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30 MARCH 2026

YOUR REF:  
OUR REF:     TPH26711

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

PO Box 11437  
Silver Lakes  
0054

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

Lombardy Corporate Park  
Block B / Unit 13  
Cole Rd  
Shere  
0084

**ONLINE SUBMISSION:           [landuseapplications@joburg.org.za](mailto:landuseapplications@joburg.org.za)**

**APPLICATION IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAW, 2016 (AS AMENDED 2023) READ WITH CLAUSE 40 OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 FOR COUNCIL CONSENT ON ERF 273 RICHMOND**

The registered owner of the above-mentioned property instructed our office to submit this Council Consent Application to allow for a "Residential Building" permitted with Consent Use in the existing zoning.

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.
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 is made in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023), read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018.**

APPLICATION PURPOSE:

**The purpose of the application is to obtain Council Consent to allow for a “Residential Building” permitted in terms of the existing zoning.**

**SITE DESCRIPTION:**

Erf/Erven (stand) No(s): **Erf 273**  
Township (Suburb) Name: **Richmond**  
Street Address: **1 Park Road** Code: **2092**

**OWNER:**

Full Name: **Mentone Media Centre (Pty) Ltd**  
Postal Address: **PO Box 41189, Craighall** Code: **2024**  
Tel No(w): Fax No:  
Cell: **084 205 4863**  
Email address: [\*\*anru@durrarchitects.co.za\*\*](mailto:anru@durrarchitects.co.za)



**SIGNED:** .....  
Signature of owner/s

**DATE:** 30 March 2026

**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: **012 809 2090**  
Cell: **082 807 2030**  
Email address: [bea@tph.co.za](mailto:bea@tph.co.za) / [dane@tph.co.za](mailto:dane@tph.co.za)

The owner hereby elects the Authorised Agent of the Owner/s address to appear below as that to which all correspondence regarding this application shall be directed and, if having elected that the Authorised Agent, acknowledges that the correspondence addressed to such Agent shall be deemed to have been received by the Owner, notwithstanding that such correspondence may not have actually been brought to the Owners notice.



**SIGNED:** .....  
Signature of Agent

**DATE:** 30 March 2026

**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,

NICHOLAS WARTHER with ID no 8110265168087

AND

\_\_\_\_\_ with ID no \_\_\_\_\_

duly authorised by a resolution of the Board of Directors of **MENTONE MEDIA CENTRE (PTY) LTD (REG NR 1967/008157/07)** 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 Consent Use and/or Removal of Restrictive Title Conditions and/or Rezoning and/or appeal in respect of the under-mentioned property:

**ERF 273 RICHMOND**

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 intention is to obtain additional land use rights for a "Residential Building".

Signed at DURBAN on this 16<sup>th</sup> day of MARCH 2026, in the presence of the undersigned witnesses.

AS WITNESSES:

[Signature]  
.....  
[Signature]  
.....

SIGNATORY:

[Signature]  
.....  
N.P. WARTHER (DIRECTOR)  
.....  
..... (DIRECTOR)

RESOLUTION OF THE BOARD OF DIRECTORS OF MENTONE MEDIA CENTRE (PTY) LTD (REG NR 1967/008157/07) HELD AT DURBAN ON THE 16<sup>TH</sup> DAY OF MARCH 2026

Decide:

That the lawful agent of the Company applies to the competent authority for application(s) for Consent Use and/or Removal of Restrictive Title Conditions and/or Rezoning and/or appeal in respect of the under-mentioned property:

**ERF 273 RICHMOND**

AND THAT: Nicholas Warther with ID no 8110265168087


AND THAT: \_\_\_\_\_ with ID no \_\_\_\_\_

being duly authorised thereto under and by virtue of a resolution of the Board of Directors of the Company to draft and sign all such documents, and in general to do all to execute this resolution.

The intention is to obtain additional land use rights for a "Residential Building".

The Company hereby ratify, allow and confirm all and whatsoever the said authorised shall lawfully do, or cause to be done.

CERTIFIED A TRUE COPY:

  
.....  
NP WARTHER (DIRECTOR)

.....  
\_\_\_\_\_ (DIRECTOR)



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Companies and Intellectual Property Commission (CIPC).

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

## SEARCH CRITERIA

Search Date	2026/03/25 09:15	Company Name	mentone
Reference	Richmond	Company Name Search Type	Starts with
Report Print Date	2026/03/25 09:16	Information Source	COMPANIES AND INTELLECTUAL PROPERTY COMMISSION

## COMPANY SUMMARY

Name	MENTONE MEDIA CENTRE	Status	IN BUSINESS
Registration Number	1967/008157/07	Registration Date	1967/07/27

## DIRECTORS AND OTHER SUMMARY (7)

### ACTIVE

Name	ID/Reg. Number	Type	Status
J MURRAY AND CHAMBERLAIN SECRETARIAL SERVICES	-	SECRETARY (COMPANIES AND CCS)	ACTIVE
WARTHER, NICHOLAS PETER	8110265168087	DIRECTOR	ACTIVE
WARTHER, REINHOLD FRIEDRICH	8007185139083	DIRECTOR	ACTIVE

### INACTIVE

Name	ID/Reg. Number	Type	Status
HAYWARD, MARTIN GEORGE	5506035069088	DIRECTOR	RESIGNED
HURRY, RICHARD GAVIN	3902285069187	DIRECTOR	RESIGNED
MARTIN, DAVID NEALE	5302045064081	DIRECTOR	RESIGNED
WHEWELL, PETER LEWIS	4007075089087	DIRECTOR	RESIGNED

## AUDITOR SUMMARY (3)

BDO SOUTH AFRICA INCORPORATED
MOORE STEPHENS MWM INC
ONTBREEK

## COMPANY INFORMATION

Enterprise Name	MENTONE MEDIA CENTRE	Status	IN BUSINESS
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Registration Number	1967/008157/07	Enterprise Type	PRIVATE COMPANY
Tax Number	9395076848	Business Start Date	1967/07/27
Short Name	-	Registration Date	1967/07/27
Translated Name	-	Financial Year End	2
Old Registration Number	670815707	Financial Effective Date	2014/02/28
Conv. Enterprise Number	-	CK Date Received	-
Region	GAUTENG	CK Date	-
Country	-	Date of Type	1967/07/27
Country of Origin	-		
Issued Shares	-		
Issued Capital	-		
Authorized Shares	-		
Authorized Capital	-		
Industry Code	-		
Industry	-		
Principal Business	PROPERTY OWNING, DEVELOPMENT AND LEASING AND ALL ALLIED ACTIVITIES.		
Registered Address	UNIT 7 WARTERHOUSE 10 NOLLSWORTHS CRESCENT LA LUCIA RIDGE OFFICE ESTATE KWA-ZULU NATAL 4051	Postal Address	PO BOX 2342 MOUNT EDGECOMBE COUNTRY CLUB KWA-ZULU NATAL 4301

DIRECTORS AND OTHER (6)			
HAYWARD, MARTIN GEORGE			1 of 6 Directors
Name	MARTIN GEORGE	Status	RESIGNED
Surname	HAYWARD	Type	DIRECTOR
Initials	M G	Appointment Date	2012/05/18
ID/Passport Number	5506035069088	Resignation Date	2019/08/25
Date of Birth	1955/06/03	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	29 ENGLEWOLD DRIVE SAXONWOLD JOHANNESBURG GAUTENG 2196		
Postal Address	P O BOX 1140 PARKLANDS JOHANNESBURG GAUTENG 2121		
HURRY, RICHARD GAVIN			2 of 6 Directors
Name	RICHARD GAVIN	Status	RESIGNED

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Surname	HURRY	Type	DIRECTOR
Initials	RG	Appointment Date	1993/04/02
ID/Passport Number	3902285069187	Resignation Date	2002/04/30
Date of Birth	1939/02/28	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	-		
Residential Address	54 EAST HERTFOLD ROAD MORNINGSIDE SANDTON		
Postal Address	P O BOX 41189 CRAIGHALL 2024		
MARTIN, DAVID NEALE			3 of 6 Directors
Name	DAVID NEALE	Status	RESIGNED
Surname	MARTIN	Type	DIRECTOR
Initials	D N	Appointment Date	1984/04/30
ID/Passport Number	5302045064081	Resignation Date	1984/04/30
Date of Birth	1953/02/04	Member Size (%)	-
Profession	ACCOUNTANT	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	UNIT 4 THE GABLES 17 DOUGLAS AVENUE CRAIGHALL 2196		
Postal Address	PO BOX 41189 CRAIGHALL 2024		
WARTHER, NICHOLAS PETER			4 of 6 Directors
Name	NICHOLAS PETER	Status	ACTIVE
Surname	WARTHER	Type	DIRECTOR
Initials	N	Appointment Date	2013/03/01
ID/Passport Number	8110265168087	Resignation Date	-
Date of Birth	1981/10/26	Member Size (%)	-
Profession	-	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	11 PALM SPRINGS VILLAGE 24 HILLHEAD DRIVE MOUNT EDGECOMBE KWA-ZULU NATAL 4302		
Postal Address	P O BOX 2342 COUNTRY CLUB COUNTRY CLUB KWA-ZULU NATAL 4301		
WARTHER, REINHOLD FRIEDRICH			5 of 6 Directors

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Name	REINHOLD FRIEDRICH	Status	ACTIVE
Surname	WARTHER	Type	DIRECTOR
Initials	R	Appointment Date	2012/05/18
ID/Passport Number	8007185139083	Resignation Date	-
Date of Birth	1980/07/18	Member Size (%)	-
Profession	PROPERTY MANAGER	Member Contribution (R)	-
Country of Residence	SOUTH AFRICA		
Residential Address	75 KILKENNY ROAD PARKVIEW JOHANNESBURG GAUTENG 2193		
Postal Address	P O BOX 55113 NORTHLANDS NORTHLANDS JOHANNESBURG 2116		

WHEWELL, PETER LEWIS

6 of 6 Directors

Name	PETER LEWIS	Status	RESIGNED
Surname	WHEWELL	Type	DIRECTOR
Initials	P L	Appointment Date	1982/10/05
ID/Passport Number	4007075089087	Resignation Date	1982/10/05
Date of Birth	1940/07/07	Member Size (%)	-
Profession	ACCOUNTANT	Member Contribution (R)	-
Country of Residence	-		
Residential Address	21 MARAKESH COLERAINE DRIVE RIVER CLUB SANDTON 2146		
Postal Address	PO BOX 41189 CRAIGHALL 2024		

#### SECRETARY COMPANIES AND CCS (1)

J MURRAY AND CHAMBERLAIN SECRETARIAL SERVICES		1 of 1 Companies	
Registration Number	-	Status	ACTIVE
Appointment Date	2012/05/18	Type	SECRETARY (COMPANIES AND CCS)
Resignation Date	-	Member Size (%)	-
Country of Residence	-	Member Contribution (R)	-
Residential Address	-		

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Postal Address	P O BOX 782561 SANDTON GAUTENG 2146		

#### COMPANY SECRETARY NATURAL PERSONS

No company secretary natural persons to display

#### BOTH DIRECTOR / OFFICERS

No both director / officers to display

#### ALTERNATIVE DIRECTORS

No alternative directors to display

#### OFFICERS

No officers to display

#### LOCAL MANAGERS

No local managers to display

#### TRUSTS

No trusts to display

#### AUDITORS (3)

BDO SOUTH AFRICA INCORPORATED

1 of 3 Auditors

Profession Code	CA	Postal address	PO BOX 1574 HOUGHTON 2041
Profession Number	905526E	Status	RESIGN
Registration entry date	2010/11/05	Profession	AUDITOR
Expiry date	-	Start date	2010/09/01
Reference number	-	End date	-
Fine letter	-	CM31 completed	2010/11/05
Business address	7 WEST STREET HOUGHTON 2198	CM31 received	2010/11/05

MOORE STEPHENS MWM INC

2 of 3 Auditors

Profession Code	CA	Postal address	PO BOX 1574 HOUGHTON 2041
Profession Number	904244E	Status	NAME CHANGE
Registration entry date	2006/07/27	Profession	AUDITOR
Expiry date	-	Start date	2006/07/27
Reference number	-	End date	2010/09/01

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Fine letter	-	CM31 completed	2006/07/27
Business address	7 WEST STREET HOUGHTON 2198	CM31 received	2006/07/27
ONTBREEK			3 of 3 Auditors
Profession Code	CA	Postal address	ONTBREEK ONTBREEK
Profession Number	-	Status	RESIGN
Registration entry date	1967/07/27	Profession	AUDITOR
Expiry date	-	Start date	1967/07/27
Reference number	-	End date	2006/07/27
Fine letter	-	CM31 completed	1967/07/27
Business address	ONTBREEK	CM31 received	1967/07/27

#### CAPITAL INFORMATION

No capital information to display

#### HISTORY (68)

Effective Date	Change Type
2025/09/01	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5442813953)
2024/07/31	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5413150488)
2023/07/27	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5391410667)
2022/07/27	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5369942359)
2021/07/27	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5349933463)
2020/07/29	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5284266383)
2020/05/01	REGISTERED ADDRESS CHANGE  (UNIT 7 WARTERHOUSE 10 NOLLSWORTHS CRESCENT LA LUCIA RIDGE OFFICE ESTATE KWA-ZULU NATAL4051)
2020/04/28	REGISTERED ADDRESS CHANGE

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	(UNIT 7 WATERHOUSE 10 NOLLSWORTHS CRESCENT LA LUCIA RIDGE OFFICE ESTATE KWA-ZULU NATAL4051)
2019/09/02	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR NICHOLAS PETER WARTHER DETAILS WAS CHANGED)
2019/09/02	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR REINHOLD FRIEDRICH WARTHER DETAILS WAS CHANGED)
2019/09/02	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (DIRECTOR MARTIN GEORGE HAYWARD DETAILS WAS CHANGED)
2019/08/08	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5198654287)
2018/08/04	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5133400864)
2018/05/17	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 5117279166)
2016/08/01	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 544268439)
2015/08/04	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 528421353)
2014/08/07	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 54252500)
2013/11/07	CHANGE OF BOOKYEAR  (4)
2013/10/16	LOCATION OF COMPANY RECORDS  (NO INFORMATION TO DISPLAY)
2013/09/09	POSTAL ADDRESS CHANGE  (P O BOX 782561SANDTONGAUTENG2146)
2013/09/09	REGISTERED ADDRESS CHANGE  (UNIT 7 FERNDAL MEWS NORTH355 OAK AVENUEFERNDALE RANDBURGGAUTENG2194)
2013/08/21	CO/CC ANNUAL RETURN  (COMPANY / CLOSE CORPORATION AR FILING - WEB SERVICES : REF NO. : 52157260)
2013/06/26	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER

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	(UNLOCK PASSWORDUNLOCKED BYLKZ39PASSWORD SUCCESSFULLY SENT TO CINDY@JMCFIN.CO.ZA)
2013/06/12	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=MARTIN GEORGESURNAME=HAYWARDID NUMBER=5506035069088CUSTOMER DETAILS DIRECTOR FULL FORENAMES=CINDYSURNAME=SHEERID NUMBER=7903010114088)
2013/06/12	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (AUTHORISING SECRETARY DETAILSENTERPRISE NAMES=J MURRAY AND CHAMBERLAIN SECRETARIAL SERVICESENTERPRISE NUMBER=B1998027915ID NUMBER=5506035069088)
2013/03/01	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=NICHOLAS PETERSURNAME=WARTHERAPPOINTMENTDATE=01/03/2013STATUS=A)
2012/10/30	NATURE OF BUSINESS CHANGE (SIC CODE)  (8)
2012/09/24	POSTAL ADDRESS CHANGE  (PO BOX 41189CRAIGHALL2024)
2012/09/24	REGISTERED ADDRESS CHANGE  (FIRST FLOOR, BLOCK 4BRYANSTON GATE OFFICE PARKCORNER MAIN/CURZON ROADSBRYANSTON2194)
2012/08/22	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (ADD RECORDCOMPANY NAME = J MURRAY AND CHAMBERLAIN SECRETARIAL SERVICESFIRST NAMES = STATUS = ACTIVE)
2012/07/20	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE OF CONTACT DETAILSAPPROVED BY JMU39ID NUMBER 5302045064081CELL NUMBER 0828556491EMAIL ADDRESS CINDY@JMCFIN.CO.ZA)
2012/07/20	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE OF CONTACT DETAILSAPPROVED BY JMU39ID NUMBER 5302045064081CELL NUMBER 0828556491EMAIL ADDRESS CINDY@JMCFIN.CO.ZAID NUMBER 4007075089087CELL NUMBER 0833793023EMAIL ADDRESS CINDY@JMCFIN.CO.ZA)
2012/07/20	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (UNLOCK PASSWORDUNLOCKED BYJMU39PASSWORD SUCCESSFULLY SENT TO CINDY@JMCFIN.CO.ZA)
2012/07/20	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (UNLOCK PASSWORDUNLOCKED BYJMU39PASSWORD SUCCESSFULLY SENT TO CINDY@JMCFIN.CO.ZA)
2012/06/28	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER

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	(AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=DAVID NEALESURNAME=MARTINID NUMBER=5302045064081CUSTOMER DETAILS DIRECTOR FULL FORENAMES=CINDYSURNAME=SHEERID NUMBER=7903010114088)
2012/06/28	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (AUTHORISING DIRECTOR DETAILSDIRECTOR FULL FORENAMES=DAVID NEALESURNAME=MARTINID NUMBER=5302045064081)
2012/06/28	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE OF CONTACT DETAILSUSERNAME JMC000ID NUMBER 5302045064081CELL NUMBER 0828556491EMAIL ADDRESS CINDY@JMCFIN.CO.ZA)
2012/06/28	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE OF CONTACT DETAILSUSERNAME JMC000ID NUMBER 5302045064081CELL NUMBER 0828556491EMAIL ADDRESS CINDY@JMCFIN.CO.ZAID NUMBER 4007075089087CELL NUMBER 0833793023EMAIL ADDRESS CINDY@JMCFIN.CO.ZA)
2012/05/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=MARTIN GEORGESURNAME=HAYWARDAPPOINTMENTDATE=18/05/2012STATUS=A)
2012/05/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=REINHOLD FRIEDRICHSURNAME=WARTHERAPPOINTMENTDATE=18/05/2012STATUS=A)
2012/05/18	AUDITOR/ACC OFFICER CHANGE  (CHANGE RECORDNAME : = ONTBREEKSTATUS : = RESIGN)
2012/05/18	AUDITOR/ACC OFFICER CHANGE  (CHANGE RECORDNAME : = BDO SOUTH AFRICA INCORPORATEDSTATUS : = RESIGN)
2012/05/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=MARTIN GEORGESURNAME=HAYWARDAPPOINTMENTDATE=18/05/2012STATUS=A)
2012/05/18	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=REINHOLD FRIEDRICHSURNAME=WARTHERAPPOINTMENTDATE=18/05/2012STATUS=A)
2012/05/11	NAME CHANGE  (CHANGED RECORD NAME CHANGE = MENTONE MEDIA CENTRE OLD NAME = MENTONE CENTRE SHARE BLOCK)
2011/08/23	CANCELLATION OF DEREGISTRATION PROCESS  (ANNUAL RETURN NON COMPLIANCE - CANCELLATION OF DEREGISTRATION)
2010/09/01	AUDITOR/ACC OFFICER CHANGE  (MOORE STEPHENS MWM INC7 WEST STREETHOUGHTON2198PO BOX 1574HOUGHTON2041STATUS : NAME CHANGE)
2010/09/01	AUDITOR/ACC OFFICER CHANGE

**DISCLAIMER**

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	(BDO SOUTH AFRICA INCORPORATED7 WEST STREETHOUGHTON2198PO BOX 1574HOUGHTON2041STATUS : CURRENT)
2008/05/22	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=MARTINFULL FORENAMES=DAVID NEALEID NO=5302045064081BIRTH DATE=04 FEBRUARY 1953NATIONALITY=SOUTH AFRICARSA RESIDENT=0DATE OF APPOINTMENT=06 OCTOBER 2003PROFESSION=DESIGNATION=COMPANY SECRETARY (NATURAL PERSON)RESIDENTIAL ADDRESSUNIT 4 THE GABLES17 DOUGLAS AVENUECRAIGHALL2196BUSINESS ADDRESSFIRST FLOOR, BLOCK 4BRYANSTON GATE OFFICE PARKCORNER MAIN/CURZON ROADS BRYANSTON2194POSTAL ADDRESSPO BOX 41189CRAIGHALL2024NATURE OF CHANGE=APPOINTMENTSTATUS :ACTIVE)
2008/05/22	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=WHEWELLFULL FORENAMES=PETER LEWISID NO=4007075089087STATUS :ACTIVENATURE OF CHANGE=NO CHANGE)
2008/05/22	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=MARTINFULL FORENAMES=DAVID NEALEID NO=5302045064081STATUS :ACTIVENATURE OF CHANGE=NO CHANGE)
2008/05/21	REGISTERED ADDRESS CHANGE  (FIRST FLOOR, BLOCK 4BRYANSTON GATE OFFICE PARKCORNER MAIN/CURZON ROADS BRYANSTON2194)
2008/05/21	POSTAL ADDRESS CHANGE  (PO BOX 41189CRAIGHALL2024)
2006/08/17	REGISTERED ADDRESS CHANGE  (55 SIXTH STREETHYDE PARK2196)
2006/08/17	POSTAL ADDRESS CHANGE  (PO BOX 41189CRAIGHALL2024)
2006/07/31	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=MARTINFULL FORENAMES=DAVID NEALEID NO=5302045064081BIRTH DATE=04 FEBRUARY 1953NATIONALITY=SOUTH AFRICARSA RESIDENT=0DATE OF APPOINTMENT=06 OCTOBER 2003PROFESSION=DESIGNATION=COMPANY SECRETARY (NATURAL PERSON)RESIDENTIAL ADDRESS17 DOUGLAS AVENUECRAIGHALL2196BUSINESS ADDRESS55 SIXTH STREETHYDE PARK2196POSTAL ADDRESSPO BOX 41189CRAIGHALL2024NATURE OF CHANGE=APPOINTMENTSTATUS :ACTIVE)
2006/07/31	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=WHEWELLFULL FORENAMES=PETER LEWISID NO=4007075089087STATUS :ACTIVENATURE OF CHANGE=NO CHANGE)
2006/07/31	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (SURNAME=MARTINFULL FORENAMES=DAVID NEALEID NO=5302045064081STATUS :ACTIVENATURE OF CHANGE=NO CHANGE)
2006/07/27	AUDITOR/ACC OFFICER CHANGE  (ONTBREEK7 WEST STREETHOUGHTON2198PO BOX 1574HOUGHTON2041STATUS :

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	NAME CHANGE)
2006/07/27	AUDITOR/ACC OFFICER CHANGE  (MOORE STEPHENS MWM INC7 WEST STREETHOUGHTON2198PO BOX 1574HOUGHTON2041STATUS : CURRENT)
2003/03/27	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME = HURRYFIRST NAMES = RICHARD GAVINSTATUS = RESIGNED)
2003/03/27	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME = WHEWELLFIRST NAMES = PETER LEWISSTATUS = ACTIVE)
2003/03/27	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME = MARTINFIRST NAMES = DAVID NEALESTATUS = ACTIVE)
2003/01/16	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (CHANGE RECORDSURNAME = MARTINFIRST NAMES = DAVID NEALESTATUS = ACTIVE)
2003/01/16	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (ADD RECORDSURNAME = MARTINFIRST NAMES = DAVID NEALESTATUS = ACTIVE)
2001/04/30	CHANGE OF BOOKYEAR  (9)
1984/04/30	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=DAVID NEALESURNAME=MARTINAPPOINTMENTDATE=30/04/1984STATUS=C)
1982/10/05	DIRECTOR/MEMBER/SECRETARY/TRUST/BOTH DIRECTOR AND OFFICER  (FULL FORENAMES=PETER LEWISSURNAME=WHEWELLAPPOINTMENTDATE=05/10/1982STATUS=C)

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<del>Tim du Toit &amp; Co Incorporated Prokureur/Attorney</del>
<del>154</del>
<del>TEL: 011-274 9800</del>

TELFER & ASSOCIATES INC.
<b>633</b>
A/C No. 731
(011) 267-2600

## CERTIFICATE OF CONSOLIDATED TITLE

in favour of

MENTONE MEDIA CENTRE PROPRIETARY LIMITED

ERF 273 RICHMOND

TIM DU TOIT & CO INCORPORATED  
33 THE VALLEY ROAD  
CNR. JAN SMUTS AVENUE  
WESTCLIFFE  
PO BOX 1196  
JOHANNESBURG  
2000  
Tel: 011-274 9800

Tim du Toit & Co Incorporated  
33 The Valley Road  
Westcliffe, 2193  
PO Box 1196  
Johannesburg  
2000

Prepared by me

REG	
STAMP BUY R	
FOR R	260,00
FOR R	

CONVEYANCER  
ADELE VAN WYK

BC000001812 / 2026
GEKANSELLEER CANCELLED
REGISTRATEUR/REGISTRAR
2026-01-30

VERBIND	MORTGAGED
VIR	
FOR R	8,000,000,00
B	000025359 / 2014
23 SEP 2014	
	REGISTRATEUR/REGISTRAR

T000038603 / 2014
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### CERTIFICATE OF CONSOLIDATED TITLE


Issued under the provisions of section FORTY of the Deeds Registries Act, 1937  
(No. 47 of 1937)


WHEREAS

MENTONE MEDIA CENTRE PROPRIETARY LIMITED  
Registration Number 1967/008157/07

FOR FURTHER ENDORSEMENT SEE PAGE 6

T 38603/2014

ARTIKEL 40 WET 47 VAN 1937 SECTION 40 ACT 47 OF 1937	
VERBIND MORTGAGED	
B 13285/2012	
WA FOR	R 18 200 000, 00
BC	
2026 -01- 3 0	REGISTRATEUR/REGISTRAR

BO 0001811/2026
GEKANSLEER CANCELLED

REGISTRATEUR/REGISTRAR
2026 -01- 3 0

For Information Only

has applied for the issue to them of a Certificate of Consolidated Title under the provisions of section FORTY of the Deeds Registries Act, 1937; and

**WHEREAS the said**

**MENTONE MEDIA CENTRE PROPRIETARY LIMITED**

**Registration Number 1967/008157/07**

Is the registered owner of –

1. ERF 226 RICHMOND TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T5229/1974
2. REMAINING EXTENT OF PORTION 1 OF ERF 42 RICHMOND  
TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T20142/1982
3. REMAINING EXTENT OF PORTION 3 (a portion of portion 1) OF  
ERF 50 RICHMOND TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T20142/1982
4. REMAINING EXTENT OF PORTION 2 (a portion of portion 1) OF ERF  
50 RICHMOND TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T12962/1967
5. PORTION 20 (a portion of portion 2) OF ERF 50 RICHMOND  
TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T6697/1974
6. PORTION 2 (a portion of portion 1) OF ERF 42 RICHMOND  
TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T12961/1967

7. PORTION 4 (a portion of portion 3) OF ERF 50 RICHMOND TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINDE OF GAUTENG  
  
HELD by Deed of Transfer T12961/1967
8. REMAINING EXTENT OF ERF 42 RICHMOND TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T12963/1967
9. REMAINING EXTENT OF PORTION 1 OF ERF 50 RICHMOND TOWNSHIP  
REGISTRATION DIVISION I.R. THE PROVINCE OF GAUTENG  
  
HELD by Deed of Transfer T12963/1967

which have been consolidated into the land hereinafter described;

NOW THEREFORE, in pursuance of the provisions of the said Act, I, the REGISTRAR OF DEEDS at JOHANNESBURG, do hereby certify that the said

**MENTONE MEDIA CENTRE PROPRIETARY LIMITED**  
**Registration Number 1967/008157/07**

their heirs, executors, administrators or assigns, is the registered owners of –

**ERF 273 RICHMOND TOWNSHIP**  
**REGISTRATION DIVISION I..R THE PROVINCE OF GAUTENG**

**MEASURING: 5 818 (FIVE THOUSAND EIGHT HUNDRED AND EIGHTEEN) SQUARE METRES**

**AS WILL MORE FULLY APPEAR from the annexed Diagram S.G. No. 455/2014;**

SUBJECT to the following conditions:

- (a) That the owner from time to time shall not have the right to make, or cause to be made, any bricks or tiles or earthenware pipes, or other articles on the said Lot, or to remove the soil for such purposes, save and except, however for buildings and erections on the said Lot itself.

- (b) That the owner from time to time shall not have the right to construct grass huts or houses or cattle kraals on the said Lot, or to use it in any way for slaughtering purposes.

And portion "A" of Lot No. 50 specially subject to Servitude No. F32/23 registered on the 2<sup>nd</sup> August 1923 in favour of the City Council of Johannesburg, for a right-of-way over the said portion of the said Lot with the right to the Council to use the same in perpetuity for the purposes of Storm-water drainage, upon the following terms and conditions: -

- (a) The Council to have the right to use the ground in perpetuity for the purpose of Storm-water drainage, and to have the right to enter upon such ground at all times for the purpose of carrying out necessary works.
- (b) The Council to have the right to construct any work which the Town Engineer may deem necessary and the Council shall be entitled to bring upon the ground all such workmen, animals, conveyances, etc. as may be necessary to carry out such work, but this Clause shall not impose any obligation on the part of the Council to carry out any work.
- (c) The Council to have the right to full access after any works may be constructed for repairing or replacing any work.
- (d) That the owner shall not plant or permit to be planted in close proximity to the servitude any large rooted trees and any damage done by such trees shall be made good by the owner.
- (e) That the owner shall not erect or cause to be erected any building or other structures on the said piece of land, and the Council shall not be held responsible for any damage to buildings in close proximity to the said piece of land owing to flooding.
- (f) That the owner shall not do or cause to be done anything which may in any way damage or interfere with any works constructed by the Council

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



AND that by virtue of these presents the said

**MENTONE MEDIA CENTRE PROPRIETARY LIMITED**

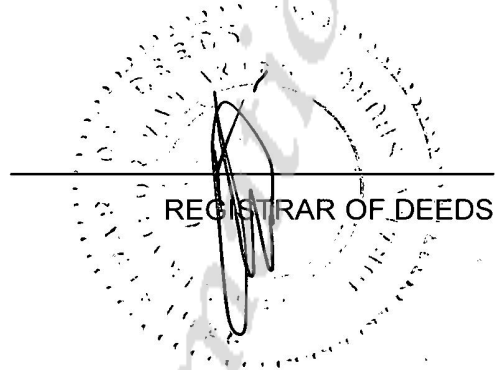
**Registration Number 1967/008157/07**

their heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

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

23 SEP 2014



APPLICATION IN TERMS OF SECTION 19 OF THE CITY OF JOHANNESBURG PLANNING BY-LAW, 2016 (AS AMENDED 2023) READ WITH CLAUSE 40 OF THE CITY OF JOHANNESBURG LAND USE SCHEME, 2018 FOR COUNCIL CONSENT ON

### ERF 273 RICHMOND

PREPARED FOR: MENTONE MEDIA CENTRE (PTY) LTD

BY: THE TOWN PLANNING HUB CC

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

PO Box 11437  
Silver Lakes  
0054

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



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- 2.7 Existing Land Use
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## 1. THE APPLICATION

Application is made in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018 for Council Consent to allow for a “Residential Building” on Erf 273 Richmond.

The property is zoned “Business 4” in terms of Amendment Scheme No. 01-13282 and the Johannesburg Town Planning Scheme, 1979. The previous scheme and the City of Johannesburg Land Use Scheme, 2018 allows for a “Residential Building” as a consent use in the “Business 4” zoning:

9	BUSINESS 4		Offices	Place of instruction, place of amusement, dwelling units, religious purposes, shops, restaurants, car sales lot, motor showrooms, <u>special building, residential buildings,</u> public or private parking area, child care centre.
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A “Residential Building” is defined as:

“Means the use of a building/s, excluding a dwelling house and/or dwelling unit, that contains habitable rooms, with or without common ablution facilities and with common kitchen-, dining- and/or lounge facilities such as hostels and dormitories. Such definition includes but is not restricted to hostels, hotels, dormitories, communes, boarding houses, guest houses (excluding converted dwelling houses and/or dwelling units), bed and breakfast and old age homes that may or may not include ancillary frail care facilities.”

## 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 273 Richmond

### 2.3 Registered Owner

The property is registered in the name of Mentone Media Centre (Pty) Ltd.

### 2.4 Property Size

The property measures 5 818m<sup>2</sup> in extent.

## 2.5 Locality (see Locality Plan)

The is situated at 1 Park Road, Richmond.

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



## 2.6 Existing Zoning

In terms of Amendment Scheme no. 01-13282 the property is zoned “Business 4” in terms of the Johannesburg Town Planning Scheme, 1979. Kindly refer to the attached zoning certificate.

## 2.7 Existing Land Use

The site is developed as an Office building in accordance with the approved zoning.

## 2.8 Deed of Transfer

The property is registered in terms of Deed of Transfer No. T38603/2014.

## 2.9 Bond

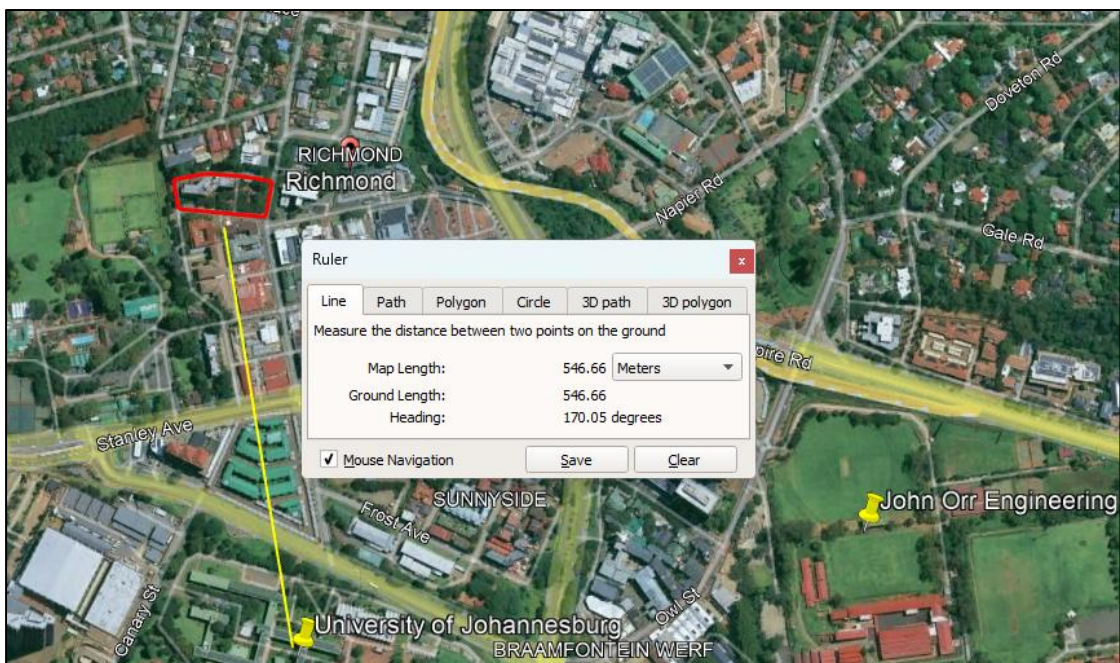
The is property is not bonded by a financial institution.

### 3. MOTIVATION

#### 3.1 Background on the application

The property is zoned “Business 4” allowing for the development of Offices. The property was developed for Offices in accordance with the existing development parameters.

The property owner wishes to convert the existing offices into a Residential Building for student accommodation. The proposed conversion will serve the existing area and contribute to a well-functioning mixed-use area in close proximity to various Educational facilities. The property is approximately 540m north of the University of Johannesburg campus.



Application is being made for Council Consent to allow for a Residential Building in accordance with the existing “Business 4” zoning.

From there this application.

#### 3.2 Immediate area / surroundings

The application site is situated in a mixed-use area with higher density residential units. The surrounding land uses are summarised as follows:

- North: Offices
- East: Bighthouse apartments
- South: Offices and high-density residential buildings.
- West: The Country Club Johannesburg, Auckland Park.



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:

- Johannesburg Spatial Development Framework, 2040
- Nodal Review Policy, 2019/20
- Empire-Perth Avenue Corridor of Freedom
- Gauteng Spatial Development Framework, 2030
- Spatial Planning and Land Use Management Act, Act 16 of 2013

#### 3.4.1 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 12, JSDF 2040*

*“Therefore, the spatial vision of the SDF 2040 is a compact polycentric city. Here the Inner City would form the strong urban core linked by efficient public transport to dense, mixed use (residential and commercial), sub-centres, situated within a protected*

*and integrated natural environment.” Page 13, JSDF 2040*

The previous SDF defined a number of metropolitan, regional, district and neighbourhood nodes as catalytic areas for growth in the city. The application site is situated within a Metropolitan Node and further supported by the Corridors of Freedom (Strategic Area Framework of Empire / Perth)

*“Nodes should develop into compact, walkable, liveable, mixed use and mixed income areas.” Page 18, JSDF, 2040*

***“The Corridors of Freedom – Consolidating growth and development opportunities around existing and future public transport nodes, starting from the Corridors of Freedom linking Soweto, through the Inner City, to Sandton (along Empire-Perth and Louis Botha Avenues) and linking Turffontein into the Inner City. This will also include a focus on transit-oriented development nodes, including Gautrain, Rea Vaya (BRT) and PRASA stations.” Page 17, JSDF, 2040***

*“The Corridors of Freedom – Consolidating growth and development opportunities around existing and future public transport nodes, starting from the Corridors of Freedom linking Soweto, through the Inner City, to Sandton (along Empire-Perth and Louis Botha Avenues) and linking Turffontein into the Inner City. This will also include a focus on transit oriented development nodes, including Gautrain, Rea Vaya (BRT) and PRASA stations.” Page 23*

The approval of this application lives up to the extracted strategy in so far as residential densification is being provided for within an identified precinct.

This application is clearly in line with this policy document.

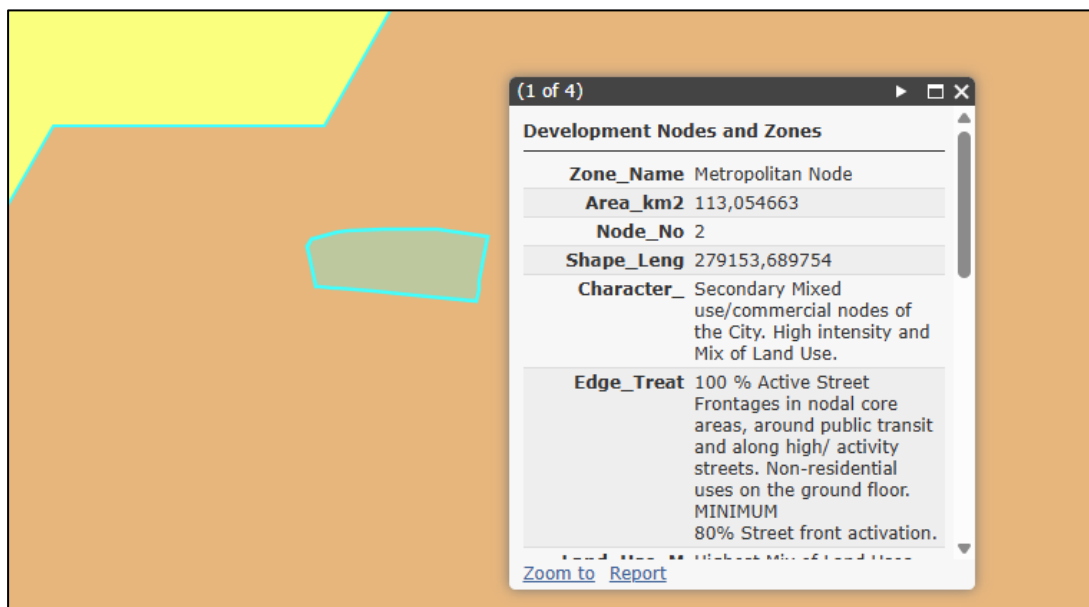
### **3.4.2 Nodal Review Policy, 2019/20**

The City of Johannesburg approved and adopted the Nodal Review on 27 February 2020. With this approval the RSDF's have been repelled. 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*

The application site is situated within the Metropolitan Node – see below extract.



The development character of the Metropolitan node of the Municipality in terms of the Nodal Review is briefly stated as:



*“Secondary Mixed use/commercial nodes of the City. High intensity and Mix of Land Use. Active, diverse ground floors (shops, restaurants, offices, services) with minimal setbacks. Of a similar quality, but lower intensity to the Inner City.” Page 25*

By way of approval of this application the Municipality will be supporting and implementing the aforementioned guidelines, i.e.: encouraging further mixing of land uses in an area where mixed land uses are prevalent. Great care was applied when formalising the different nodes within this document.

*“Since the early 2000s, the City’s strategy for urban growth management can broadly be described as one of ‘compaction’. As the name suggests this promotes higher density, mixed use development in well located parts of the City, in place of outward sprawl (spreading the footprint of the city). Compact development allows for people to live close to where they work and go to school, makes public transit such as BRT viable, reduces the cost of providing infrastructure and other services, reduces pressure on the natural environment, and through agglomeration and clustering, promotes economic growth.” Page 4*

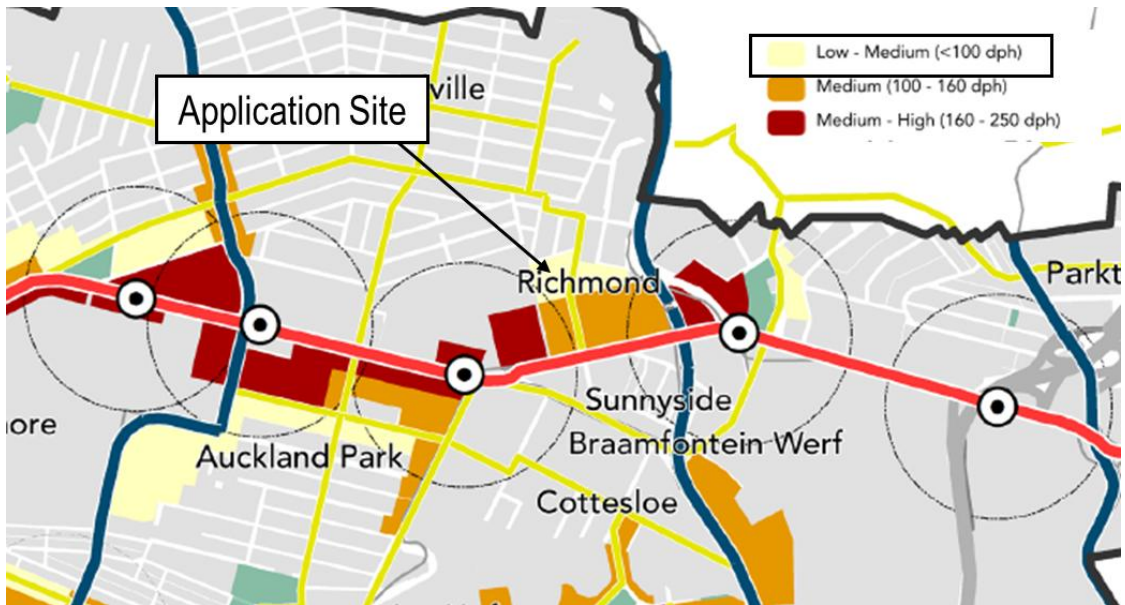
Further to the application falling within the Metropolitan Node, it is also supported by the **Empire Perth Corridors of Freedom (Strategic Area Framework)** – this framework will be discussed and motivated below.

### **3.4.3 Empire Perth Corridors of Freedom**

*“The SAF has broadly identified areas where densification and intensification of existing areas is proposed.”*

*“Whilst these are not definitive in terms of all possible densification areas, they do provide a basic point of reference for understanding the approach to building form and location across the study area.”*

According to the Empire Perth Development Corridor Strategic Area Framework the property is situated in a “Low-Medium” density area permitting a density of less than 100 du/ha:



“The Development Guidelines proposed as part of the Strategic Area Framework are intended to direct new development within the Empire Perth Development Corridor and to ensure that the vision of the Corridors of Freedom, to transform the urban structure by promoting urban efficiency, social cohesion and creating quality urban places can be realised.”



The intension of the application is to convert the existing office building into a residential building. Through the conversion the above policies and through densification and mixing of land uses will be realised.

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

### 3.4.4 Gauteng Spatial Development Framework, 2030

Due to the extent of this application, the impact thereof on a Provincial scale can be seen as insignificant. The compliance motivated with the Regional Spatial Development Framework, Johannesburg SDF and Nodal Review 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 Consent of the Municipality to allow for an additional land use – being a Residential Building – 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 3.4.2. 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 public interest will be addressed as the need to provide additional residential development in a predominantly mixed-use area will be ensured. The approval of this application will also allow for citizens to have easier access to various business facilities within a comfortable radius from the residential facilities.
- **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 obtain additional land use rights for a Residential Building in accordance with the existing zoning. The property owner will convert the existing offices to residential units to serve the needs of the area. The application is submitted for Council Consent in terms of Clause 40 of the City of Johannesburg Land Use Scheme, 2018.
- 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 application relates to obtaining an additional land use in accordance with the existing zoning.
- 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.
- 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.

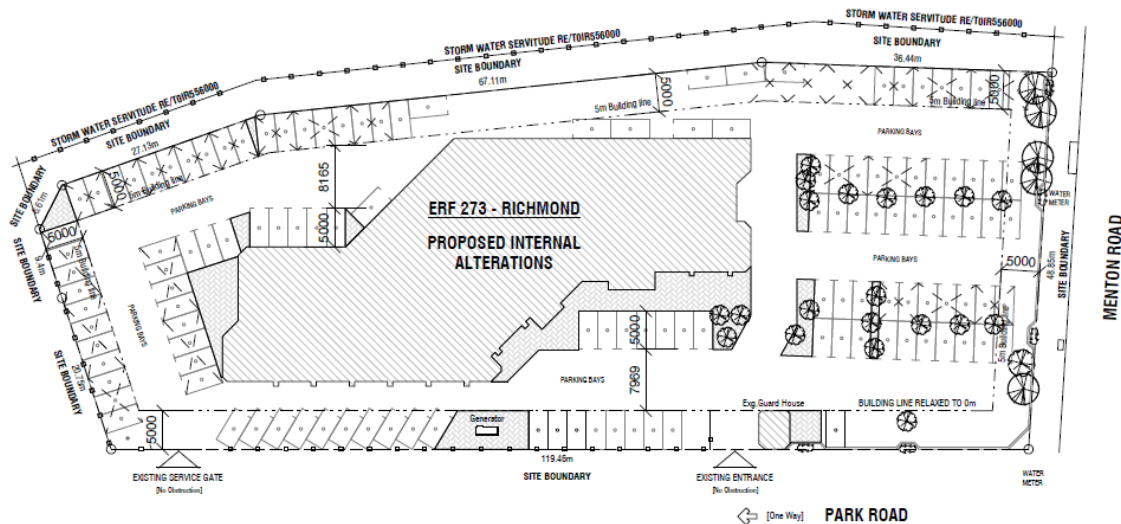
In general, the application will promote *safety, order, convenience and welfare of the area*. The approval of this application will result in a more viable development that complies with all health and safety requirements.

#### **4. DEVELOPMENT PROPOSAL**

The property is zoned “Business 4” allowing for the development of Offices. The property was developed for Offices in accordance with the existing development parameters.

The property owner wishes to convert the existing offices into a Residential Building for student accommodation. The proposed conversion will serve the existing area and contribute to a well-functioning mixed-use area.

The proposed residential building will fit into the existing development parameters of the approved zoning – being “Business 4” in terms of Amendment Scheme no. 01-13282.



The site plan can easily accommodate a Residential Building comprising of 258 single rooms and 31 double rooms without exceeding the development parameters or building lines.

DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
7 STOREYS	<u>HEIGHT</u> <i>In Order</i>	<b>7 STOREYS</b> [NO CHANGES]
50% [2909m <sup>2</sup> ]	<u>COVERAGE</u> <i>In Order</i>	25.7% [1502m <sup>2</sup> ] [NO CHANGES]
1.0 [5818m <sup>2</sup> ]	<u>FLOOR AREA RATIO</u> <i>In Order</i>	0.82 [4777.3m <sup>2</sup> ] [NO CHANGES]
N/A	<u>DENSITY</u>	
	Total number of beds - restricted to 320	

The owner appointed an architect to ensure that the plans to be submitted are as close to actual measures on site as can be. The plans submitted with this application are an accurate indication of what will be developed on site and indicates what can be done on the site within the applied for land use rights.

Proposed development controls (including a Residential Building):

- USE ZONE: Business 4
- PRIMARY RIGHTS: As per Scheme, permitting offices (excluding banks, building societies, medical consulting rooms and restaurants) but including broadcasting studios, satellite dishes, storage, storage of outside broadcasting equipment and vehicles, all uses related and subservient to broadcasting functions.
- CONSENT USE: Residential Buildings
- USES WITH CONSENT: As per Scheme, Medical Consulting Rooms.

9	BUSINESS 4		Offices	Place of instruction, place of amusement, dwelling units, religious purposes, shops, restaurants, car sales lot, motor showrooms, special building, public or private parking area, residential buildings, child care centre.
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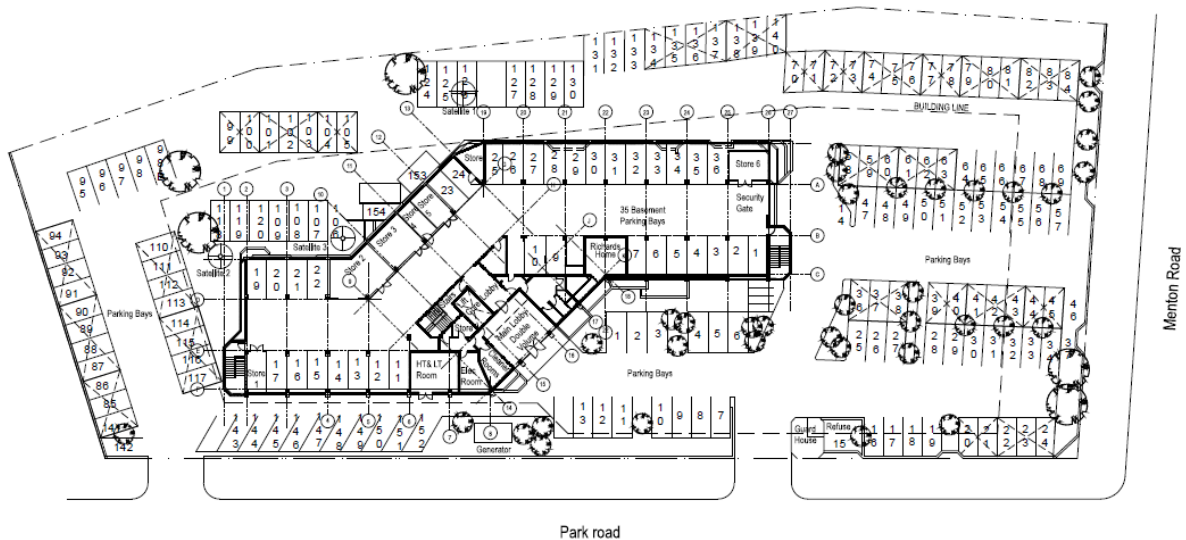
**COVERAGE:** As per Scheme, 50%  
**FAR:** As per Scheme, 1,0  
**HEIGHT:** As per Scheme, 7 storeys  
**PARKING:** As per Scheme. 4 parking bays per 100m<sup>2</sup> for offices

The property is situated in a Metropolitan Node, therefore Parking Zone B of the City of Johannesburg Land Use Scheme, 2018 applies:

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
<b>RESIDENTIAL</b>		
Boarding houses, hostels, communes	0,5 bays per room	0,3 bays per room

The parking requirements are: 320 beds x 0.3 = 96 parking bays. The site plan allows for 136 parking bays on site.

PARKING PROVIDED
136 bays provided on-site + 4 motorcycle bays
10 on-street bays provided





The City of Johannesburg Land-Use Scheme, 2018 states that –

*Clause 40. “CONSENT OF THE COUNCIL*

- (1.) *Application to the Council for any consent which, in terms of this Land Use Scheme it is empowered to grant or refuse, shall be made by the owner as defined to which the application relates in terms of the City of Johannesburg Municipal Planning By-law, 2016.*
- (2.) *Any condition imposed in terms of a consent shall have the same force and effect as if it were a clause of this Land Use Scheme.”*

The proposed additional land use – “Residential Building” – is included as a land use that can be obtained with Council Consent within the existing zoning confirmed in Amendment Scheme no. 01-13282, the Johannesburg Town Planning Scheme, 1979 and the City of Johannesburg Land Use Scheme, 2018.

## 5. CONCLUSION

Application is made in terms of Section 19 of the City of Johannesburg Planning By-Law, 2016 (as Amended 2023) read with Clause 40 of the City of Johannesburg Land Use Scheme, 2018 for Council Consent to allow for a “Residential Building” on Erf 273 Richmond.

The property is zoned “Business 4” in terms of Amendment Scheme No. 01-13282 and the Johannesburg Town Planning Scheme, 1979. The previous scheme and the City of Johannesburg Land Use Scheme, 2018 allows for a “Residential Building” as a consent use in the “Business 4” zoning:

9	BUSINESS 4		Offices	Place of instruction, place of amusement, dwelling units, religious purposes, shops, restaurants, car sales lot, motor showrooms, <u>special building, public or private parking area, residential buildings,</u> child care centre.
---	------------	---	---------	--

A “Residential Building” is defined as:

“Means the use of a building/s, excluding a dwelling house and/or dwelling unit, that contains habitable rooms, with or without common ablution facilities and with common kitchen-, dining- and/or lounge facilities such as hostels and dormitories. Such definition includes but is not restricted to hostels, hotels, dormitories, communes, boarding houses, guest houses (excluding converted dwelling houses and/or dwelling units), bed and breakfast and old age homes that may or may not include ancillary frail care facilities.”

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.

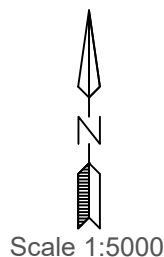
# LOCALITY PLAN

ERF 273, RICHMOND



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

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

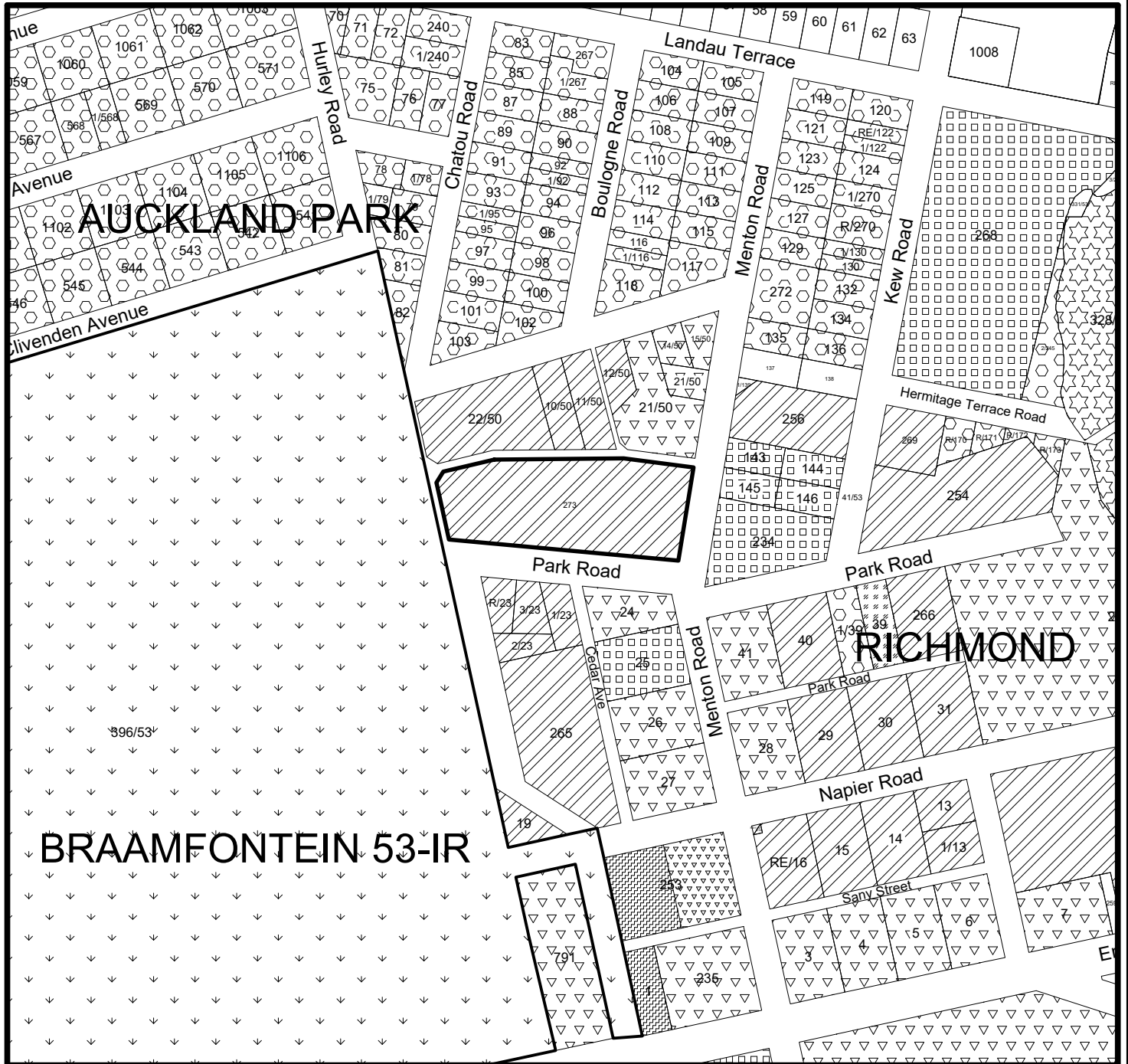



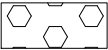

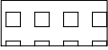
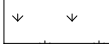




Scale 1:5000



# ZONING PLAN

ERF 273, RICHMOND



- |   |                   |   |               |
|---|-------------------|---|---------------|
|  | The Site          |  | Residential 1 |
|  | Business 1        |  | Residential 4 |
|  | Public Open Space |  | Industrial 1  |
|  | Business 1        |  | Special       |
|  | Business 3        |   |               |



Scale 1:3000



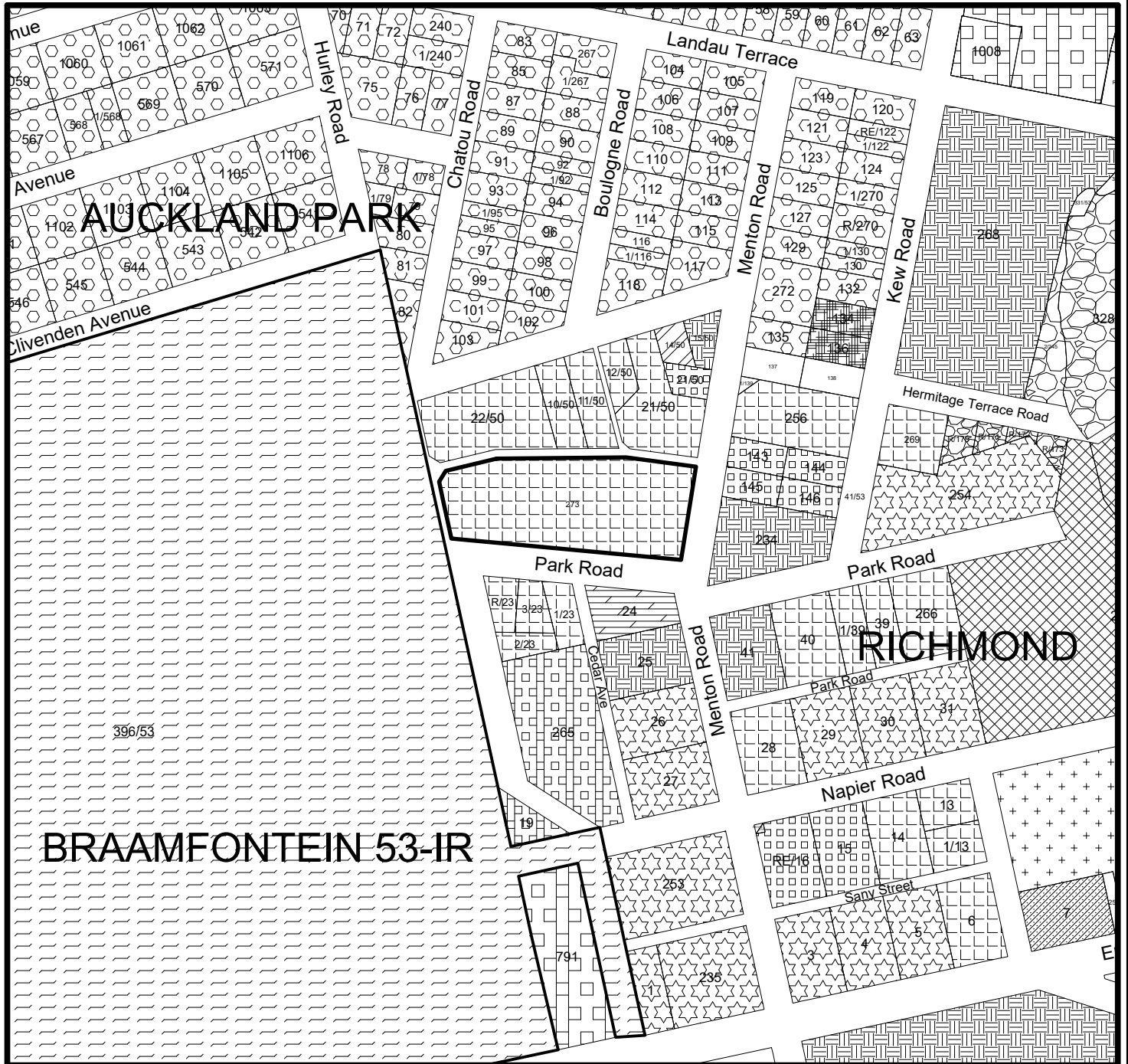
tph


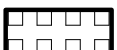
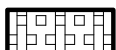
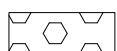

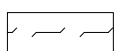


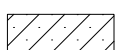
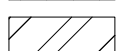
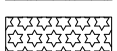

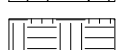
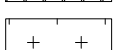

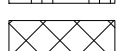
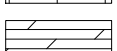
THE TOWN PLANNING HUB cc

*changing landscapes*

# LAND USE PLAN

ERF 273, RICHMOND



- |  |                |   |                              |   |                    |
|--|----------------|---|------------------------------|---|--------------------|
|  | The Site       |  | Parking                      |  | Tertiary Education |
|  | Dwelling House |  | Veterinary Clinic            |  | Country Club       |
|  | Offices        |  | Vacant                       |  | Workshop           |
|  | Student Acc.   |  | Medical (Laboratory)         |  |                    |
|  | Dwelling units |  | Retirement Centre            |  |                    |
|  | Retail         |  | Mixed (Retail / Residential) |   |                    |



tph

THE TOWN PLANNING HUB cc

*changing landscapes*

Scale 1:3000



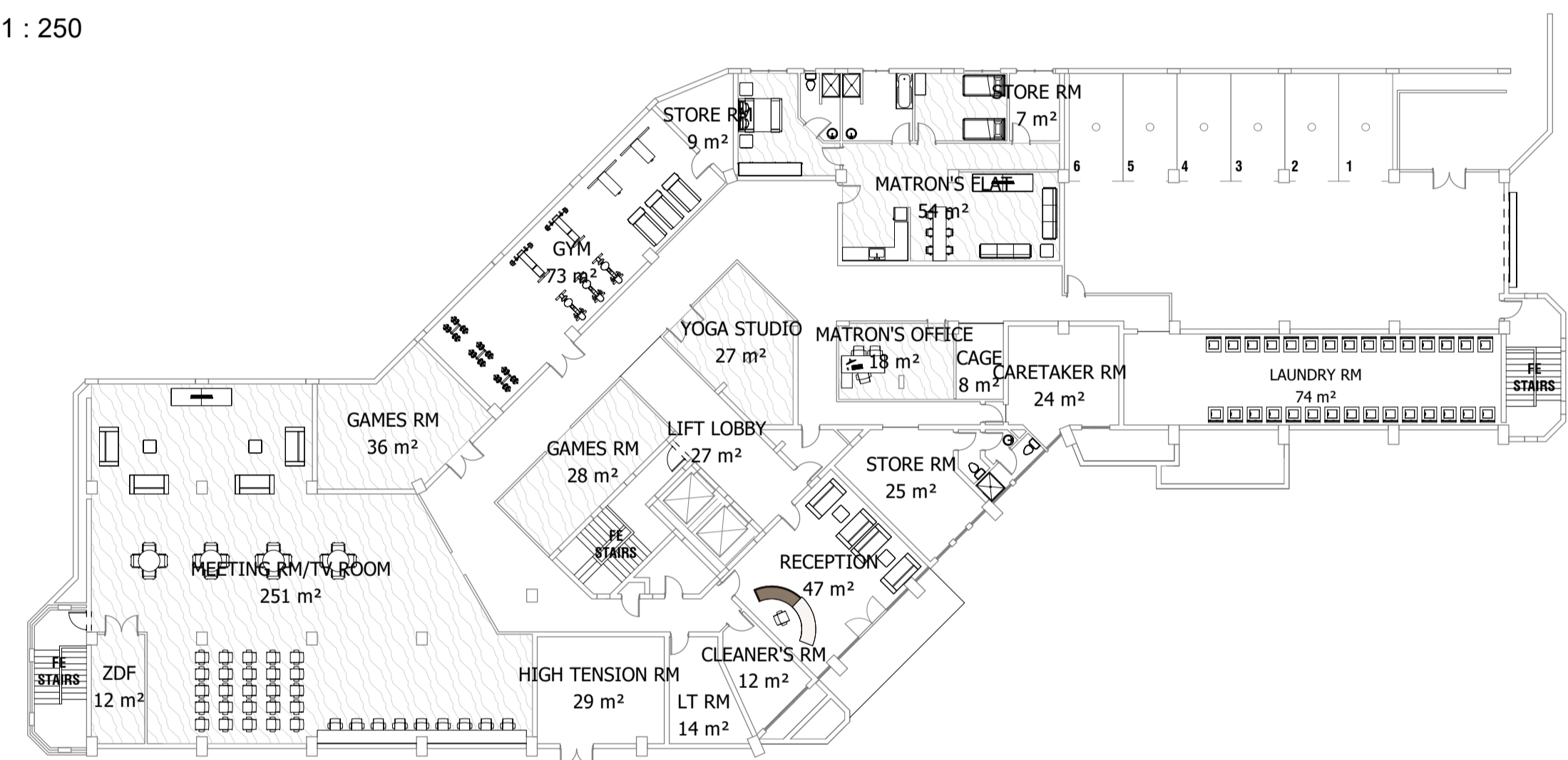
1ST FLOOR

1 : 250



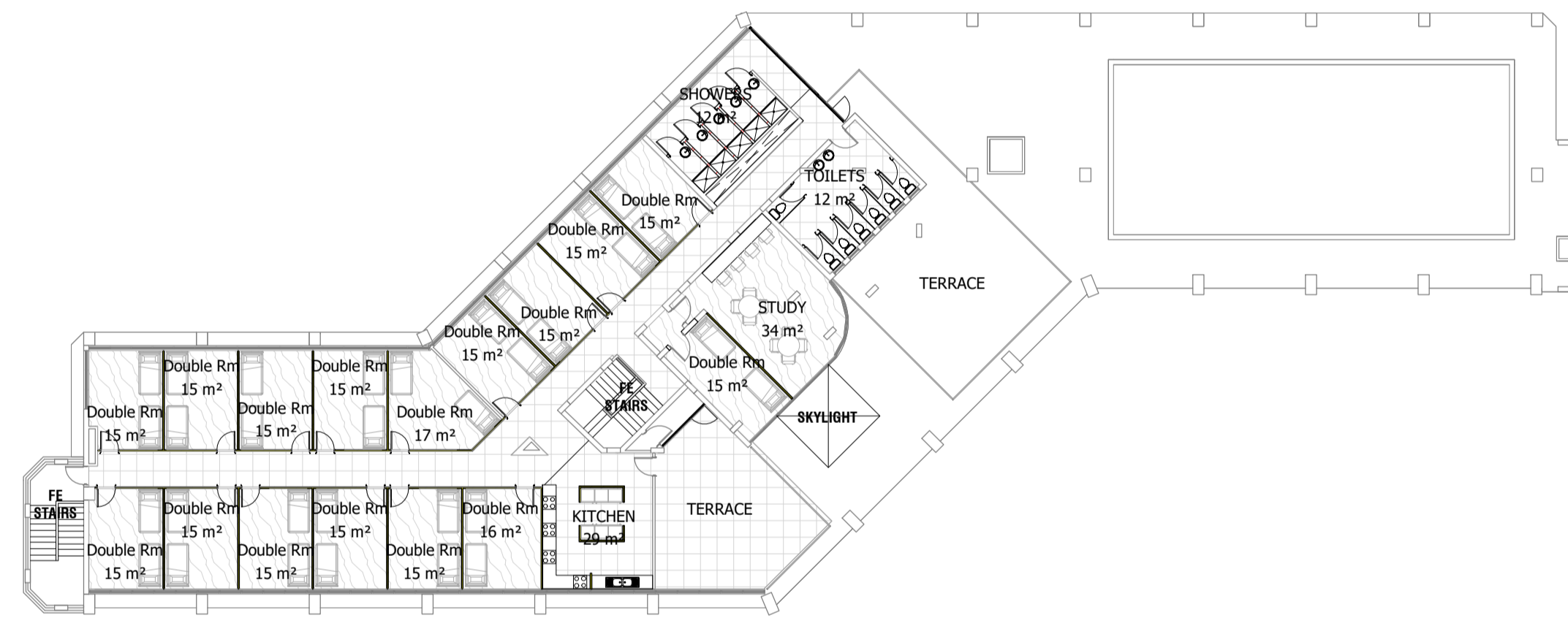
2ND - 5TH FLOOR

1 : 250



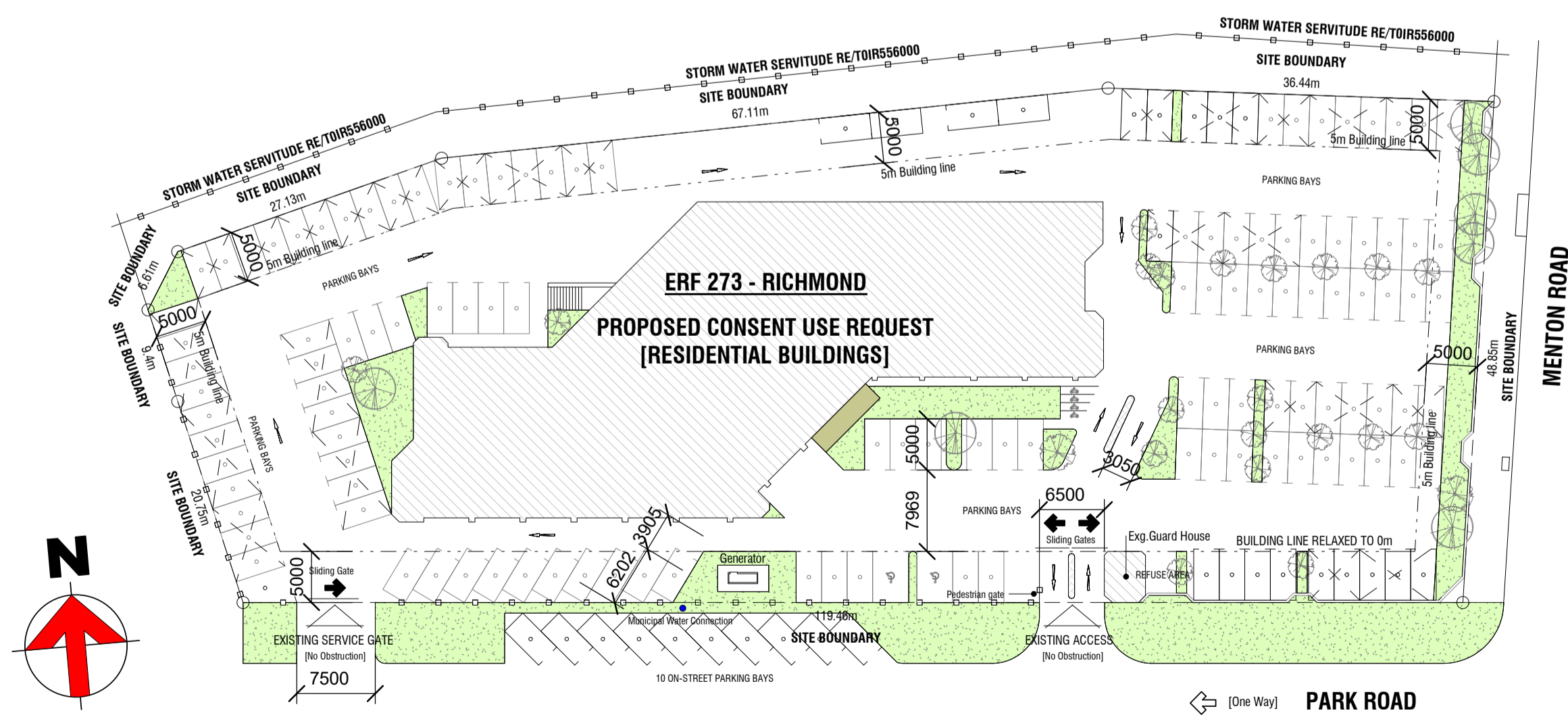
GROUND FLOOR

1 : 250



6TH FLOOR

1 : 250



SITE PLAN

1 : 500

Revision Schedule		
No.	Date	Description
A	2026.03.20	FOR SUBMISSION
B	2026.03.25	FOR SUBMISSION

- GENERAL NOTES:
- ALL REQUIREMENTS OF NATIONAL BUILDING REGULATIONS, MUNICIPALITY AND OTHER LOCAL AUTHORITIES CONCERNED MUST BE COMPLIED WITH.
  - THE INFORMATION ON THE DRAWING REMAINS THE PROPERTY OF DAC AND ALL COPYRIGHT IN TERMS OF DESIGNS AND DETAIL IS RESERVED.
  - WHERE TRADE NAMES ARE SPECIFIED EQUAL OR APPROVED PRODUCTS MAY BE USED.
  - ALL STRUCTURAL SPACING, DIMENSIONS, SPECIFICATION, SIZES ALL TO ENGINEER AND SPECIALIST DRAWING AND SPECIFICATIONS.
  - ALL STEELWORK TO BE GALVANISED AS SPECIFIED BY ENGINEER UNLESS OTHERWISE INSTRUCTED.
  - CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIAL.
  - FIGURED DIMENSIONS TO BE TAKEN PREFERENCE TO SCALING AND LARGE SCALE DETAILS ARE TO SUPERCEDE SMALL SCALE.
  - NO SCALED DIMENSIONS TO BE TAKEN OFF DRAWING ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT.
  - ANY DISCREPANCIES IN ANY OF THE DOCUMENTATION IS TO BE REFERRED TO THE ARCHITECTURAL DESIGNER PRIOR TO EXECUTION OF WORK AND ORDERING OF MATERIAL.
  - ALL PLUMBING TO BE BUILT INTO WALLS UNLESS OTHERWISE SPECIFIED.
  - ALL DRAINAGE LINES INDICATED ARE DIAGRAMMATIC.
  - POSITION AND DETAIL OF BRICK MOVEMENT JOINTS IS TO BE CONFIRMED WITH ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION.
  - ALLOW 40mm IN TOTAL FOR FINISH AND SCREED, SCREED THICKNESS TO BE ADJUSTED TO ALLOW FOR EVEN TRANSITION BETWEEN FLOOR OF DIFFERENT FINISHES.
  - EXTERNAL CAVITY WALLS ARE TO BE PROVIDED WITH GALVANIZED WIRE WALL TIES, UNLESS OTHERWISE SPECIFIED.
  - FINAL EARTHWORKS AND LEVELS TO BE CHECKED AND CONFIRMED ON-SITE.
  - SWIMMING POOL TO BE SAFEGUARDED ACCORDING TO SANS 1390. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY INJURY OR DEATH DUE TO THE ERECTION OR ABSENCE OF PROTECTIVE FENCING.

HOME OWNERS ASSOCIATION/BODY CORPORATE STAMP (IF APPLICABLE)

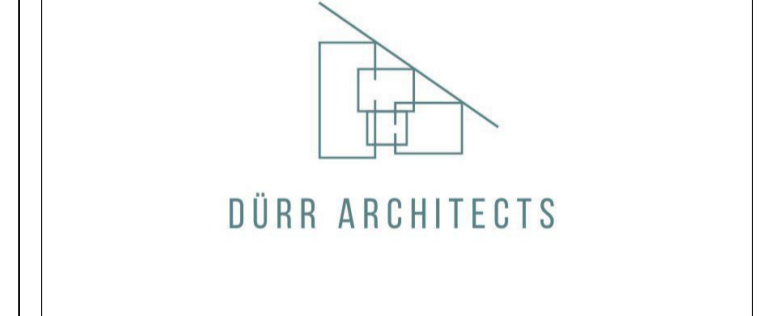
MUNICIPAL STAMP

SACAP REGISTERED PERSON  
Anru Johannes Dürr  
anru@durrarchitects.co.za  
PrArch 34910617

PROFESSIONAL ARCHITECT SIGNATURE

PROFESSIONAL ENGINEER SIGNATURE

CLIENT SIGNATURE



FOR SUBMISSION

project name : ERF 273 RICHMOND  
1 PARK ROAD  
site :  
owner :  
client :

CONSENT USE  
Drawing Name

AD  
Drawn by  
A1 SHEET  
AD

DAC  
Designed by  
681  
Dwg Number  
B  
Revision  
As indicated  
Scale  
2026.03.25  
Date

SCHEDULE OF RIGHTS		
PROPERTY DESCRIPTION		
Erf/Portion:	ERF 273	Site Area: 5818 m <sup>2</sup>
Township:	RICHMOND	Title Deed No:

ZONING INFORMATION		
Town Planning Scheme:	City of Johannesburg Land Use Scheme, 2016	Amendment Scheme No. N/A
Use Zone:	BUSINESS 4	Annexure No. N/A

DEVELOPMENT CONTROL MEASURES		
Permissible	Control	Actual
7 STOREYS	HEIGHT In Order	7 STOREYS (NO CHANGES)
50% (2909m <sup>2</sup> )	COVERAGE In Order	25.7% (1502m <sup>2</sup> ) (NO CHANGES)
1.0 (5818m <sup>2</sup> )	FLOOR AREA RATIO In Order	0.82 (4777.3m <sup>2</sup> ) (NO CHANGES)
N/A	DENSITY	Total number of beds - restricted to 320

PARKING REQUIREMENTS  
Parking Zone B: 0.3 bays per room - 320 rooms x 0.3 = 96 bays required  
136 bays provided on-site + 4 motorcycle bays  
10 on-street bays provided

ERF 273 RICHMOND

**LOCAL AUTHORITY NOTICE  
AMENDMENT SCHEME 01-13282**

Notice is hereby given in terms of section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) as amended, that the City of Johannesburg Metropolitan Municipality has approved the amendment of the Johannesburg Town Planning Scheme, 1979 by the rezoning of the Remaining Extent of Portion 1 of Erf 42, the Remaining Extent of Portion 3 (A Portion of Portion 1) of Erf 50, the Remaining Extent of Erf 42, the Remaining Extent of Portion 1 of Erf 50, the Remaining Extent of Portion 2 (A Portion of Portion 1) of Erf 50, Portion 20 (A Portion of Portion 2) of Erf 50, Portion 226, Portion 2 (A Portion of Portion 1) of Erf 42 and Portion 4 (A Portion of Portion 3) of Erf 50 Richmond from "Business 1" to "Business 4", permitting offices (excluding banks, building societies, medical consulting rooms and restaurants) but including broadcasting studios, satellite dishes, storage, storage of outside broadcasting equipment and vehicles, all uses related and subservient to broadcasting functions, subject to certain conditions as indicated in the approved application, which Amendment Scheme will be known as Amendment Scheme 01-13282.

The Amendment Scheme is filed with the Executive Director: Development Planning, 158 Civic Boulevard, Metropolitan Centre, A Block, 8<sup>th</sup> Floor, Braamfontein 2017 and is open for inspection at all reasonable times.

Amendment Scheme 01-13282 will come into operation on date of publication hereof.

**Hector Bheki Makhubo**  
**Deputy Director: Legal Administration**  
**City of Johannesburg Metropolitan Municipality**  
Notice No. 123/2014  
Date: 12 March 2014

---

**PLAASLIKE BESTUURSKENNISGEWING  
WYSIGINGSKEMA 01-13282**

Kennis word hiermee gegee ingevolge artikel 57(1)(a) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie 15 van 1986) soos gewysig, dat die Stad van Johannesburg Metropolitaanse Munisipaliteit die wysiging van die Johannesburg Dorpsbeplanningskema, 1979, deur die hersonering van die Restant van Gedeelte 1 van Erf 42, die Restant van Gedeelte 3 ('n Gedeelte van Gedeelte 1) van Erf 50, die Restant van Erf 42, die Restant van Gedeelte 1 van Erf 50, die Restant van Gedeelte 2 ('n Gedeelte van Gedeelte 1) van Erf 50, Gedeelte 20 ('n Gedeelte van Gedeelte 2) van Erf 50, Gedeelte 226, Gedeelte 2 ('n Gedeelte van Gedeelte 1) van Erf 42 en Gedeelte 4 ('n Gedeelte van Gedeelte 3) van Erf 50 Richmond vanaf "Besigheid 1" na "Besigheid 4", om kantore (uitsluitend banke, bouverenigings, mediese spreekkamers en restaurante) toe te laat maar insluitend uitsaai-ateljees, satellietkottels, bergingskamers, berging van ope lug uitsaaitoerusting en voertuie en alle ander gebruike verwant aan uitsaai funksies, onderworpe aan sekere voorwaardes soos aangedui in die goedgekeurde aansoek, welke wysigingskema bekend sal staan as Wysigingskema 01-13282.

Die Wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: Ontwikkelingsbeplanning, Civic Boulevard 158, Metropolitaanse Sentrum, A Blok, 8<sup>ste</sup> Vloer, Braamfontein 2017 en is beskikbaar vir inspeksie te alle redelike tye.

Wysigingskema 01-13282 sal in werking tree op die datum van publikasie hiervan.

**Hector Bheki Makhubo**  
**Adjunk Direkteur: Regsadministrasie**  
**Stad van Johannesburg Metropolitaanse Munisipaliteit**  
Kennisgewing Nr 123/2014  
Datum: 12 Maart 2014

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES • AMENDMENT SCHEME 01-13282 • SHEET 1 OF 1 SHEET

ERF 226, REMAINING EXTENT OF ERF 42,  
 REMAINING EXTENT OF PORTION 1 OF  
 ERF 42, PORTION 2 OF ERF 42,  
 REMAINING EXTENT OF PORTION 3 OF  
 ERF 50, REMAINING EXTENT OF PORTION  
 1 OF ERF 50, REMAINING EXTENT OF  
 PORTION 2 OF ERF 50, PORTION 20 OF  
 ERF 50 AND PORTION 4 OF ERF 50  
**RICHMOND**

REFERENCE

SCHEDULE

USE ZONES

Business 4

S



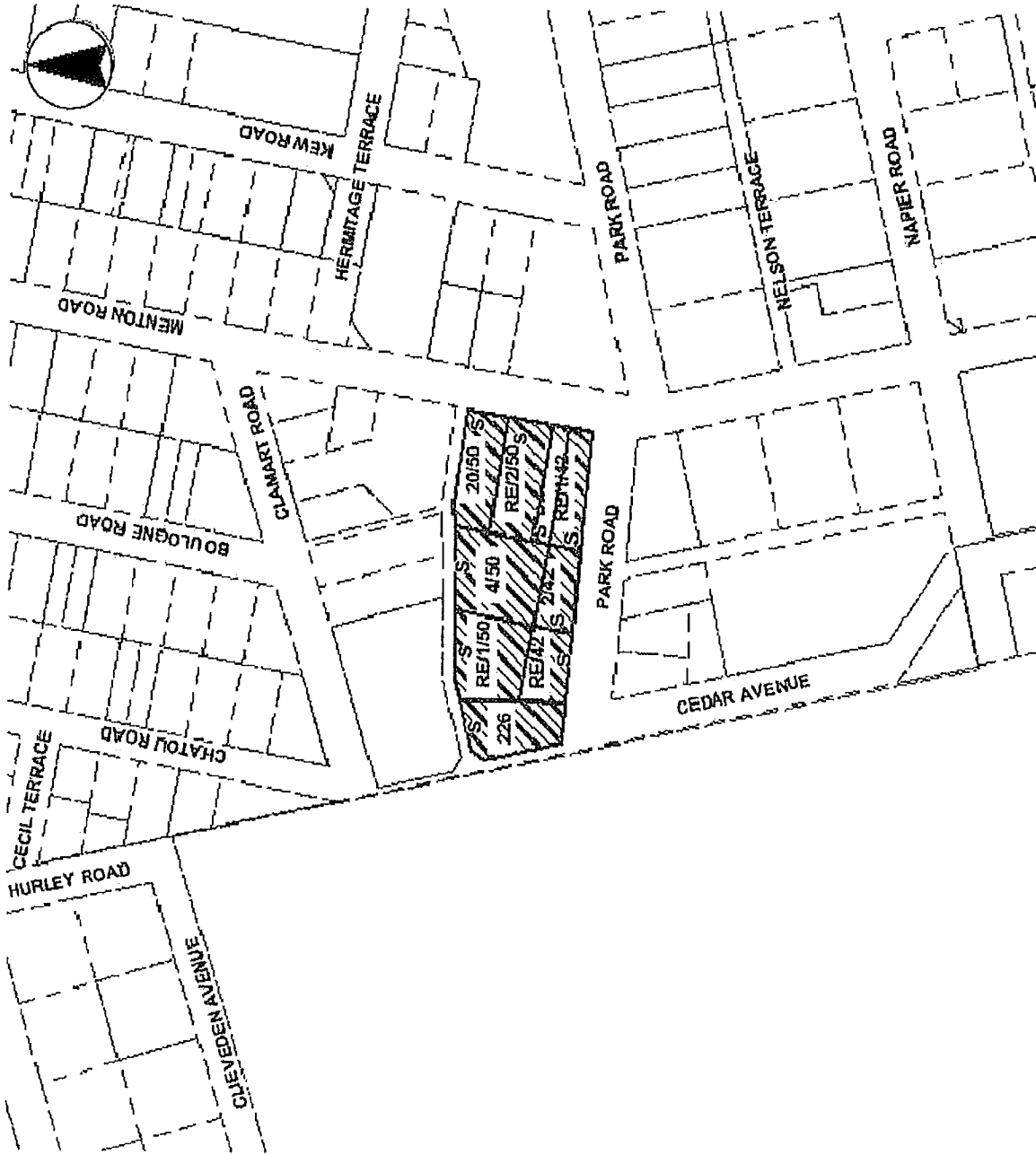
APPROVED

*Reinède*

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING  
 (CITY OF JOHANNESBURG)

5 December 2013  
 DATE

USE ZONES



ERF 226, REMAINING EXTENT OF ERF 42,  
 REMAINING EXTENT OF PORTION 1 OF  
 ERF 42, PORTION 2 OF ERF 42,  
 REMAINING EXTENT OF PORTION 3 OF  
 ERF 50, REMAINING EXTENT OF PORTION  
 1 OF ERF 50, REMAINING EXTENT OF  
 PORTION 2 OF ERF 50, PORTION 20 OF  
 ERF 50 AND PORTION 4 OF ERF 50  
**RICHMOND**

REFERENCE

SCHEDULE

S

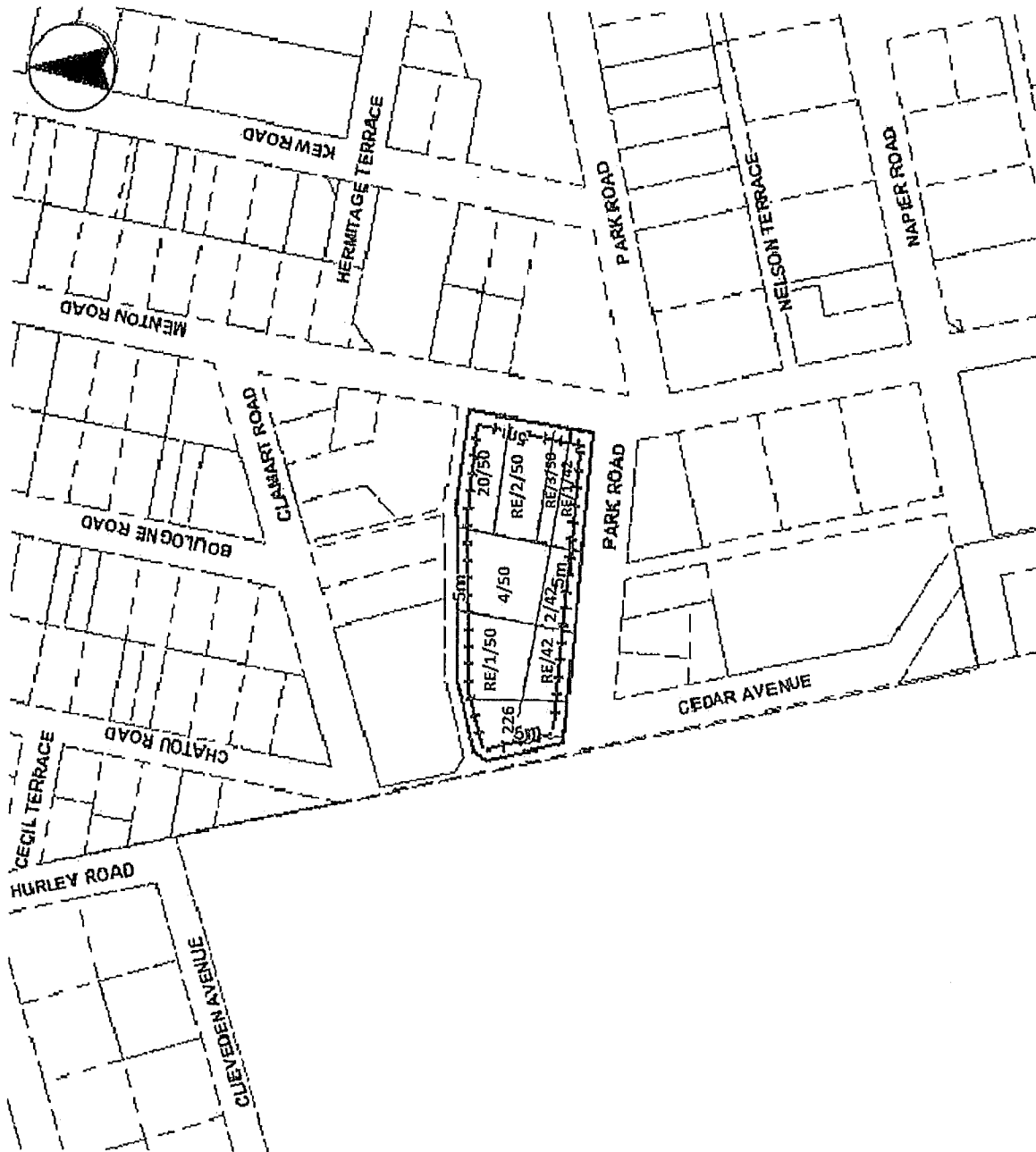
APPROVED

*M. Remede*

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING  
 (CITY OF JOHANNESBURG)

5 December 2013

DATE



DENSITY ZONES AND HEIGHT ZONES

**JOHANNESBURG TOWN PLANNING SCHEME, 1979, APPROVED BY VIRTUE OF ADMINISTRATORS NOTICE 1157, DATED 3 OCTOBER 1979 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER:**

1. The Map, Sheet A and B as shown on Map 3, Amendment Scheme 01-13264
2. By the addition of the following in numerical and alphabetical sequence to Table N of the Scheme, read with Clause 70.

**COLUMN 1 USE ZONE**  
Business 4

**COLUMN 2 DESCRIPTION OF LAND:**

Erf 226, Remaining Extent of Erf 42, Remaining Extent of Portion 1 of Erf 42, Portion 2 of Erf 42, Remaining Extent of Portion 3 of Erf 50, Remaining Extent of Portion 1 of Erf 50, Remaining Extent of Portion 2 of Erf 50, Portion 20 of Erf 50 and Portion 4 of Erf 50 Richmond

**COLUMN 3 PRIMARY RIGHTS: (LAND USE TABLE "C")**

As per Scheme, permitting offices (excluding banks, building societies, medical consulting rooms and restaurants) but including broadcasting studios, satellite dishes, storage, storage of outside broadcasting equipment and vehicles, all uses related and subservient to broadcasting functions.

**COLUMN 4 USES WITH CONSENT: (LAND USE TABLE "C")**

As per Scheme, Medical Consulting Rooms.

**COLUMN 5 USES NOT PERMITTED: (LAND USE TABLE "C")**

As per Scheme.

**COLUMN 6 WIDTH OF SERVITUDE AREA / STREET:**

None

**COLUMN 7 STOREYS OR HEIGHT IN METRES:**

As per Scheme, seven storeys.

**COLUMN 8 COVERAGE:**

As per Scheme, 50%

ERF 226, REMAINING EXTENT OF ERF 42, REMAINING EXTENT OF PORTION 1 OF ERF 42, PORTION 2 OF ERF 42, REMAINING EXTENT OF PORTION 3 OF ERF 50, REMAINING EXTENT OF PORTION 1 OF ERF 50 REMAINING EXTENT OF PORTION 2 OF ERF 50, PORTION 20 OF ERF 50 AND PORTION 4 OF ERF 50  
**RICHMOND**

APPROVED

*M Renede*

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING  
(CITY OF JOHANNESBURG)

5 December 2013

DATE

**COLUMN 9**  
\*  
**F.A.R. OR FLOOR AREA:**  
As per Scheme, 1.0

**COLUMN 10**  
\*  
**PARKING PROVISION:**  
As per Scheme. 4 parking bays per 100 m<sup>2</sup> for offices.

**COLUMN 11**  
\*  
**DENSITY:**  
As per scheme.

**COLUMN 12**  
**BUILDING LINES:**  
5m on all boundaries provided that a nil meter building line shall apply for a guard house and entrance to the site from Park Road.

**COLUMN 13**  
**SPECIFIC CONDITIONS:**  
1. Access to and egress from the site shall be to the satisfaction of the City of Johannesburg.

2. A contribution towards the provision of engineering services and an endowment in lieu of parks and open spaces shall be payable in terms of the Town Planning and Townships Ordinance 1986 (Ordinance 15 of 1986).

3. The provision of Electricity shall be to the satisfaction of City Power. The applicant shall demonstrate to City Power the provision of alternative electricity sources for the proposed development. The proposed development will not exceed the current electricity supply.

4. The erven shall be consolidated to the satisfaction of the Council

5. Clause 7 and 8 shall not apply to consent for Medical Consulting Rooms submitted within 6 months of the approval of this application.

**COLUMN 14**    **AMENDMENT SCHEME NO.:** 01-13282

**END OF AMENDMENT SCHEME 01-13282.**

ERF 226, REMAINING EXTENT OF ERF 42,  
REMAINING EXTENT OF PORTION 1 OF  
ERF 42, PORTION 2 OF ERF 42,  
REMAINING EXTENT OF PORTION 3 OF  
ERF 50, REMAINING EXTENT OF  
PORTION 1 OF ERF 50, REMAINING  
EXTENT OF PORTION 2 OF ERF 50,  
PORTION 20 OF ERF 50 AND PORTION 4  
OF ERF 50  
**RICHMOND**

APPROVED

*M Remede*

EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING  
(CITY OF JOHANNESBURG)

5 December 2013

DATE