FLETCHER (PR. PLN A/1202/2001)
THE TOWN PLANNING HUB CC**



Form A – Application Information

APPLICABLE SCHEME:

City of Johannesburg Land Use Scheme, 2018

APPLICATION TYPE:

Application in terms of Section 21 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023).

APPLICATION PURPOSE:

The purpose of the application is to increase the permissible height of the building from three (3) storeys to five (5) storeys. Please note that the request is submitted in support of an existing building.

SITE DESCRIPTION:

Erf/Erven (stand) No(s): **Erf 560**
Township (Suburb) Name: **Cottesloe**
Street Address: **30 Canary Street** Code: **2092**

OWNER:

Full Name: **Netcare Property Holdings (Pty) Ltd**
Address: **76 Maunde Street, Sandton**
Code: **2196**
Tel No(w): **011 301 0000** Fax No:
Email address: dane@tph.co.za / bea@tph.co.za



SIGNED:

Signature of owner/s

DATE: 6 February 2025

Form A – Application Information

AUTHORISED AGENT (IF APPLICABLE)

Full name: **The Town Planning Hub CC**
Postal Address: **PO Box 11437, Silver Lakes** Code: **0054**
Residential Address: -
Tel No (w): **012 809 2229** Fax No: -
Cell: **082 807 2030**
Email address: bea@tph.co.za / dane@tph.co.za



SIGNED:
Signature of Agent

DATE: 6 February 2025

If an AUTHORISED AGENT is submitting the application, please submit:

Special Power of Attorney (Form B)

OR – A letter of authorisation from the owner/s

IF THE OWNER IS A COMPANY

A company resolution authorising the agent is required (Form C)

SPECIAL POWER OF ATTORNEY

I, the undersigned,

Theuns Langenhoven ID No. 710511 5252 082

duly authorised by a resolution of the Board of Directors of **NETCARE PROPERTY HOLDINGS (PTY) LTD (REG NR 1994/005662/07)** (dated 11 November 2025) do hereby nominate, constitute and appoint **B.E. FLETCHER (ID NR: 7905090058083)** of the firm **THE TOWN PLANNING HUB CC (REGISTRATION NR: CK1999/010392/23)** and/or any employee of the Close Corporation with power of substitution, to be my lawful Agent in my name, place and stead, for Council Consent and/or Rezoning and/or Appeal in respect of the under-mentioned property:



ERF 560 COTTESLOE

and to take all such steps, do all such acts, sign all such documents and appoint or involve all such persons as may be requisite or necessary in order to give effect to the powers hereby granted and, for effecting the aforesaid purposes, to do or cause to be done whatsoever shall be requisite, as fully and effectually, as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirming all and whatsoever the said Agent shall lawfully do, or cause to be done.

The intension of the application is to obtain consent from Council to increase the height of the building with two (2) additional storeys.

Signed at Sandton on this 26th day of February 2026, in the presence of the undersigned witnesses.

AS WITNESSES:


.....

.....

SIGNATORY:


.....
T. Langenhoven

Subres 9064

NETCARE PROPERTY HOLDINGS PROPRIETARY LIMITED

Registration Number: 1994/005662/07

("The Company")

**Resolutions of the directors passed in terms of the Company's
Memorandum of Incorporation on 11 November 2025**

AUTHORITY TO CONCLUDE SPECIAL POWER OF ATTORNEY

RESOLVED THAT:

1. Theuns Langenhoven as a director of the Company hereby nominate, constitute and appoint **B.E Fletcher (ID: 790509 0058 083)** of The Town Planning Hub CC, registration number: 1999/010392/23, with power of substitution, to be the lawful Agent of the Company, place and stead, for Council Consent and/or Rezoning and/or Appeal in respect of Erf 560 Cottesloe property to obtain consent from Council.
2. Theuns Langenhoven as a director or B.E Fletcher as the authorised representative of the Company, for the time being, with power of substitution, be and he is hereby authorised and empowered for and on behalf of and in the name of the Company to sign all such documents and do all to execute the resolutions.
3. To the extent that the such document(s) have already been executed or signed, all actions in this regard be and are hereby ratified.

Signed by:

Keith Gibson

3F8E2CB1BAA0465...

K N Gibson

Signed by:

Richard Friedland

6EF83C31B36E462...

R H Friedland

Signed by:

T Langenhoven

A419ER73B32244A

T Langenhoven

Craig Henkel & Associates
Ground Floor
Richmond House
Fourways Office Park
Cnr Roos & Fourways Boulevard

Stampduty	R.....
Seëlag	R.....
Fees/Foole	R.....
Exempted	Cal.
Vrygestel.....	Kal.....

Prepared by me


CONVEYANCER
HENKEL C.G

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~CRIG GERALD HENKEL~~ NICOLE KATHERINE SINOVICH

T067804/05

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said
Appearer being duly authorised thereto by a Power of Attorney signed at
FOURWAYS on 22 August 2005 and granted to him by

PARK LANE CLINIC (PROPRIETARY) LIMITED
No. 1968/014085/07

CAPTURED
2005-11-28
MABUSA

And the Appearer declared that his said principal had truly and legally sold on 19 August 2005 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

NETCARE PROPERTY HOLDINGS (PROPRIETARY) LIMITED
No. 1994/005662/07

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

ERF 560 COTTESLOE TOWNSHIP
REGISTRATION DIVISION I.R.
PROVINCE OF GAUTENG;

MEASURING 3,9857 (THREE COMMA NINE EIGHT FIVE SEVEN)
HECTARES

FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE
NO. T8624/1987 WITH DIAGRAM S.G NO. A11067/1986 ANNEXED AND
HELD BY DEED OF TRANSFER NO. T21876/2001

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

A. As to those portions lettered as follows on Diagram S.G. No. A11067/86:-

A B H j A;	a j k b;	b k l c'	c l m d;
D m n e;	e n p f;	f p q g;	g q r J;
Z j i k i ai	y h i j i z;	x g i h i y;	w f i g i x;
V e i f i w;	u d i e i v;	t c i d i u;	s b i c i t;
Li c2 d2 mi;	mi d2 e2 ni;	ni e2 f2 pi;	pi f2 q2 qi;
Qi g2 h2 ri;	ri h2 J2 si;	si j2 k2 ti;	ti k2 12 H;
H 12 m2 ui;	ui m2 n2 vi;	vi n2 p2 wi;	wi p2 q2 xi;
Xi q2 r2 yi;	yi r2 s2 zu;	Zi s2 t2 a2;	a2 t2 u2 b2;
B2 u2 v2 G;	m3 e4 f4 n3;	13 d4 e4 m3	k3 c4 d4 13;
J3 b4 c4 k3;	h3 a4 b4 j3;	g3 z3 a4 h3;	f3 y3 z3 q3;
E3 x3 y3 f3;	d3 w3 x3 e3;	c3 v3 w3 d3;	b3 u3 v3 c3;
A3 t3 u3 b3;	z2 s3 t3 a3;	y2 r3 s3 z2;	x2 q3 r3 y2;
W2 p3 q3 x2;	g4 q4 r4 h4;	h4 r4 s4 je;	j4 s4 t4 k4;
K4 t4 u4 14;	14 u4 v4 m4;	m4 v4 w4 n4;	n4 w4 x4 p4;
P4 x4 y4 E;	g5 q5 D h5;	f5 p5 q5 g5;	e5 n5 p5 f5
d5 m5 n5 e5;	c5 15 m5 d5;	b5 k5 15 c5;	a5 j5 k5 b5;

And z4 Cj5 a5;

SUBJECT to the following conditions:-

Town regulations, stipulations and laws as already exist or may hereafter be passed by the legislature; that all rights to minerals, mineral products, mineral oils, metals and precious stones on or under the land shall be and are hereby reserved to the State; that the said land shall be further subject to all obligations and regulations which already exist or may be later established with reference to land granted on similar conditions; and; finally that the owner shall be liable to the prompt payment of such taxes as are payable according to Law.

B. As to those portions lettered as follows on Diagram S.G No. A11067/86:-

h s air, bi li H ki, c2 w2 n3 v2; p3 g4F f4; and q4 z4 h5 y4

SUBJECT to the following conditions:-

1. All rights to minerals, mineral products, minerals oils, metals and precious stones on or under the land shall be and are hereby reserved to the State, in respect of which Certificate of Rights to Minerals No. 54/38 was issued on the 25th May, 1938.
2. It shall be subject to all obligations and regulations which already exist or may hereafter be in force with reference to land granted on similar conditions.
3. It shall be subject to such town regulations, stipulations, and laws as already exist or may hereafter be in force.

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid Deed/s.



WHEREFORE the Appearer, renouncing all right and title which the said

PARK LANE CLINIC (PROPRIETARY) LIMITED
No. 1968/014085/07


heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

NETCARE PROPERTY HOLDINGS (PROPRIETARY) LIMITED
No. 1994/005662/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R11 949 451,36 (ELEVEN MILLION NINE HUNDRED AND FORTY NINE THOUSAND FOUR HUNDRED AND FIFTY ONE RAND AND THIRTY SIX CENTS)

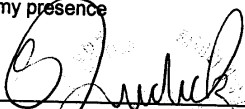
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Johannesburg on 2005 -11- 21



q.q.

In my presence



REGISTRAR OF DEEDS



APPLICATION IN TERMS OF SECTION 21 OF THE CITY OF JOHANNESBURG PLANNING BY-LAW, 2016 (AS AMENDED 2023) FOR THE AMENDMENT OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 TO INCREASE THE PERMISSIBLE HEIGHT ON

ERF 560 COTTESLOE

PREPARED FOR: NETCARE PROPERTY HOLDINGS (PTY) LTD

BY: THE TOWN PLANNING HUB CC

Tel: (012) 809 2229
E-mail: bea@tph.co.za

PO Box 11437
Silver Lakes
0054

Lombardy Corporate Park
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0084



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1. THE APPLICATION

Application is made in terms of Section 21 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) for the amendment of the City of Johannesburg Land Use Scheme, 2018 to increase the permissible height of the building from three (3) storeys to five (5) storeys on Erf 560 Cottesloe.

The existing zoning confirms a height of three (3) storeys. The existing building is constructed to five (5) storeys. Application is being made to increase the height of the building with an additional two storeys to allow for a five (5) storey building on the property.

2. GENERAL INFORMATION

2.1 Local Authority

The property falls within the jurisdiction of the City of Johannesburg Metropolitan Municipality.

2.2 Property Description

Erf 560 Cottesloe

2.3 Registered Owner

The property is registered in the name of Netcare Property Holdings (Pty) Ltd.

2.4 Property Size

The property measures 3,9857 hectares in extent.

2.5 Locality (see Locality Plan)

The property is situated at 30 Canary Street, Cottesloe.

Kindly refer to the below aerial photograph, as well as the locality plan submitted with the application.



2.6 Existing Zoning

The property is zoned “Institutional” in terms of the City of Johannesburg Land Use Scheme, 2018. Kindly refer to the attached zoning certificate.

2.7 Existing Land Use

The site is fully developed as a hospital specialising in rehabilitation.

2.8 Deed of Transfer

The property is registered in Deed of Transfer no. T067804/2005.

2.9 Bond

The property is not bonded.

3. MOTIVATION

3.1 Background on the application

The owner obtained Council approval in support of a hospital specialising in rehabilitation on the application site in terms of the City of Johannesburg Land Use Scheme, 2018. The permitted height is three (3) storeys, however the existing building is five (5) storeys.

Application is made to increase the height from three (3) storeys to five (5) storeys in support of the existing building on site.



From there this application.

3.2 Immediate area / surroundings

The application site is situated in an educational and institutional “hub”. The surrounding land uses are summarised as follows:

North: Educational (University of Johannesburg)

East: Educational

South: Educational

West: Student accommodation and SABC.

Kindly refer to the land use plan provided with the application.

3.4 Need and Desirability

This application was measured against the conditions contained in the following policy documentation:

- Regional Spatial Development Framework 2013: Region B
- Johannesburg Spatial Development Framework, 2040
- Nodal Review Policy, 2019/20
- Gauteng Spatial Development Framework, 2030
- Spatial Planning and Land Use Management Act, Act 16 of 2013

3.4.1 Regional Spatial Development Framework, 2010/2011: Region B

Kindly note from the onset of this section that the RSDF is outdated and is required to be updated in order to fully motivate an application. Land uses have changed and certain nodes have expanded; this needs to be taken into account.

“Region B as depicted on Plan 1 is one of seven Administrative Regions that make up the City of Johannesburg. It is the central region of the City, situated to the north-west of the Johannesburg CBD. It is bordered by Greater Sloane and Douglasdale to the north, Bryanston East, Sandton, Melrose, Parktown and Johannesburg CBD to the east, Main Reef industrial townships, Northcliff and Randpark to the west and Nasrec and Soweto to the south.” Page 13, RSDF - Region B

Cottesloe is situated in Sub-Area 4 within Region B of the RSDF.

“The clustering of primarily institutional uses in this Sub Area is to the benefit of Region B and should subsequently be enhanced. The presence of other land uses, including office and commercial development in this Institutional District is recognised and promoted and the necessity to link to the institutional uses in Region F, (Braamfontein) is acknowledged.” Page 87, RSDF - Region B

The application forms part of the institutional cluster and the increase in height (although existing) is to the benefit of the community as the uses are optimised.

3.4.2 Johannesburg Spatial Development Framework, 2040

*“The core objective of the SDF 2040 is to create a **spatially just world class African city**. The SDF 2040 is premised on spatial transformation, defined through the principles of equity, justice, resilience, sustainability and urban efficiency which it seeks to translate into a development policy.” Page 19, JSDF 2040*

“The future polycentric Johannesburg will bring jobs to residential areas and housing opportunities to job centres rather than merely transporting people between the two. It will create complete nodes where people can live work and play that are efficiently connected by public transport. It will bridge spatial and social barriers and build a framework for a spatially just city.” Page 22, JSDF 2040

What is relevant to this application (being for obtaining consent for an increase in the height of the building with an additional two storeys) is the following:

“The development approach focuses on infill and redevelopment (brownfields) in favour of green-field development on the outskirts of the city. The new polycentric compact city model will combine density (housing, jobs and urban amenities), proximity, accessibility to public transit, and diversity of land use to establish an urban hierarchy and logic.

[...]



Significant vacant or underutilised land parcels in well-located areas within the existing urban fabric should be unlocked and released for development or re-development.” Page 111-112, JSDF 2040

The intention of the owner and developer is to optimise the development on the property. The existing building exceeds the permissible height with two (2) storeys. This is regarded as infill development in accordance with the above views.

“In terms of infrastructure, there will be significant financial gains if the goes through densification rather than sprawling. Firstly, densification allows the City to make full use of existing infrastructure capacity. In many cases, there is ‘spare’ capacity in infrastructure networks that must be used up in line with the principle of efficiency from SPLUMA, which states, ‘land development must optimise the use of existing resources and the accompanying infrastructure’.” Page 241, JSDF 2040

The above extract directly relates to the owners’ intention on the property. The increase in height will result in the legalisation of the existing development in accordance with the Scheme. The hospital can supply all the necessary services and related services in one building as oppose the patients needed to be transported to the various supporting disciplines.

This application is clearly in line with this policy document.

3.4.3 Nodal Review Policy, 2019/20

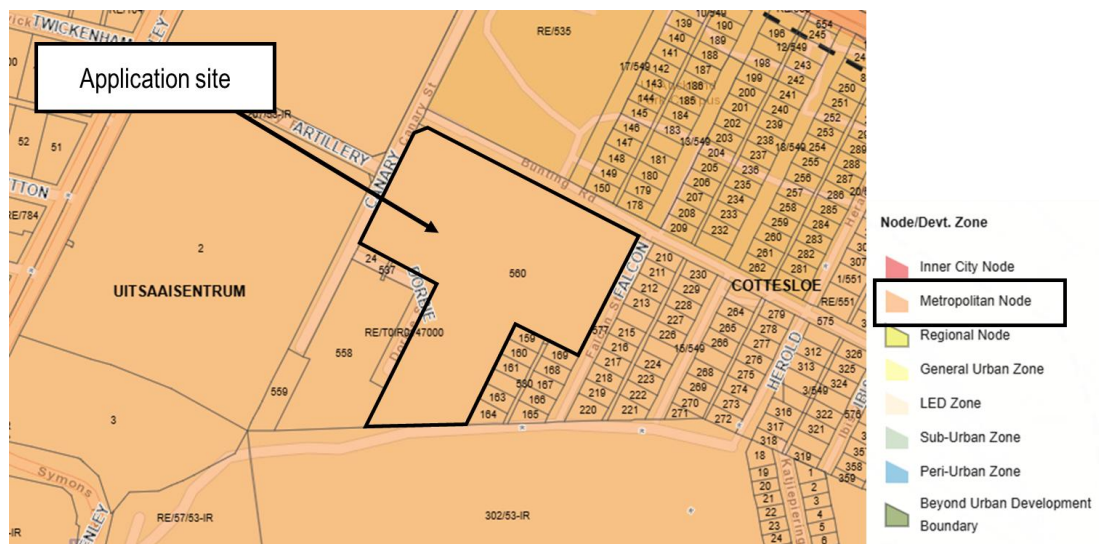
The City of Johannesburg approved and adopted the Nodal Review on 27 February 2020. With this approval the RSDF’s have been repealed. The Nodal Review is a comprehensive Policy detailing and supporting densification and supplied development / design guidelines.

“The Design Guidelines and Form-based Codes specifically address the following:

- *Creating distinctive, attractive environments with a strong sense of place and local ownership;*
- *Land use intensification and densification that provides additional opportunities for intensity development, but that are designed to activate the street and increase the number and diversity of users;*

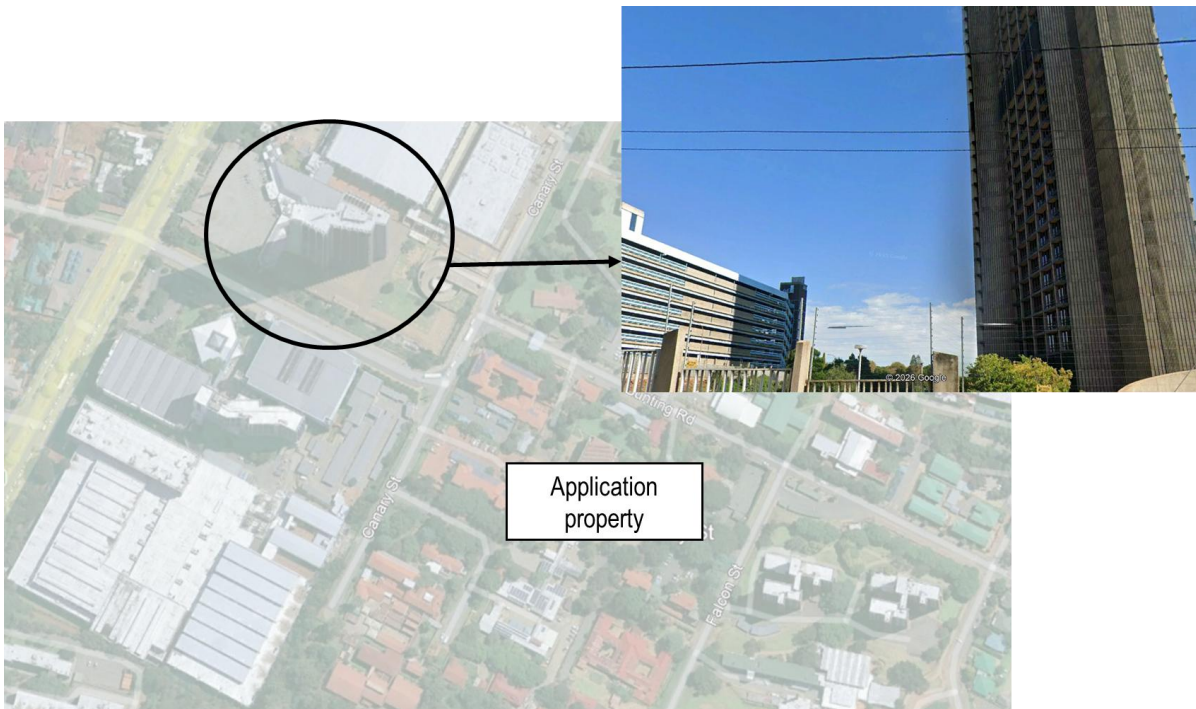
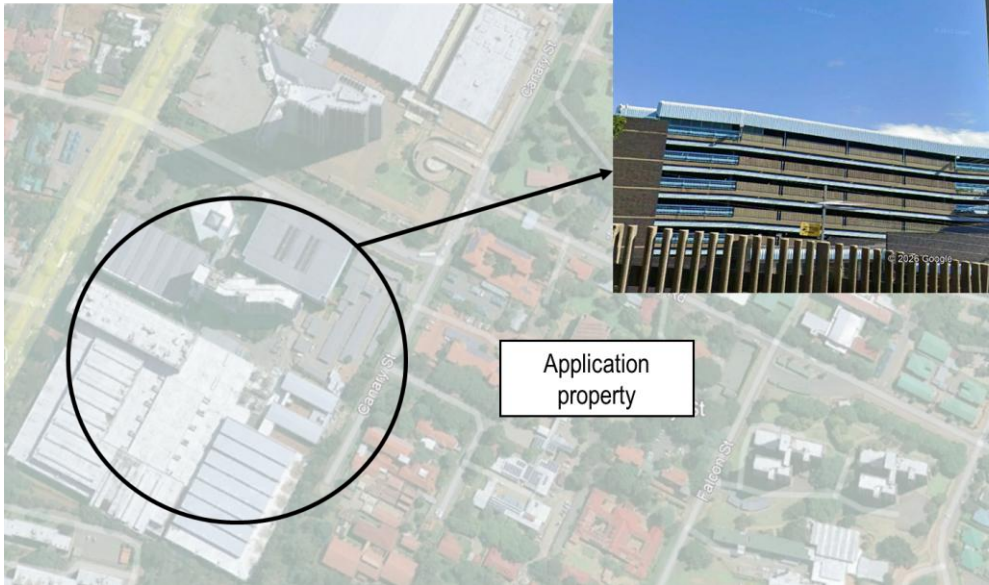
- *Creation of a range of housing opportunities and choices to address a wide spectrum of housing needs and achieve socio-economic integration;*
- *Land use and transportation integration, by strengthening and directing development around transit amenities and in so doing increase public transport ridership;*
- *Creating pedestrian friendly environments by providing a high quality streetscape that create a comfortable environment for pedestrians.*
- *Promoting alternative modes of transportation to the private vehicle, e.g. walking and cycling.” Page 36. Nodal Review Policy 2019/20*

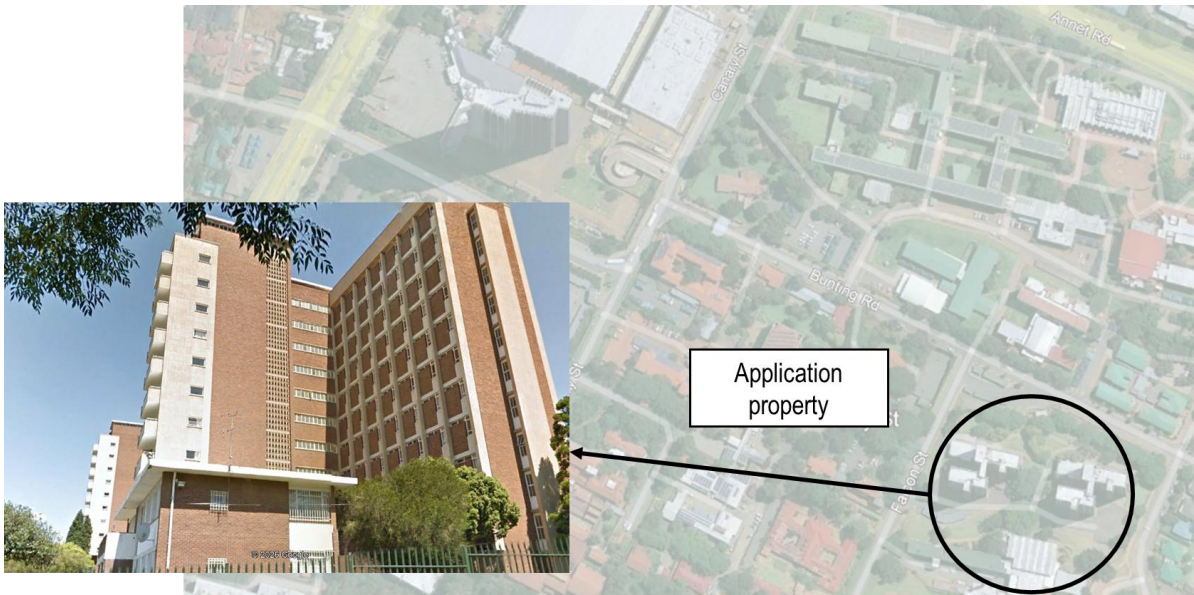
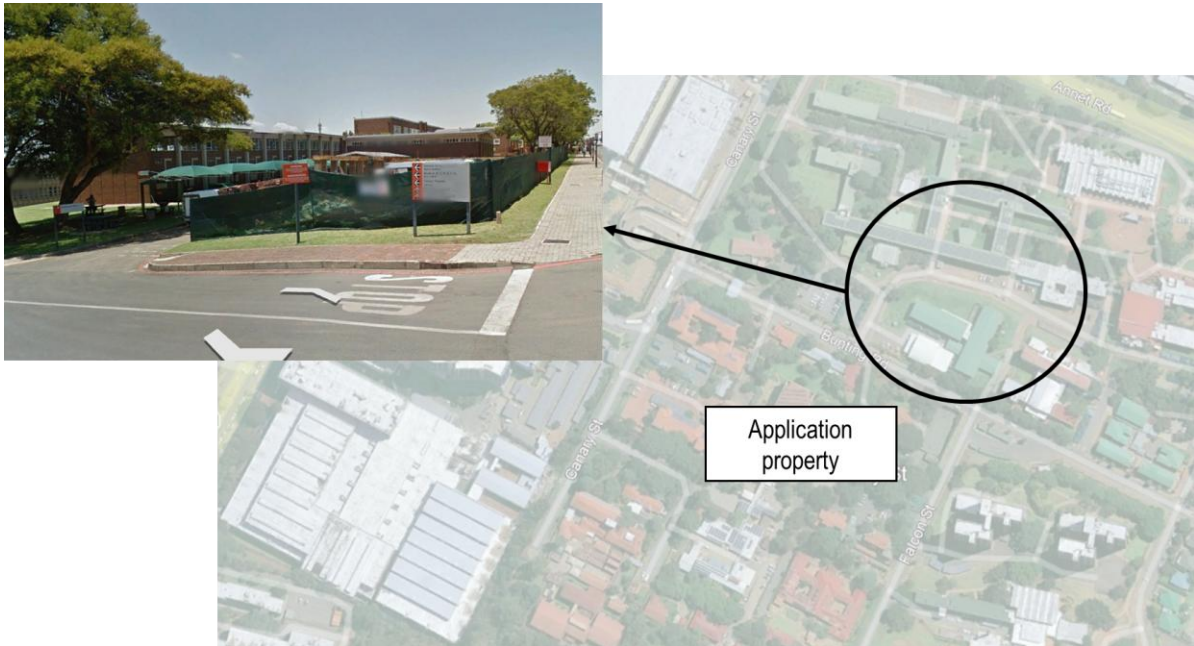
By way of approval of this application the Municipality will be supporting and implementing the aforementioned guidelines, i.e.: creating distinctive environments (in this case institutional) as well as land use intensification (increase in height). Great care was applied when formalising the different nodes within this document, the application site falls within the Metropolitan Node.



The encouraged height within the Metropolitan Node is summarised as “3 to 20 (with surrounding built form, area character, physical and geographic considerations and motivation). Scaling down from higher (central) to lower (peripheral) in-tensity areas of the node is encouraged. As a guide, not more than 2 storeys higher than highest neighbouring erfs rights or use (whichever is higher)”. The current application relates to the increase in permitted height with an additional 2 storeys. The application – if successful – will allow for a five (5) storey development. The approved land uses on site and requested additional height is in accordance with the Nodal Review.

The surrounding properties have varying heights. The property directly south west of the application property has a permitted height of 12 storeys. The increase to five (5) storeys will not have a detrimental impact on the area.





The SDF 2040 as well as the Nodal Review must be read in conjunction with each other. This application is in line with the views and planning for the City of Johannesburg Metropolitan Municipality.

3.4.4 Gauteng Spatial Development Framework, 2030

Due to the extent of this application being just for the increase of the permissible height with an additional two storeys, the impact thereof on a Provincial scale can be seen as insignificant. The compliance motivated with the Regional Spatial Development Framework under 3.4.1 is more applicable to this type of application.



3.4.5 Spatial Planning and Land Use Management Act, Act 16 of 2013

The recent introduction of SPLUMA requires for all land development applications to comply and be motivated in accordance with same.

This application complies with the principles of SPLUMA, as well as other sections which will be elaborated on further below.

How this application complies with the applicable sections set out in SPLUMA:

Section 7

7. The following principles apply to spatial planning, land development and land use management:

- (a) ***The Principle of spatial justice, whereby –***
- (i) ***Past spatial and other development imbalances must be redressed through improved access to and use of land;***
 - (ii) ***Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;***
 - (iii) ***Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantages communities and persons;***
 - (iv) ***Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;***
 - (v) ***Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and***
 - (vi) ***A Municipal Planning Tribunal considering an application before it may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land of property is affected by the outcome of the application;***

This application is for the Rezoning of the property to allow for an increase in height from three (3) storeys to five (5) storeys on the property. This application for flexibility in the allowed rights on the property will directly assist in adherence to the above conditions.

- (b) ***The principle of spatial sustainability, whereby spatial planning and land use management systems must –***



- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;**
- (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;**
- (iii) Uphold consistency of land use measures in accordance with environmental management instruments;**
- (iv) Promote and stimulate the effective and equitable functioning of land markets;**
- (v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;**
- (vi) Promote land development in locations that are sustainable and limit urban sprawl; and**
- (vii) Result in communities that are viable;**

This application complies with the above principle. The site is not viable agricultural land in any form, will support the functioning of land markets in the area. The application does not result in urban sprawl and will result in a viable and a well-functioning community.

- (c) The principle of efficiency, whereby –**
 - (i) Land development optimises the use of existing resources and infrastructure;**
 - (ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and**
 - (iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;**

This application complies with the above principle, specifically the optimal use of existing services infrastructure. The owner wishes to finalise the application timeously in order for their architect to submit and approve the required site plan and building plans.

- (d) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and**

The Spatial Development Framework available to applicants allow for the change in land use and development controls within the City of Johannesburg, allowing for applications such as these. Although the site does not fall within an environmentally sensitive area, its support will allow for sound economic affairs in the city.

- (e) ***The principle of good administration, whereby –***
- (i) ***All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems embodied in this Act;***
 - (ii) ***All government departments must provide their sector inputs and comply with any prescribed requirements during the preparation or amendment of spatial development frameworks;***
 - (iii) ***The requirements of any law relating to land development frameworks;***
 - (iv) ***The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and***
 - (v) ***Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.”***

This application complies with the above principle; the development conforms to the applicable land use provided for in the Nodal Review Policy being situated in a Metropolitan Node, which was further motivated under point 3.4.3. All the required internal departments will be required to provide comments on the application prior to consideration and approval.

Section 42

42. (1) *In considering and deciding an application a Municipal Planning Tribunal must-*

- (c) (i) ***the public interest;***
- (ii) ***the constitutional and transformation imperatives and the related duties of the State;***
- (iii) ***the facts and circumstances relevant to the application;***
- (iv) ***the respective rights and obligations of all those affected;***
- (v) ***the state and impact of engineering services, social infrastructure and open space requirements; and***
- (vi) ***the effect of the land development application on the environment.***

- **Public interest:**

The proposed increase in height will not impact the public interest. The property is situated in an educational hub; the hospital was develop on site and the 5 storey building for more than 20 years. The approval of this application will also allow for the property owners to obtain approved building plans.

- **Constitutional and transformation imperatives and the related duties of the State:**

The application does not have any bearing related to the duties of the State.



- Facts and circumstances relevant to the application:
The purpose of this application is to increase the permissible height of the building from three (3) storeys to five (5) storeys. The application is submitted for the amendment of the City of Johannesburg Land Use Scheme, 2018 to increase the permissible height with two storeys.
- Respective rights and obligation of all those affected:
The approval of this application will not have a negative impact on the area and its citizens. The required land use rights are already in place.
- State and impact of engineering services, social infrastructure and open space requirements:
It is not foreseen that the application will have an impact on the services as the infrastructure / bulk is already available in the area. The relevant service department will be provided the opportunity to comment on the application. **It must be noted that the approval of this application will not result in any change to the existing land use rights. The land use rights are already in place. There is also no increase in coverage or FAR.**
- The effect of the land development application on the environment:
The application site is situated within a built-up environment; it is not foreseen that the development will have any impact on the environment.

In general, the application will promote *safety, order, convenience and welfare of the area*. The approval of this application will result in a more viable development that complies with all health and safety requirements.

4. DEVELOPMENT PROPOSAL

The owner obtained Council approval in support of an Institution for a Rehabilitation Centre on the application site in terms of the City of Johannesburg Land Use Scheme, 2018. The permitted height is three (3) storeys, however the existing building is five (5) storeys. The height of the building can only be increased with two (2) additional storeys with a rezoning application.

The proposal is to increase the height from three (3) storeys to five (5) storeys.



Proposed development controls (height restriction changes only):

USE ZONE:	Institutional
COVERAGE:	70%
FAR:	2.1
HEIGHT:	5 storeys
PARKING:	As per Scheme

The application relates to the increase in height with an additional two storeys to permit five (5) storeys on the application property.

The proposed increase in height will not be detrimental to the future planning for the area and will support the optimal and efficient development of the site.

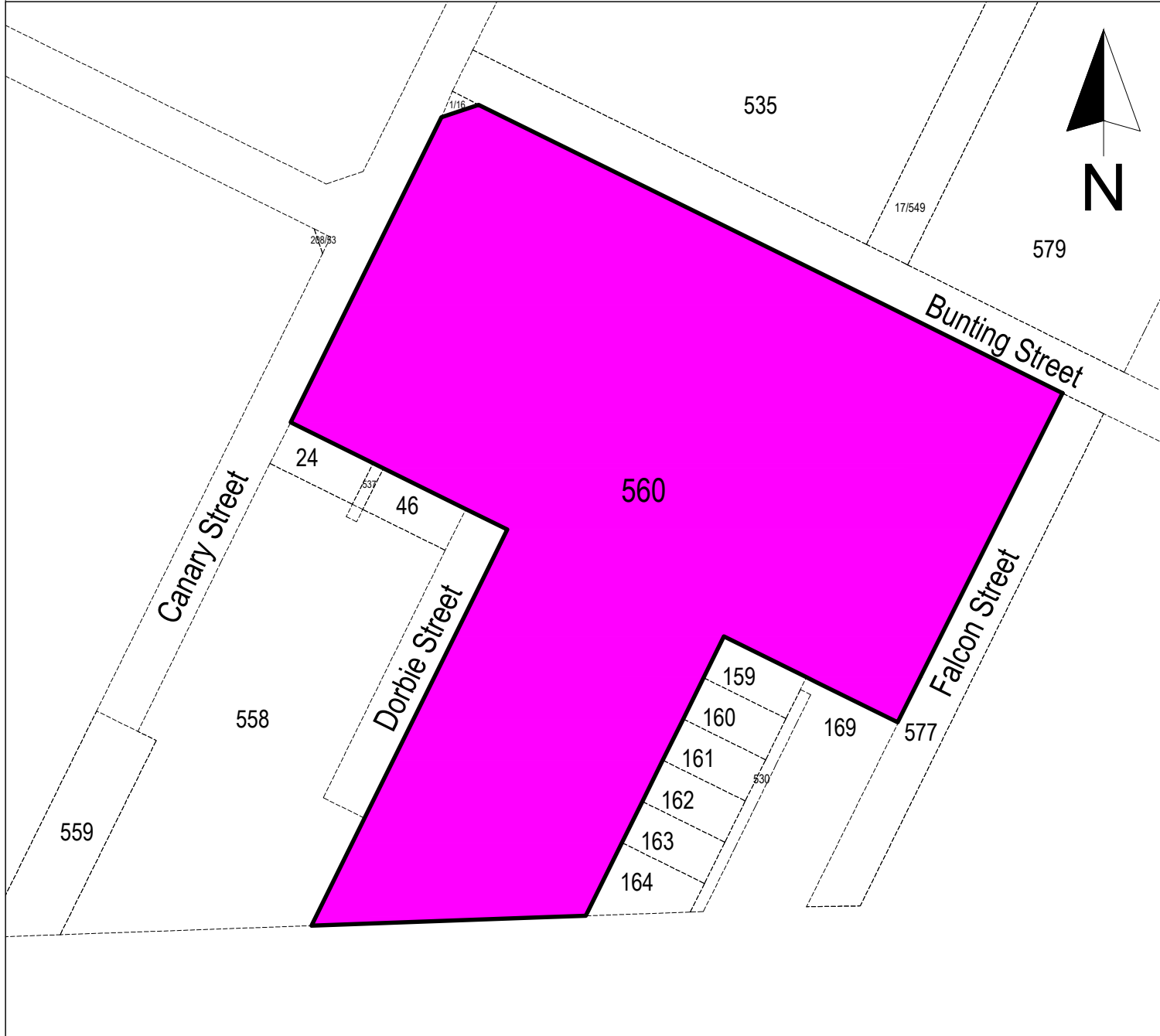
5. CONCLUSION

Application is made in terms of Section 21 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) for the amendment of the City of Johannesburg Land Use Scheme, 2018 to increase the permissible height of the building from three (3) storeys to five (5) storeys on Erf 560 Cottesloe.

The existing zoning confirms a height of three (3) storeys. The existing building is constructed to five (5) storeys. Application is being made to increase the height of the building with an additional two storeys to allow for a five (5) storey building on the property.

The proposed development will not detrimentally affect anyone's health but will promote good order and better security in the area. It will promote the amenity, convenience and general welfare in the area to no expense of the people.

The Municipality's approval of this application will be appreciated.



ERF 560 COTTESLOE

REFERENCE

Area boundary ———

USE ZONES

Institutional

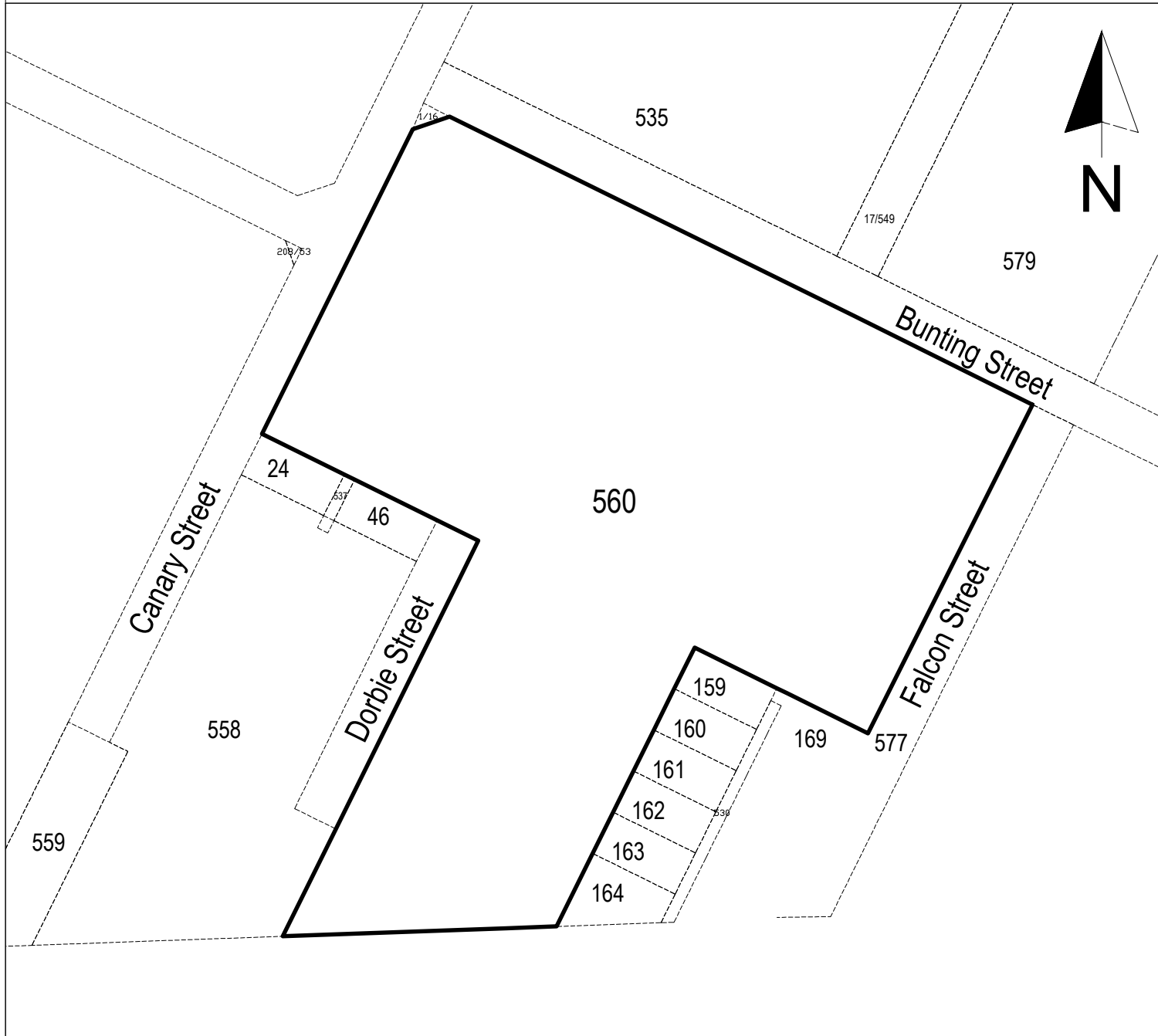
APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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ERF 560 COTTESLOE

REFERENCE

Area boundary ———

HEIGHT ZONES

Height Zone A - 3 Storeys

DENSITY ZONES

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ___ / ___ / ___



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**CITY of JOHANNESBURG LAND USE SCHEME, 2018,
ANNEXURE**

CITY OF JOHANNESBURG LAND USE SCHEME, 2018, APPROVED BY VIRTUE OF ADMINISTRATOR'S NOTICE, DATED 2 JANUARY 2019 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:

1. The Map, A and B Series, as shown on Map 3, Annexure

COLUMN 1	USE ZONE Institutional
COLUMN 2	DESCRIPTION OF LAND Erf 560, Cottesloe
COLUMN 3 *	PRIMARY RIGHTS: (LAND USE TABLE "2") As per Scheme
COLUMN 4 *	USES WITH CONSENT: (LAND USE TABLE "2") As per Scheme
COLUMN 5 *	USES NOT PERMITTED: (LAND USE TABLE "2") As per Scheme
COLUMN 6 *	WIDTH OF SERVITUDE AREA / STREET: Not Applicable
COLUMN 7 *	STOREYS OR HEIGHT IN METRES: As per Scheme, 5 Storeys
COLUMN 8 *	COVERAGE: 70%

**ERF 560
COTTESLOE**

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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COLUMN 9 F.A.R. OR FLOOR AREA:
2.1

COLUMN 10 PARKING PROVISION:
* As per Scheme

COLUMN 11 DENSITY:
* Not applicable

COLUMN 12 BUILDING LINES:
* 3m along street boundary

COLUMN 13 SPECIFIC CONDITIONS:

1. A Site Development Plan to the satisfaction of the Council shall be submitted for evaluation and approval prior to the approval of building plans and/or the development of the erf.
2. The erf shall be landscaped, by the planting of indigenous trees and shrubs only, and maintained to the satisfaction of the Council.
3. Ingress to and egress from the erf shall be located, paved constructed and maintained to the satisfaction of Council.
4. A screen wall fence, of which the height extent and material shall be to the satisfaction of the Council, shall be erected and maintained along the boundaries of the erf, if and when required.

**ERF 560
COTTESLOE**

APPROVED

EXECUTIVE DIRECTOR:
DEVELOPMENT PLANNING
CITY OF JOHANNESBURG

DATE: ____ / ____ / ____



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LAND USES SPECIFICALLY EXCLUDED				
HEIGHT OF BUILDINGS				
STOREYS	3 Storeys			5 Storeys
HEIGHT IN METERS	N/A			
COVERAGE				
%	70%			70%
ACTUAL EXTENT IN m ²	27 899.9m ²			27 899.9m ²
FLOOR AREA RATIO				
RATIO	2.1			2.1
ACTUAL EXTENT IN m ²	83 699.7m ²			83 699.7m ²
DENSITY				
UNITS/ha	N/A			N/A
MAXIMUM No. OF UNITS	N/A			N/A
SPECIFY ANY OTHER LIMITATIONS / REQUIREMENTS				
APPLICATION RELATES TO AN INCREASE IN HEIGHT ONLY				

VERIFIED BY : _____
(PLEASE PRINT)

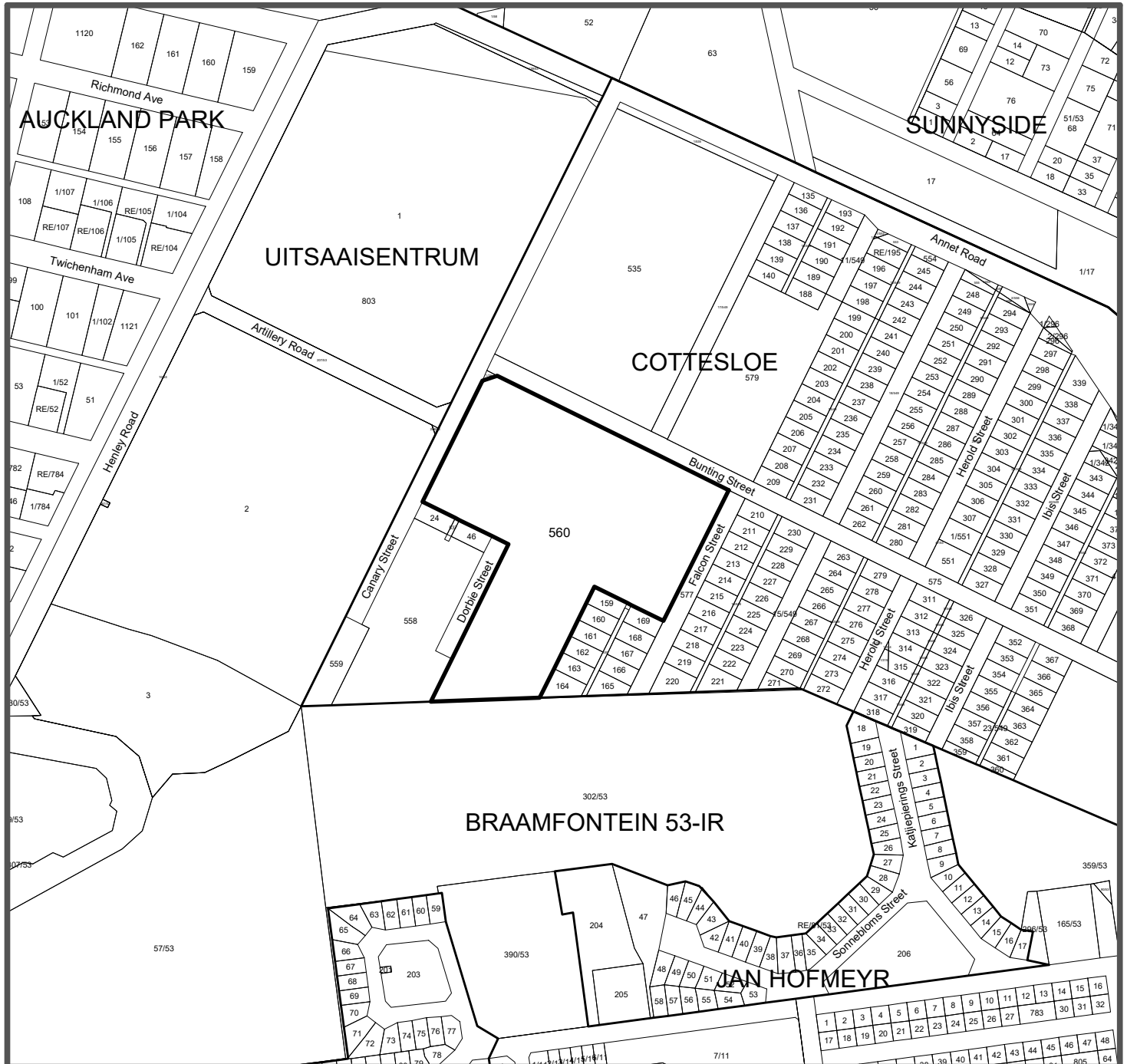
IN MY CAPACITY AS _____

SIGNATURE : _____

DATE : ____/____/20____

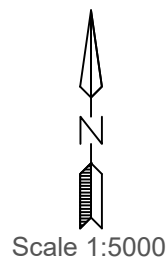
LOCALITY PLAN

ERF 560, COTTESLOE



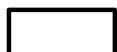
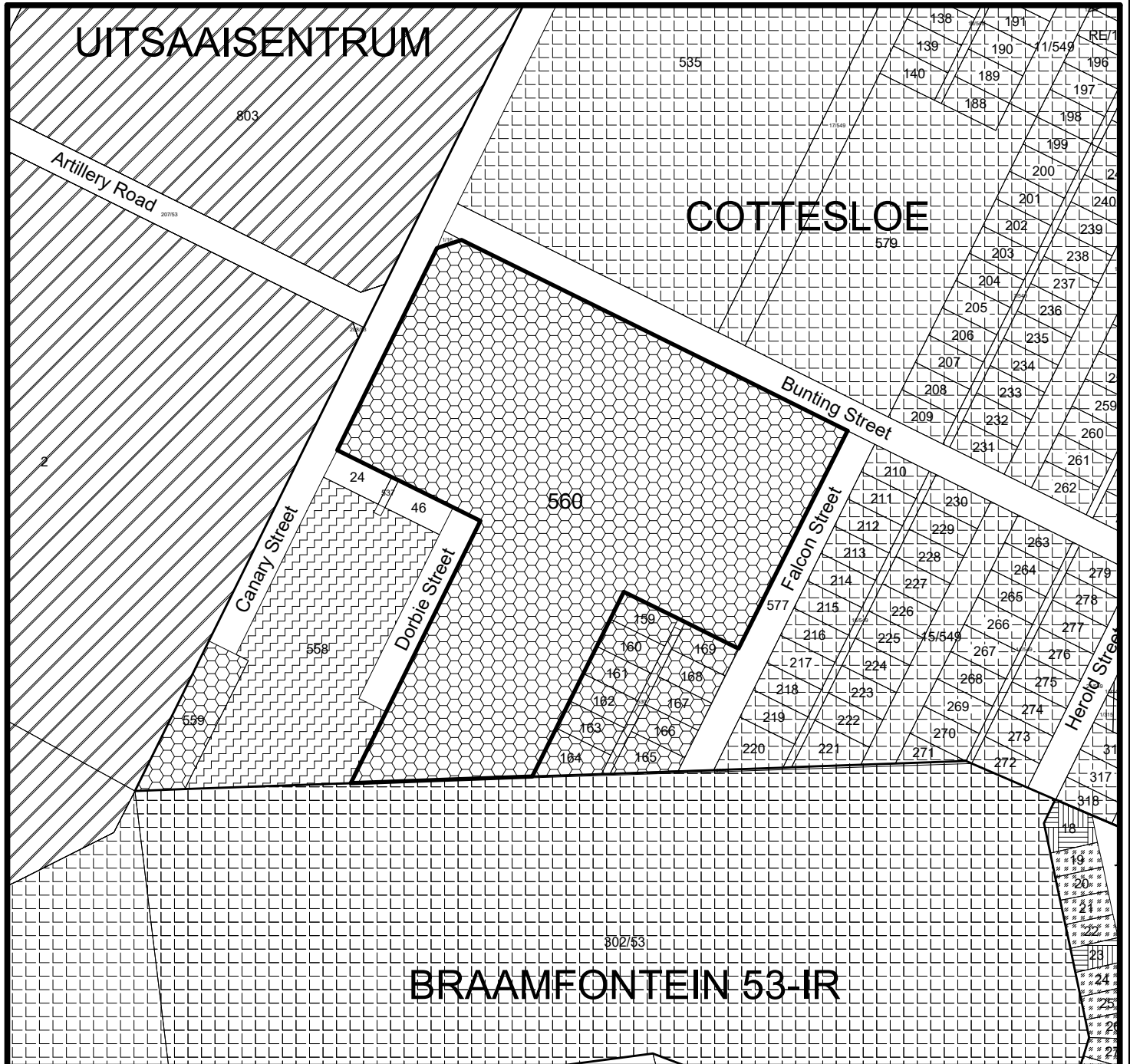
-  The Site
-  Township Boundary
-  Road
-  Railway
-  Railway Station

PO BOX 11437
SILVER LAKES
0054
TEL: (012) 809 2229



ZONING PLAN

ERF 560, COTTESLOE



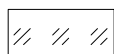
The Site



Residential 3



Institutional



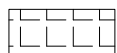
Residential 1



Residential 4



Special



Educational



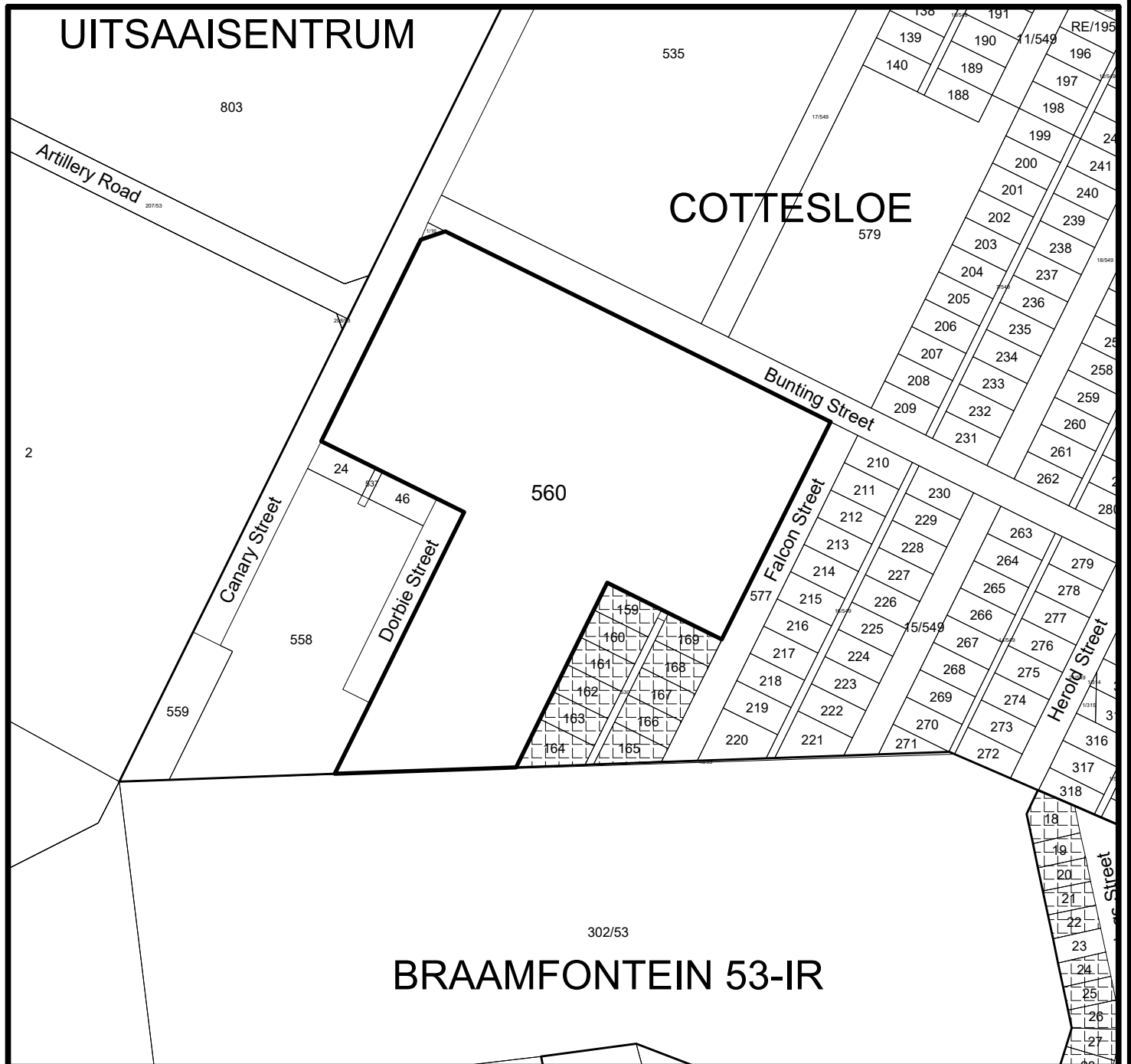
Scale 1:3000



tph
THE TOWN PLANNING HUB cc
changing landscapes

ZONING DENSITY PLAN

ERF 560, COTTESLOE



-  The Site
-  Existing Public Road
-  Erf

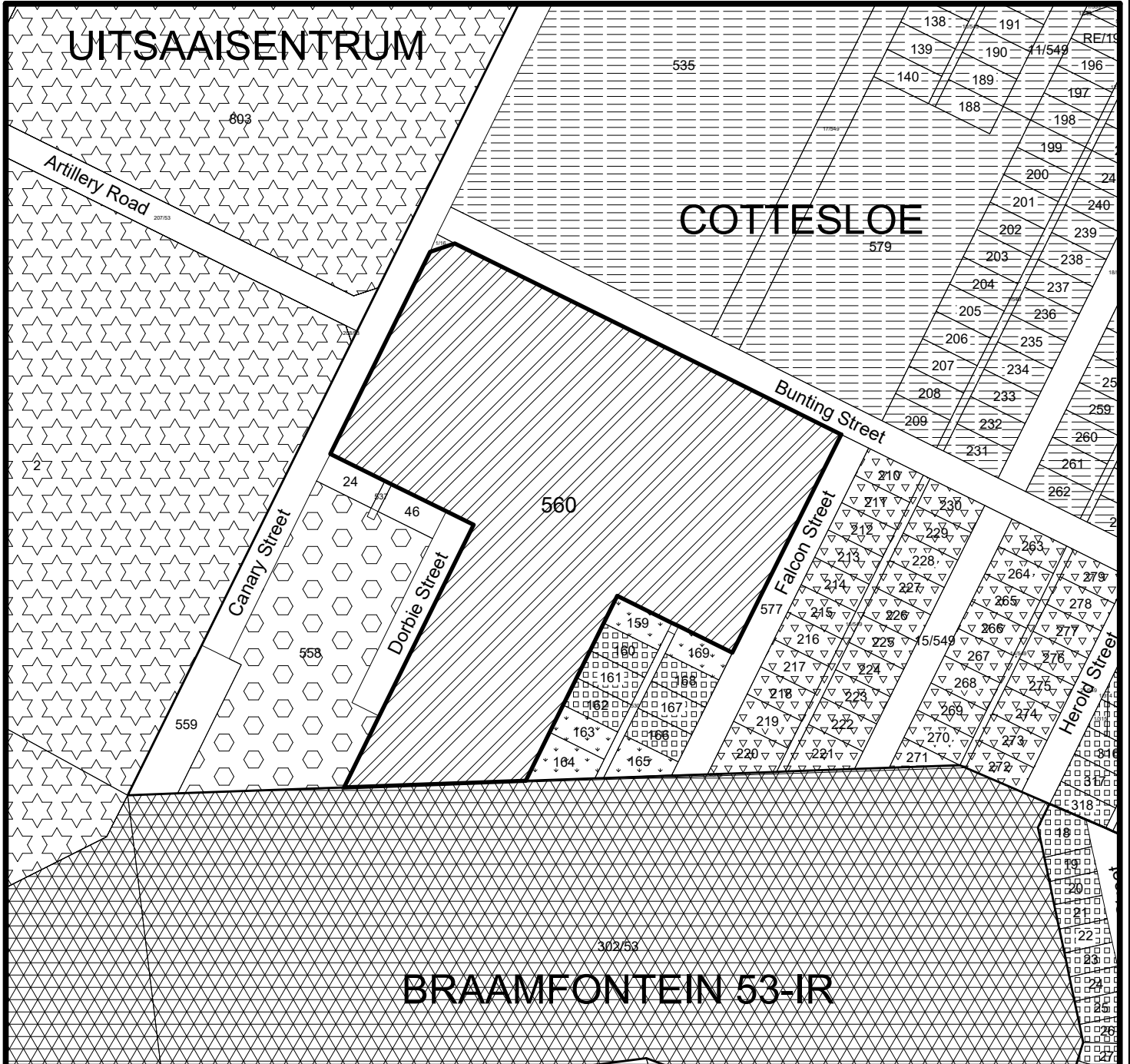




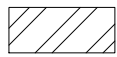
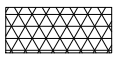
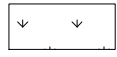
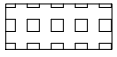
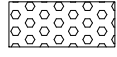



Scale 1:3000



LAND USE PLAN

ERF 560, COTTESLOE



- | | | | |
|--|-------------------|---|-----------------------|
|  | The Site |  | University |
|  | Hospital |  | UJ sports fields |
|  | Vacant |  | Dwelling House |
|  | Care Home |  | Student Accommodation |
|  | SABC Broadcasting |  | SABC Broadcasting |



Scale 1:3000



Area Schedule (Gross Building)	
Name	Area
Call Centre	306 m ²
Consulting / Flats	832 m ²
Covered Circulation	199 m ²
Garage	40 m ²
Hospital	10926 m ²
House	171 m ²
ISD Training Department	663 m ²
Management Info	122 m ²
Medicines	390 m ²
Netcare South West Region	433 m ²
Netcare Training Academy	2926 m ²
Office Block	866 m ²
Services	1644 m ²
	19387 m ²

Area Schedule (FAR)	
Level	Area
G1/P Lower Parking	564 m ²
100 Ground floor	5303 m ²
101 First floor	5687 m ²
102 Second floor	2708 m ²
103 Third floor	1415 m ²
Fourth floor	551 m ²
	16528 m ²

SCHEDULE OF RIGHTS	
<p>SITE INFORMATION</p> <p>ERF No. Erf 560 Cottelose</p> <p>SITE AREA 39 857m²</p> <p>S.O. No. S.O. NO. 1198788</p> <p>TITLE DEED No. 798784 / 88</p>	
<p>ZONING INFORMATION</p> <p>USE ZONE: INSTITUTIONAL</p>	
<p>SITE AREA</p> <p>Area of the Erf 560 Cottelose</p>	Area: 39 857m ²
<p>FAR</p> <p>2:1</p>	<p>Actual FAR: Existing FAR = 16 528m² / 39 857m² = 0.41</p> <p>TARGET FAR: 5,61</p>
<p>HEIGHT</p> <p>0.13 Storeys</p>	4 Storeys
<p>COVERAGE</p> <p>70%</p>	<p>Actual coverage: Existing building coverage = 9 877 / 39 857m² = 24.8%</p>
<p>BUILDING LINES</p> <p>3M Along Street Boundary</p>	
<p>PARKING</p> <p>As Per Scheme</p>	INSTITUTIONAL
<p>REQUIRED:</p> <p>1.5 Bays / 100m²</p> <p>TOTAL PARKING BAYS REQUIRED: 248 BAYS</p> <p>TOTAL PARKING BAYS PROVIDED: 265 BAYS / 17 Bays Extra</p>	<p>16 528 / 100 x 1.5</p> <p>248 BAYS</p> <p>265 BAYS / 17 Bays Extra</p>



Site Plan
SCALE: As indicated

REV	DATE	DESCRIPTION	BY



CLIENT:
NETCARE HOLDINGS (PTY) LTD



CONSULTANT & DETAIL:
VDO Architects (Pty) Ltd
T: + 27 12 348 1343 F: +27 12 348 7219
desk@vdopta.co.za
513 Dawn Road Lynnwood 0081
PO Box 74230 Lynnwood Ridge
Pretoria South Africa

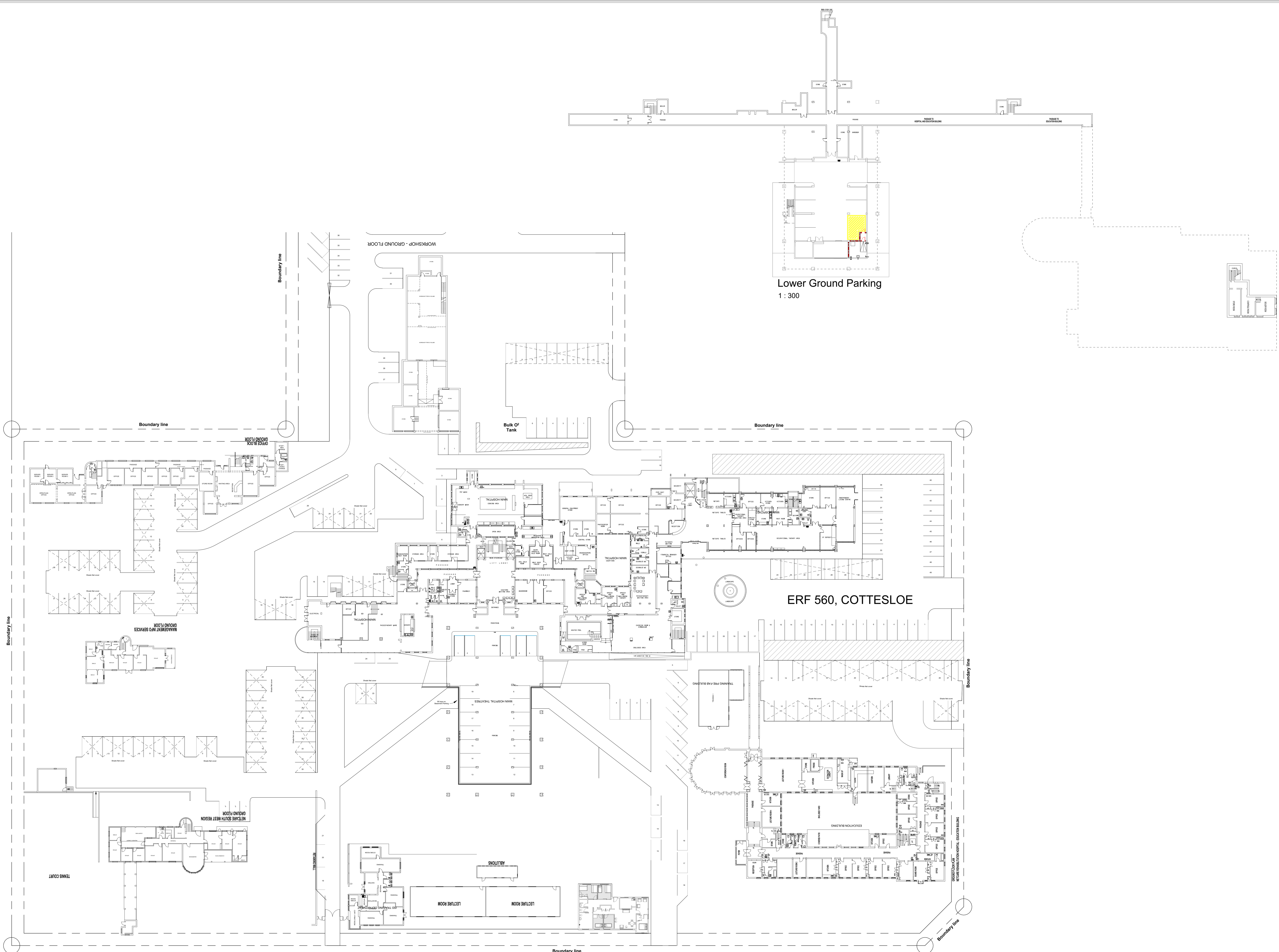
HOSPITAL NAME & ERF NUMBER:
NETCARE REHABILITATION HOSPITAL
ERF 560, COTTESLOE, Johannesburg, 2006

PROJECT DETAILS:
PROJECT:
CONSOLIDATED AS-BUILTS
2022

PLAN DESCRIPTION:
Site Plan

ISSUES FOR:
INFORMATION

SCALE:	SAP NUMBER:
As Indicated	N/A
AD	
PROJECT DATE: 2023/11/04 09:21:19	REVISION NO:
DRAWING DATE: 2023/11/04 09:21:19	REVISION DATE:
	DRAWING NO: 2195 /001



Lower Ground Parking
1 : 300

ERF 560, COTTESLOE

Ground Floor Plan

SCALE: 1 : 300

REV	DATE	DESCRIPTION	BY



CLIENT:
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CONSULTANT & DETAIL:
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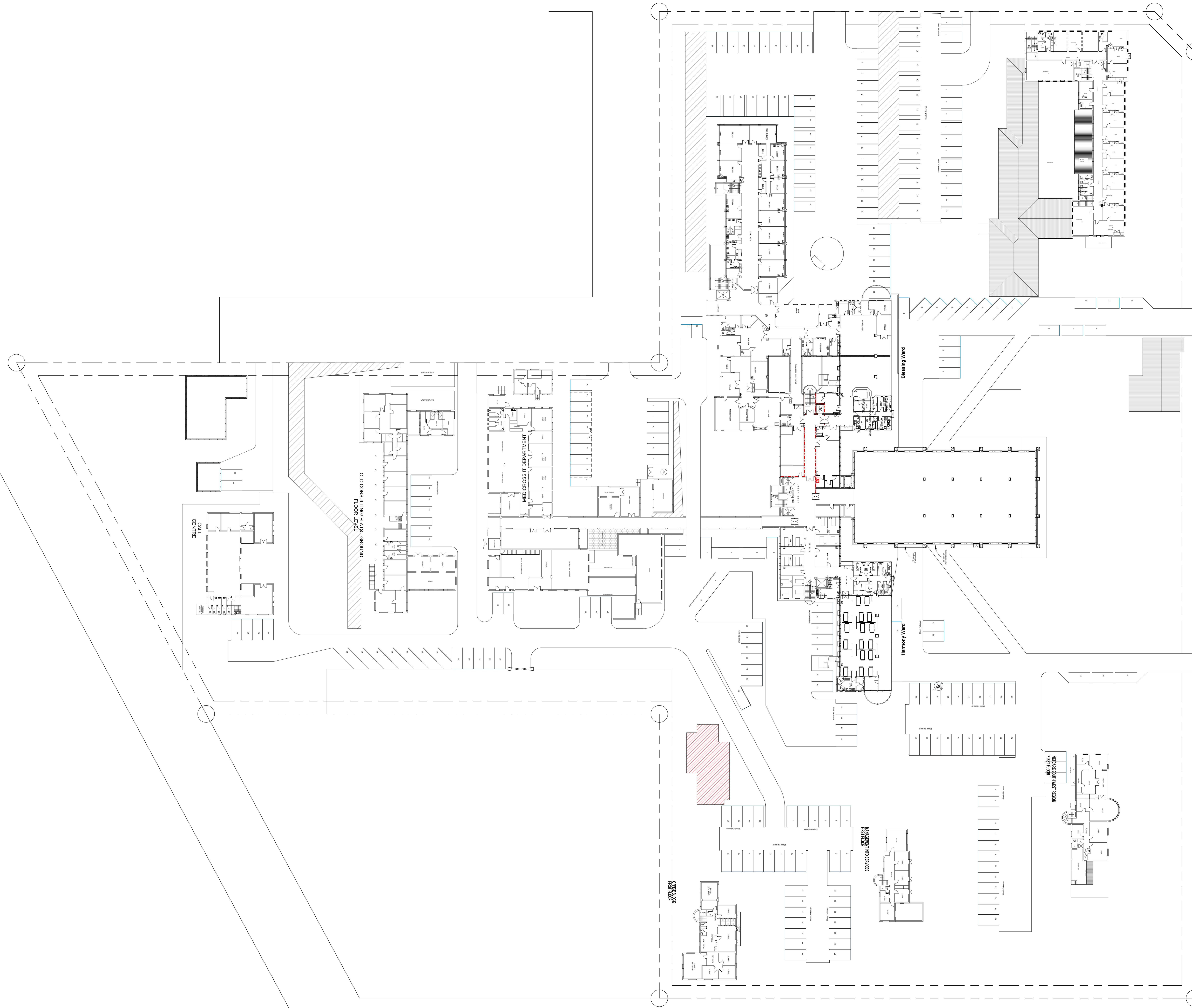
HOSPITAL NAME & ERP NUMBER:
NETCARE REHABILITATION HOSPITAL
ERF 560, COTTESLOE, Johannesburg, 2006

PROJECT DETAILS:
PROJECT: CONSOLIDATED AS-BUILTS 2022

PLAN DESCRIPTION:
Ground Floor Plan

ISSUED FOR:
INFORMATION

SCALE:	SAP NUMBER:
1 : 300	N/A
PROJECT DATE:	REVISION NO:
20231104 00:21:46	
DRAWING DATE:	REVISION DATE:
20231104 00:21:46	
DRAWING NO.:	
2195	/100



First Floor
SCALE: 1 : 300

REV	DATE	DESCRIPTION	BY



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VDO Architects (Pty) Ltd
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desk@vdopla.co.za
513 Dawn Road Lynnwood 0081
PO Box 74230 Lynnwood Ridge
Pretoria South Africa

HOSPITAL NAME & ERP NUMBER:
NETCARE REHABILITATION HOSPITAL
ERF 560, COTTESLOE, Johannesburg, 2006

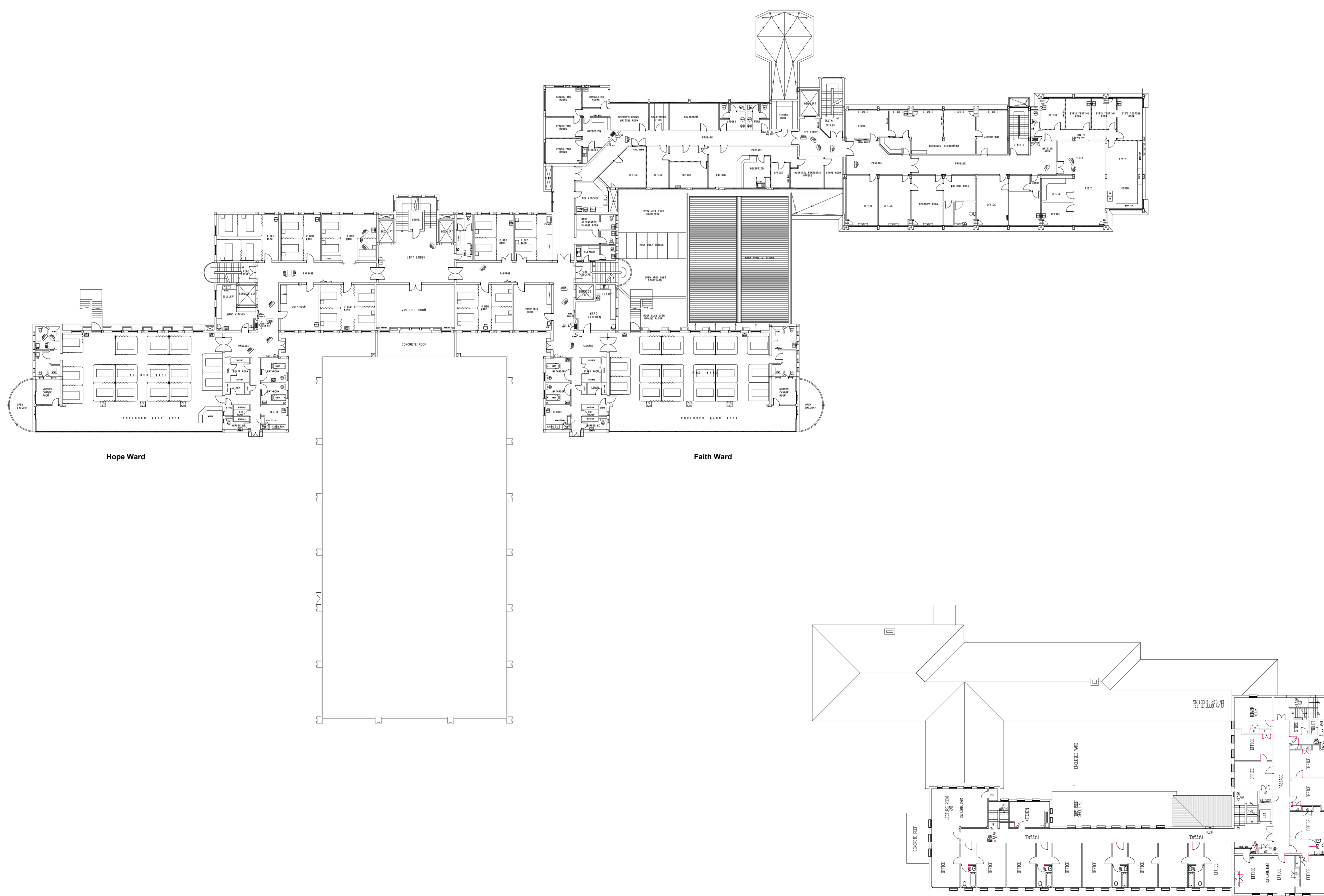
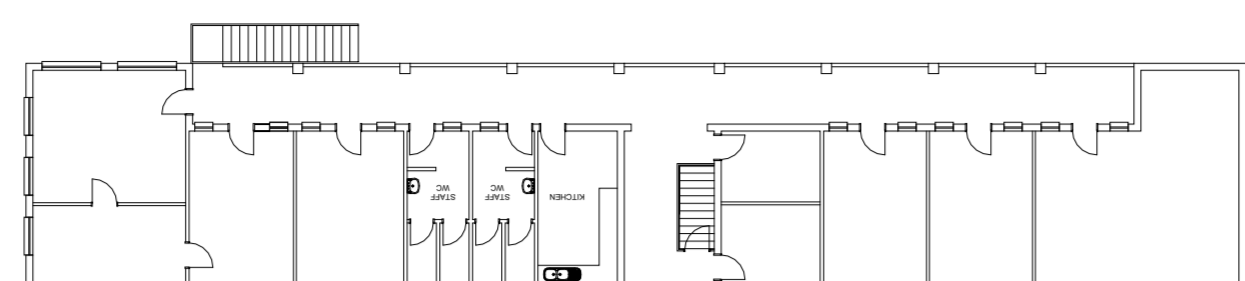
PROJECT DETAILS:
PROJECT: CONSOLIDATED AS-BUILTS 2022

PLAN DESCRIPTION:
First Floor

ISSUED FOR:
INFORMATION

SCALE:	SAP NUMBER:
1 : 300	
PROJECT SIZE:	N/A
AD	
PROJECT DATE:	REVISION NO:
20221104 00:21:09	
DRAWING DATE:	REVISION DATE:
20221104 00:21:09	
DRAWING NO.:	
2195	/101

OLD CONSULTING/ FLATS - 1ST FLOOR LEVEL



NO	DATE	DESCRIPTION	BY



CLIENT:
NETCARE HOLDINGS (PTY) LTD



CONSULTANT & DETAIL:
VDO Architects (Pty) Ltd
T: + 27 12 348 1343 F: +27 12 348 7219
desk@vdopta.co.za
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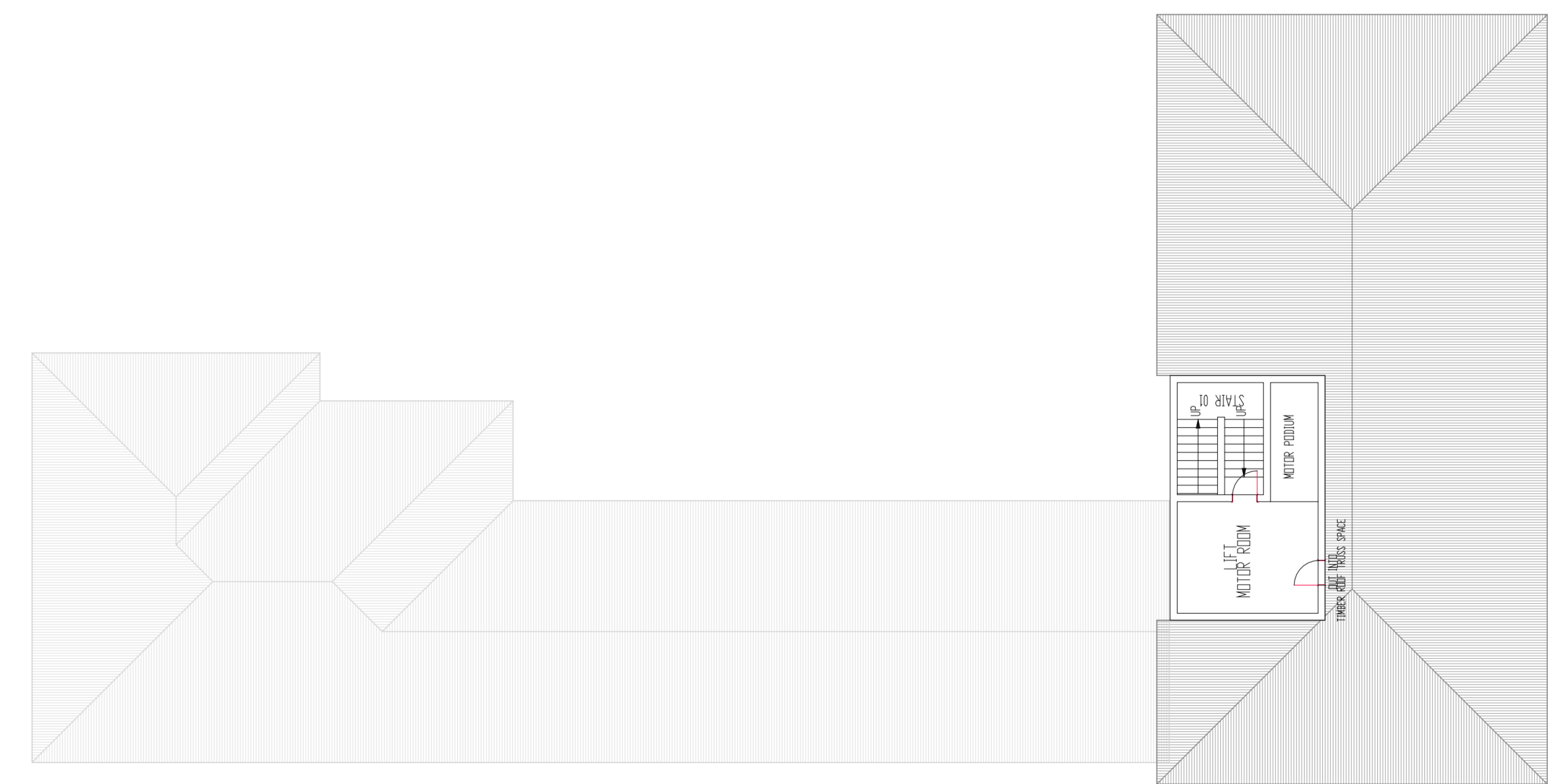
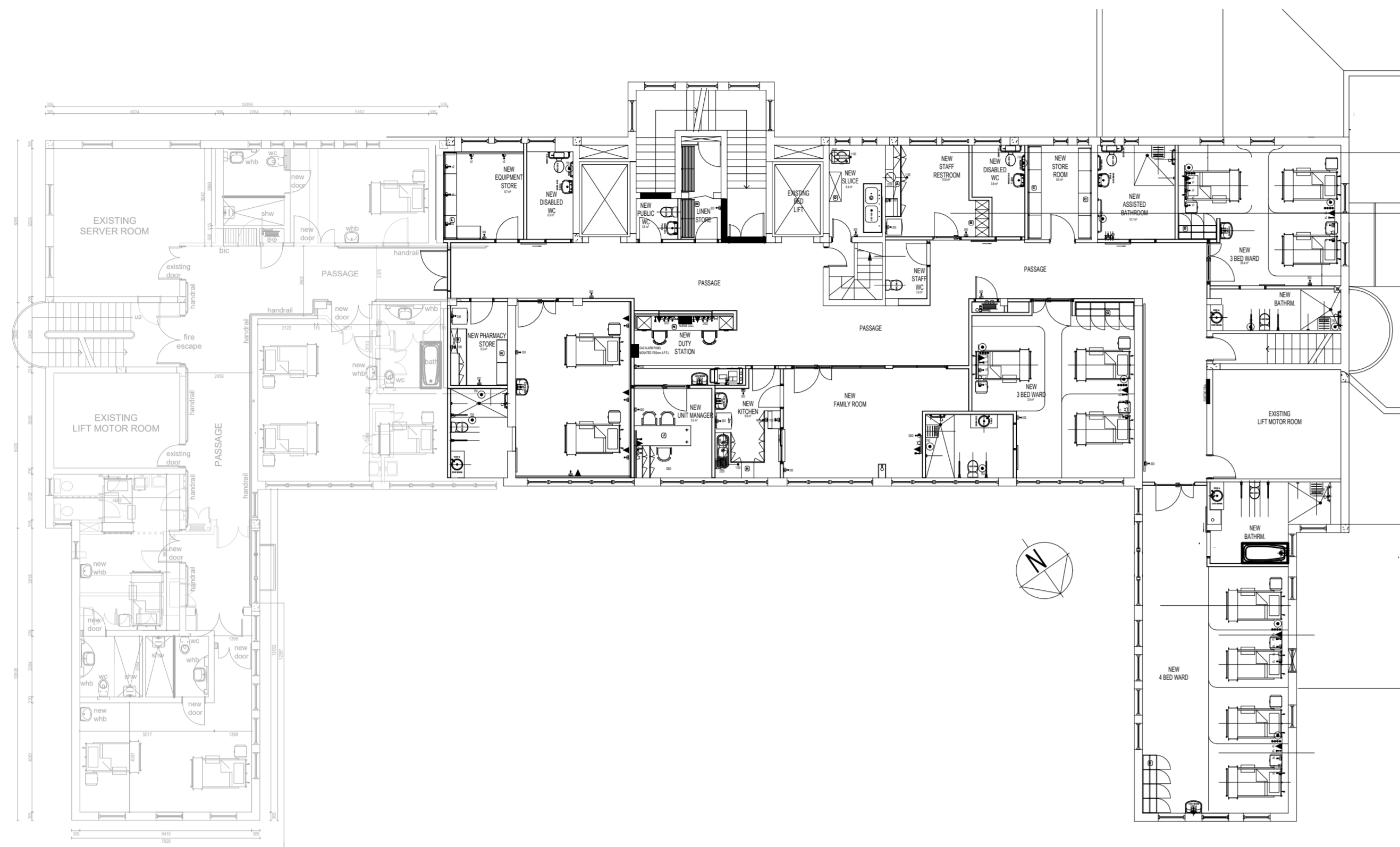
HOSPITAL NAME & ERP NUMBER:
NETCARE REHABILITATION HOSPITAL
ERF 560, COTTESLOE, Johannesburg, 2006

PROJECT DETAILS:
PROJECT: CONSOLIDATED AS-BUILTS 2022

PLAN DESCRIPTION:
Second Floor

ISSUED FOR:
INFORMATION

SCALE:	SAP NUMBER:
1 : 250	N/A
PROJECT DATE:	REVISION NO:
2023/11/04 09:22:47	
DRAWING DATE:	REVISION DATE:
2023/11/04 09:22:47	
DRAWING NO.:	
2195	/102



NO	DATE	DESCRIPTION	BY



CLIENT:
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CONSULTANT & DETAIL:
VDO Architects (Pty) Ltd
T: + 27 12 348 1343 F: +27 12 348 7219
desk@vdopta.co.za
513 Dawn Road Lynnwood 0081
PO Box 74230 Lynnwood Ridge
Pretoria South Africa

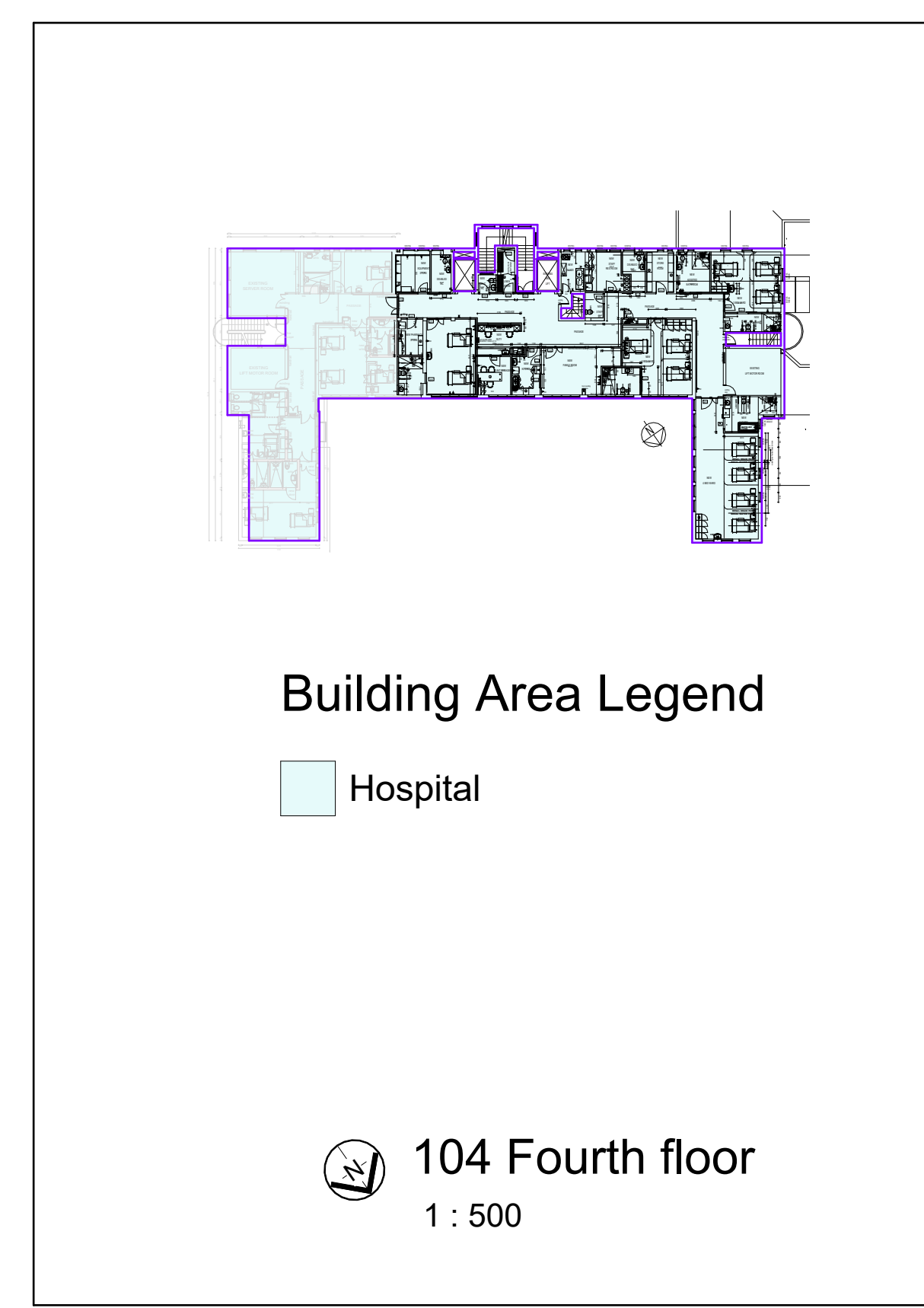
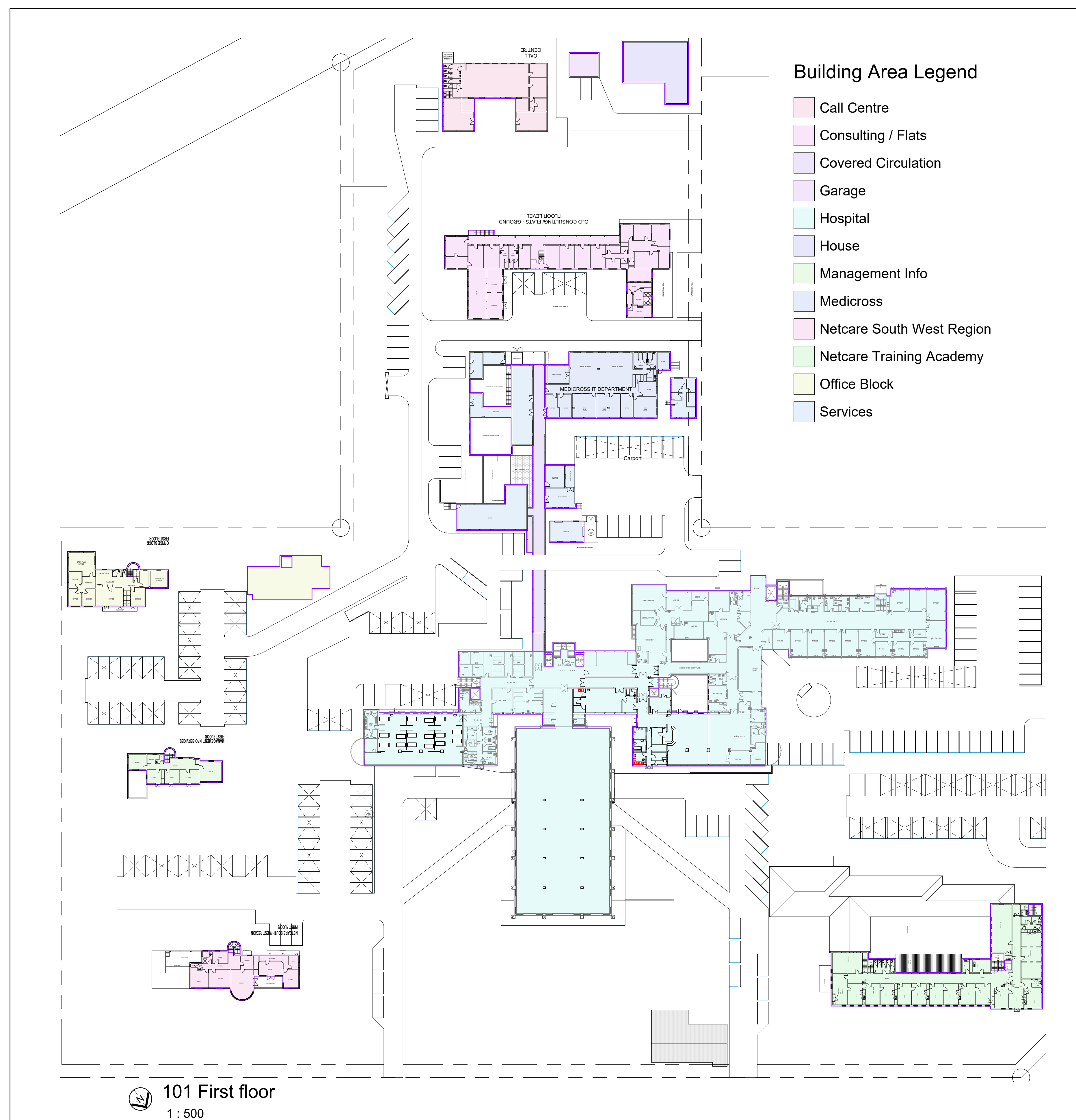
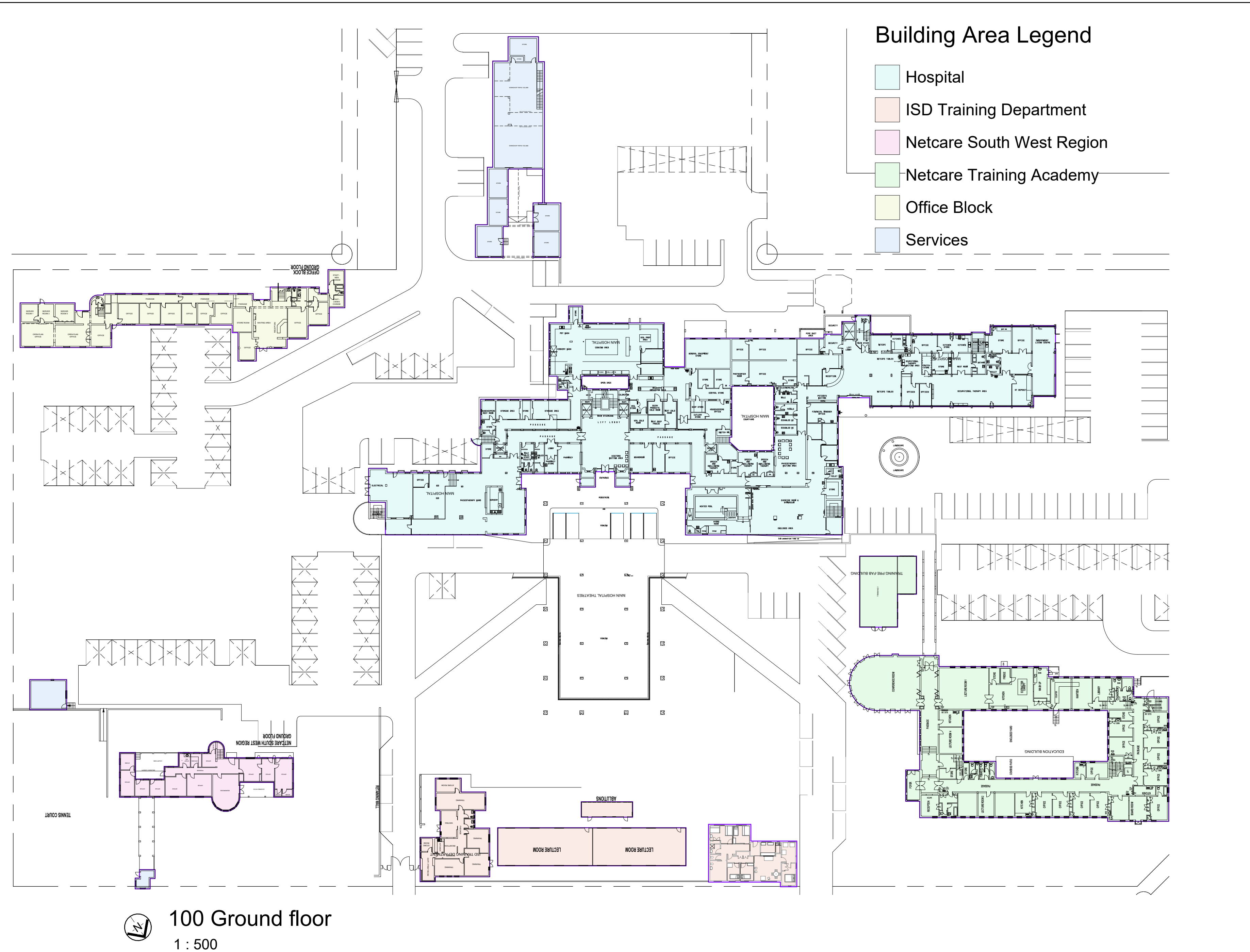
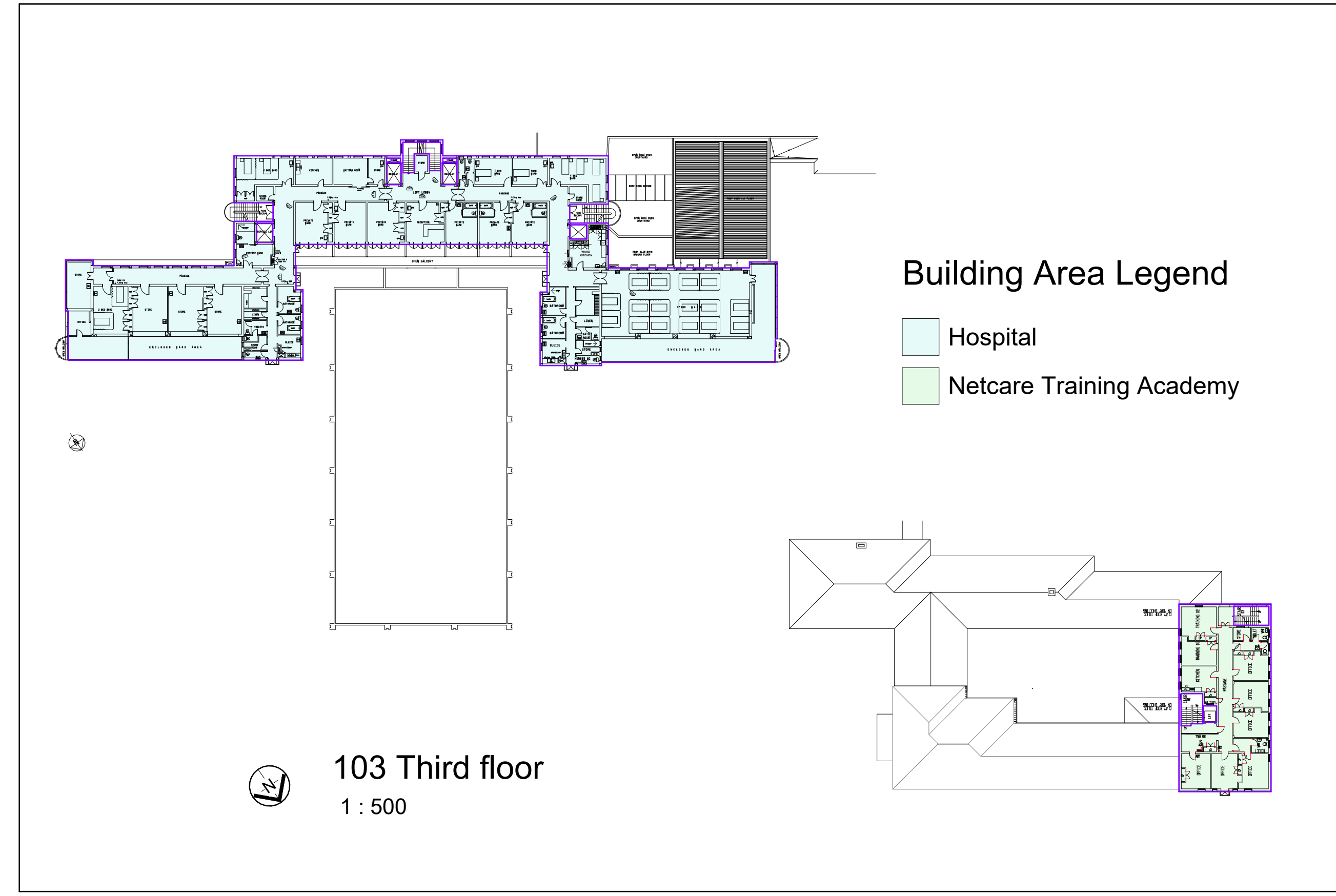
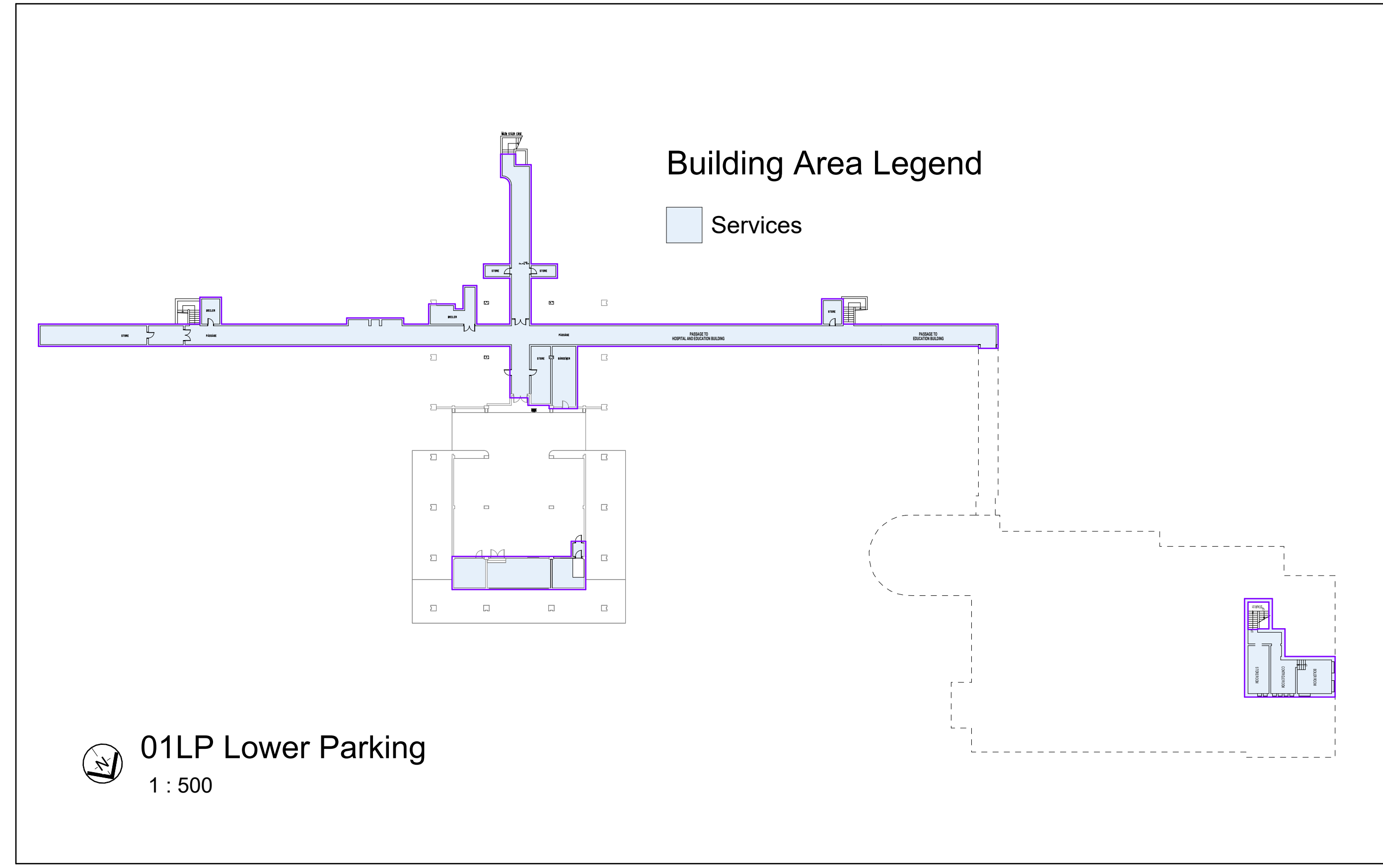
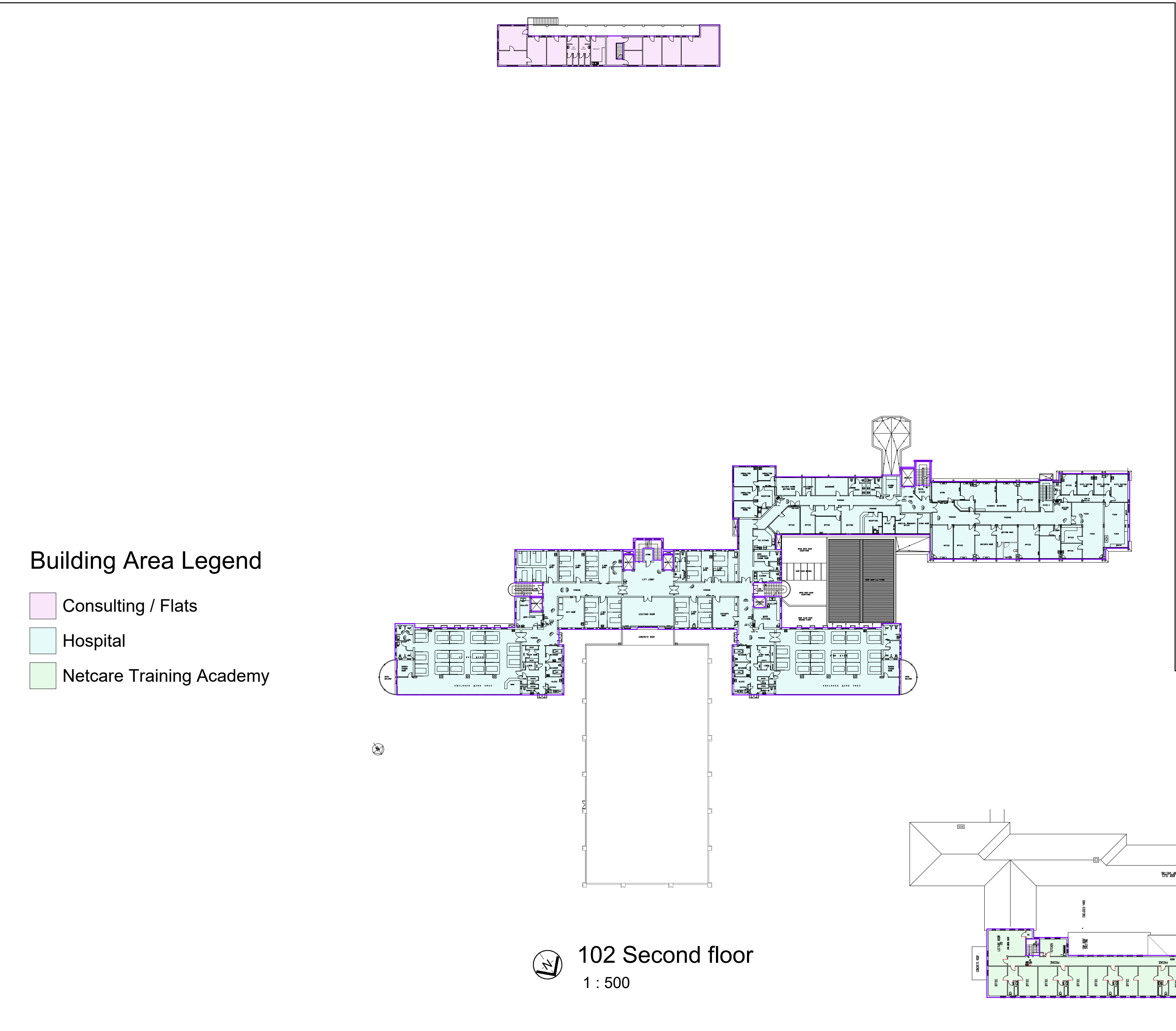
HOSPITAL NAME & ERP NUMBER:
NETCARE REHABILITATION HOSPITAL
ERF 560, COTTESLOE, Johannesburg, 2006

PROJECT DETAILS:
PROJECT:
CONSOLIDATED AS-BUILTS
2022

PLAN DESCRIPTION:
Fourth Floor

ISSUED FOR:
INFORMATION

SCALE:	SAP NUMBER:
1 : 150	
PROJECT SIZE: AD	N/A
PROJECT DATE: 2022/11/04 09:22:24	REVISION NO:
DRAWING DATE: 2022/11/04 09:22:24	REVISION DATE:
	DRAWING NO: 2195 / 104



SCHEDULE OF RIGHTS

All new services to be designed and constructed to comply with the requirements of the National Building Regulations and Building Standards Act (Act No. 103 of 1977) and the National Health Act (Act No. 61 of 1956).

SITE INFORMATION	
ERF No: 01 494 Cottesloe	
ERF AREA: 39 857m ²	
SO No: S.G. NO. 11967/06	
TITLE DEED No: 1967/04 / 05	
ZONING INFORMATION	
USE ZONE:	INSTITUTIONAL
SITE AREA	
Area of the ERF 494 Cottesloe	Area: 39 857m ²
FAR	
2:1	Actual FAR: 16 528m ² / 39 857m ² = 0.41 Existing FAR: 16 528m ² / 39 857m ² = 0.41 Total FAR: 16.81
HEIGHT	
0 (3 Storeys)	4 Storeys
COVERAGE	
70%	Actual Coverage: 27 906m ² / 39 857m ² = 70.03% Covering building coverage: 9 877 / 39 857m ² = 24.8 %
BUILDING LINES	
3M Along Street Boundary	
PARKING	
As Per Scheme	INSTITUTIONAL
REQUIRE:	16 528 / 100 = 1.5
1.5 Bays / 100m ²	248 BAYS
TOTAL PARKING BAYS REQUIRED	248 BAYS
TOTAL PARKING BAYS PROVIDED	265 BAYS / 17 Bays Extra

Area Schedule (Gross Building)

Name	Area
Call Centre	306 m ²
Consulting / Flats	832 m ²
Covered Circulation	150 m ²
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Hospital	10396 m ²
House	177 m ²
ISD Training Department	663 m ²
Management Info	122 m ²
Medicross	370 m ²
Netcare South West Region	433 m ²
Netcare Training Academy	2905 m ²
Office Block	866 m ²
Services	1044 m ²
	15967 m ²

COUNCIL

REVISIONS		
DATE	REV	DESCRIPTION

Area Plans

DRAWING TITLE

Area Plans

THE COPYRIGHT OF THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECTS. ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE. FURTHER DIMENSIONS TO BE TAKEN BY THE CLIENT AND LARGER SCALE DRAWINGS BEFORE FINAL SCALE DRAWINGS. OF MUNICIPAL AND/OR OTHER AUTHORITIES MUST BE ADHERED TO.



PROJECT TITLE
NETCARE REHABILITATION HOSPITAL

PROJECT #
2195

DATE
2025/11/24

SCALE
As Indicated

DRAWING NUMBER
100B

DRAWN
JWJ

SHEET SIZE
A0

REVISION

CLIENT:
NETCARE

PROJECT TITLE
NETCARE REHABILITATION HOSPITAL

PROJECT #
2195

DATE
2025/11/24

SCALE
As Indicated

DRAWING NUMBER
100B

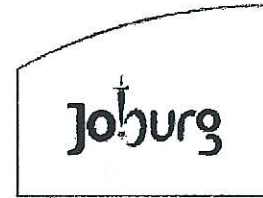
DRAWN
JWJ

SHEET SIZE
A0

REVISION

ERF 560, COTTESLOE, Johannesburg, 2006

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



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Date: 07/07/2014

Requested by:	Rodney Mashaba
Town Planning Scheme:	Johannesburg
Name of Applicant:	THE TOWN PLANNING HUB CC
Erf/Holding Name/Farm Portion:	Erf 560
Township/Holding Name/Farm Name:	COTTESLOE
Street Name and No:	
ZONING INFORMATION	
Use Zone:	Institutional
Height Zone:	0 (3 Storeys)
Floor Area Ratio:	2.1
Coverage:	70%
Density:	No Density
Building Line:	3m along street boundary
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Rodney Mashaba

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.

Corporate GIS 8th Floor, A-BLock, Metro Centre 158 Loveday Street, Braamfontein