

# ON AUCTION

## 28 FEB | 12:00

### ON SITE 147 ONTDEKKERS



## SPECIAL USE - BUS 3 ZONING APP IN

📍 ROODEPOORT, 147 ONTDEKKERS SERVICE ROAD



Ryan van Heerden



082 567 0735



ryan@ryansrealty.co.za

## TABLE OF CONTENTS

- TERMS AND DISCLAIMER
- EXECUTIVE SUMMARY
- RULES OF AUCTION & CONDITIONS OF SALE
- PROPERTY DESCRIPTION
- PROPERTY LOCATION MICRO
- PROPERTY LOCATION MACRO
- PHOTOGRAPHS

### ANNEXURES

- TITLE DEED
- MUNICIPAL ACCOUNT
- ZONING REPORT
- IDEAL CONSULTING REZONING APPLICATION & QUOTE
- BIDDERS REGISTRATION FORM





# TERMS & DISCLAIMER

## TERMS & CONDITIONS

Bidders must register and bring ID, proof of residence (FICA) and letter of authority to sign on behalf of a juristic entity. The Rules of auction are available by request to [ryan@ryansrealty.co.za](mailto:ryan@ryansrealty.co.za) and at our offices. The auction is conducted in terms of the regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated.

## DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Private Property Wesrand Pty Ltd, T/A Ryans Realty, nor the Sellers, guarantee the correctness of the information, and none of the aforementioned parties will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Ryans Realty, the Seller, or any other person.



# EXECUTIVE SUMMARY



## KEY INVESTMENT HIGHLIGHTS

- Prime 1088sq/m stand Res 1 with current special usage rights to operate business.
- **Business 3 Rezoning Application already submitted.** Council have already indicated **Business 3** can be applied for. Cost, balance ±R90K and ±11months to Rezone
- Excellent frontage onto busy Ontdekkers road, diagonally across from Horizon Shopping Centre.
- Fantastic Signage and advertising space for own use or to rent out
- Currently operating a Security Retail store in front with parking for 3 cars under carport and 5 open parkings.
- Additional 2 covered and several open parking to back of property
- Property is **not** Being sold as going concern



**DECADES  
OF EXPERIENCE**  
in the Real Estate  
sector



**OVER  
R400,000,000**  
in property sales



**ASSET CLASSES**  
Business, Residential  
& Investments



**OUR PLATFORMS**  
All Major Online  
Platforms

## AUCTION DETAILS

Bidder Registration attached below or forms available online and by request.

### COMMISSION

8.5% VAT inclusive, Payable by the Buyer on the fall of the hammer.

### DEPOSIT

5% Deposit payable by the Buyer on the fall of the hammer

### GUARANTEES

Guarantees for purchase price payable within 60 calendar days of confirmation by Seller.

### CONFIRMATION PERIOD

4 Business day confirmation period by Seller from the fall of the hammer.



## RULES OF AUCTION & CONDITIONS OF SALE

| <b>AUCTION REGISTRATION FEE</b> | R20,000 payable prior to the auction via EFT or bank guaranteed cheque (this is refundable should your bid not be the highest)                                                                                                                                                                                                                                                                                                |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESERVE PRICE</b>            | The sale by auction is subject to a Reserve Price                                                                                                                                                                                                                                                                                                                                                                             |
| <b>BIDDING</b>                  | The conduct of the auction is subject to the control of the Auctioneer who has the sole right to regulate the bidding procedure. Any error by the auctioneer shall be entitled to be corrected by him. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained in the Conditions of Sale, which the seller may accept or reject in their absolute discretion. |
| <b>SIGN UP</b>                  | The highest bidder ("the purchaser") shall sign the Conditions of Sale immediately on the fall of the hammer.                                                                                                                                                                                                                                                                                                                 |
| <b>DEPOSIT</b>                  | A deposit of 5% (five percent) of the purchase price payable to the AUCTIONEER by the PURCHASER immediately on the fall of the hammer, which amount the PURCHASER instructs the AUCTIONEER to pay over to the SELLERS attorney.                                                                                                                                                                                               |
| <b>VAT/DUTY</b>                 | This property is not a going concern, transfer DUTY payable                                                                                                                                                                                                                                                                                                                                                                   |
| <b>BUYER COMMISSION</b>         | 8.5% including VAT over and above the highest accepted bid price is payable by the PURCHASER immediately after the auction                                                                                                                                                                                                                                                                                                    |
| <b>CONFIRMATION PERIOD</b>      | 4 Business Days                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>GUARANTEES</b>               | Within 45 days of acceptance.                                                                                                                                                                                                                                                                                                                                                                                                 |



## PROPERTY DESCRIPTION

- Erf 177, Horison Park, 147 Ontdekkers Service Road is 1088sq/m
- 1 x Large Residential home converted to operate a retail security shop and carpet/flooring installation since 2007 with an automated gate and single entrance
- 9 x metal carports at the rear of the property, 7 of which have been closed up into lockable storage rooms
- Outside ground area is fully paved except for staff chill zone, which has a park table and benches surrounded by lawn
- Total main house sq/m under roof is  $\pm 230\text{sqm}$
- Total Storage and covered parking sq/m is  $\pm 200\text{sq/m}$
- Current Total GLA including storage is  $\pm 430\text{sq/m}$
- **Property is in a VAT registered Company but will be sold out of the company and purchase price excludes transfer costs**

### ADDRESS

147 Ontdekkers Service Road, Horison Park, Roodepoort, 1724

### PROVINCE

GAUTENG

### GLA

Current Total GLA including storage is  $\pm 430\text{sq/m}$

### TENANCY

VACANT OCCUPATION WILL BE GIVEN

### REASON FOR SALE

Owner Emigrating





# PROPERTY LOCATION



## LOCALITY INFORMATION

147 Ontdekkers Service Road, Horison Park is plumb in the middle between Horison Park's largely residential node with it's Southern border made up of redeveloped homes, offices and small commercial business enterprises, & Horizon View, with large scale Shopping malls like Westgate, Horizon Shopping Centre, as well as well known educational institutions like Roodepoort College, South-West Gauteng TVET College and a variety of entertainment and restaurant attractions.

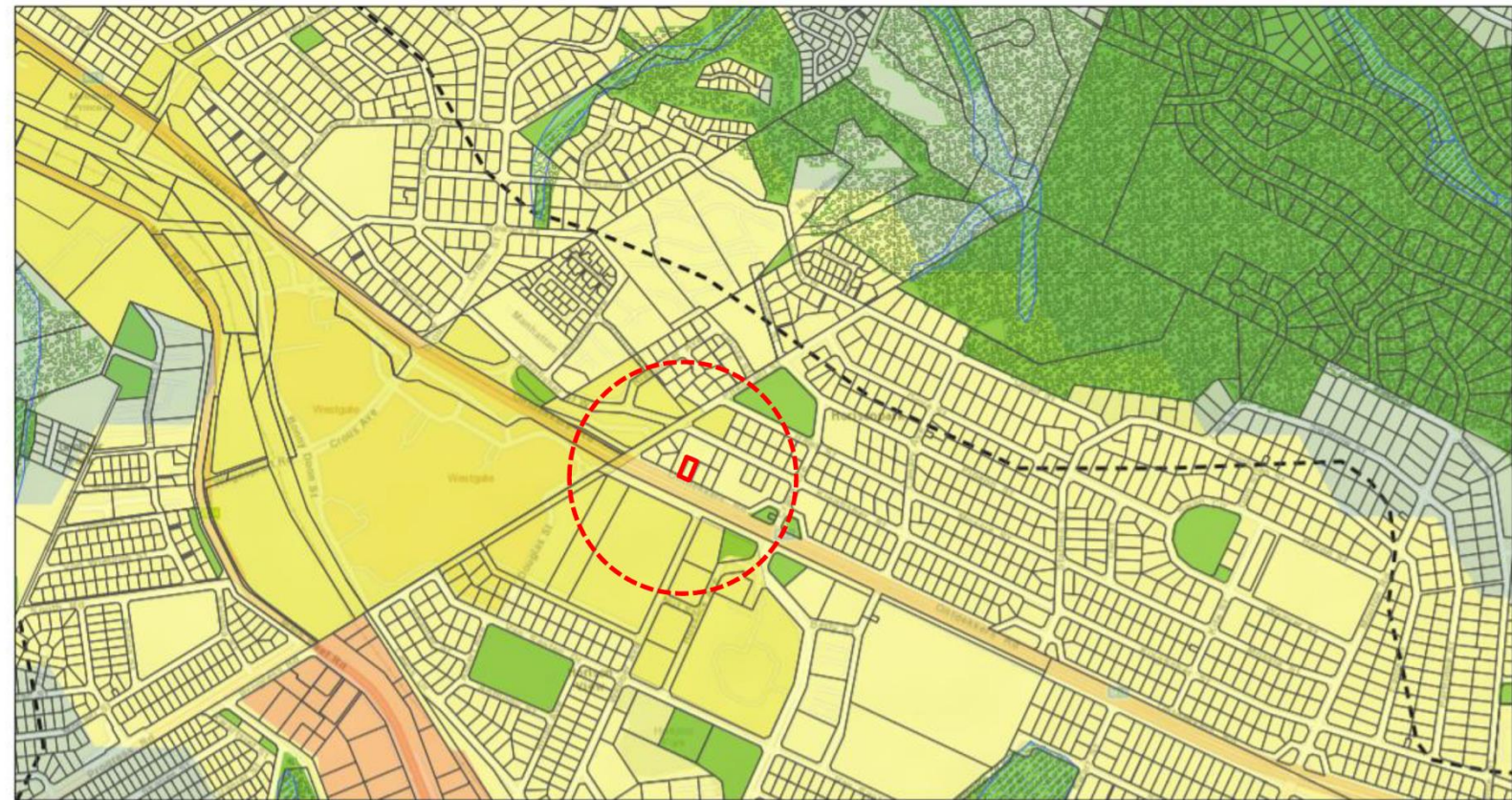




# PROPERTY LOCATION

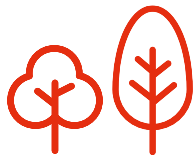
## Nodal Review

### Nodes and Development Zones



### ATTRACTION ONE

Business 3 Zoning  
Application Already in



### ATTRACTION TWO

Surrounded by Large  
Residential Nodes



### ATTRACTION THREE

High Density Area on  
Main Arterial route



### ATTRACTION FOUR

Two Large Malls in  
immediate vicinity  
with foot traffic



# GALLERY















By Investors For Investors

# ANNEXURES



Ryan v Heerden



082 567 0735



ryan@ryansrealty.co.za



www.ryansrealty.co.za



CASTLEDEX Image Coversheet



Ref No. 080207000062



Account no : 362499004

Account Name : SWAYER GROUP CC

Account Name : ERF 177 HORISON PARK

Bond Type : LOAN 1

**ORIGINAL**

**Title Deed**

07/02/2008

Page 1



Ryan v Heerden



082 567 0735



ryan@ryansrealty.co.za



www.ryansrealty.co.za



4<sup>th</sup> Floor  
Surrey House  
35 Rissik Street  
Johannesburg

Tel: +27 118321033  
Fax: +27 118321034

Email:  
[collinmabunda@attorney.co.za](mailto:collinmabunda@attorney.co.za)

Also at  
340 Ontdekkers Road  
Discovery Ext 3  
Roodepoort

Tel: +27 114721980  
Fax: +27 11 472 8216

Email:  
[mabunda@attomey.co.za](mailto:mabunda@attomey.co.za)

P.O. Box 9078  
Johannesburg  
2000

DOCEX 749 Johannesburg

<http://www.colUnmabunda.com>  
Vat Reg No. 4900168834  
Collin Mabunda Inc.  
Reg No. 1997/13641/21

Your Ref: 362499004

Our Ref: MR. MABUNDA/PJ/SB 01116

Date: 30 January 2008

THE STANDARD BANK  
LIMITED  
Home Loan Department  
6 Simmonds Street  
JOHANNESBURG  
2000

Dear Sirs,

**BOND BY SAWYER GROUP CC I.F.O. THE STANDARD BANK OF SOUTH  
AFRICA LIMITED LOAN ACCOUNT 362499004 OVER ERF 177 HORISON PARK  
TOWNSHIP**

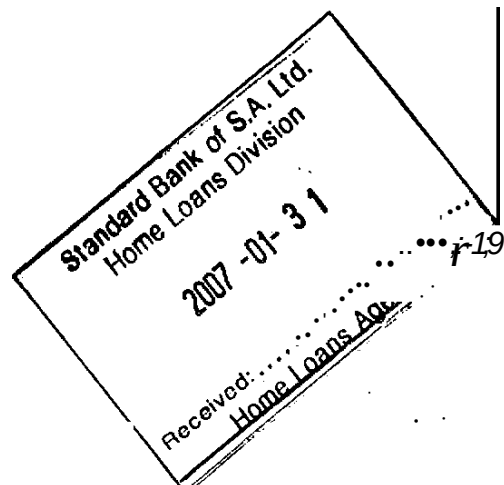
We refer to previous correspondence and now attach hereto:-

1. Mortgage Bond No. **B 098697/2007**
2. Title Deed No. **T 069766/2007**

Kindly acknowledge receipt on the attached copy of this letter.



Yours faithfully  
**COLLIN MABUNDA INC**



1080

ERASMUS BARNARD ATTORNEYS  
399A ONTDEKKERS ROAD  
FLORIDA PARK  
JOHANNESBURG  
1716

SEAL COPY.....

FOO... -?.. S?...  
FEED

CONV NCER  
DURRHEIM C

-----

2007 05 05 11:46:11  
-----

## DEED OF TRANSFER

1.....00 766/07  
-----

BE IT HEREBY MADE KNOWN THAT

GILII:NTEL DURRIHEIM

appeared before me, REGISTRAR OF DEEDS at JOHANNESBURG, he the said  
Appearer being duly authorised thereto by a Power of Attorney signed at  
ROODEPOORT on j - ,1eri ,7.0D7 and granted to him by

ERF 178 HORIZON PARK (PROPRIETARY)  
LIMITED  
REGISTRATION NUMBER: 2000/003211/07



And the Appearer declared that his said principal had truly and legally sold on 2 August 2007 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to, and on behalf of

• **SAWYER GROUP CC**  
• **REGISTRATION NUMBER: 1988/029059/23**

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

ERF 177 HORISON PARK TOWNSHIP; REGISTRATION DIVISION I.Q.,  
THE PROVINCE OF GAUTENG;

MEASURING 1088 (ONE THOUSAND AND EIGHTY EIGHT) SQUARE  
METRES

Held by Deed of Transfer No. T81751/2004.

SUBJECT to the following conditions:-

- 1. All rights to minerals and precious stones together with all rights which may be or become vested in the freehold owner to share in any proceeds which may accrue to the State from the disposal of the undermining rights of the township including the share of claim licence moneys and any share of rentals or profits which may accrue to any owner under any mining lease granted in respect of the land covered by the township and the like are reserved to Horison Ontwikkelingsmaatskappy Beperk, its Successors in title or assigns, as will more fully appear from Certificate of Rights to Minerals No. 348/64 R.M. dated 29<sup>th</sup> June 1964.
- 2. (a) The erf is subject to a servitude, 1,89 metres wide, in favour of the local authority for sewerage and other municipal purposes, along one of its boundaries other than a street boundary as determined by the local authority.
- (b) No building or other structure shall be erected within the aforesaid servitude and no large rooted trees shall be planted within the area of such servitude or within 1,89 metres thereof.

4

- (c) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance and removal of such sewerage mains and other works as it is its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of construction, maintaining and removing such sewerage mains and other works being made good by the local authority.

SUBJECT 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

**ERF 178 HORIZON PARK (PROPRIETARY) LIMITED**  
**REGISTRATION NUMBER: 2000/003211/07**

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

**SAWYER GROUP CC**  
**REGISTRATION NUMBER: 1988/029059/23**

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 R1 800 000,00 (ONE MILLION EIGHT HUNDRED THOUSAND RAND).

|

Q



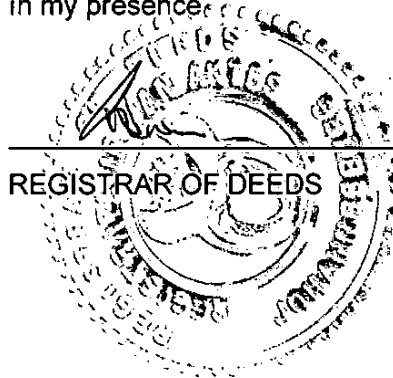
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at JOHANNESBURG on

2007-12-05

q.q.

In my presence



# MUNICIPAL ACCOUNT







a world class African city

Computer generated

**TAX INVOICE**

SAWYER GROUP CC  
CC PO Box 6951  
HORISON PARK  
1734

You can contact us in the following ways

Phone:  
Tel: 0860 56 28 74  
Fax: (011) 358-3408/9

Correspondence:  
PO BOX 5000  
JOHANNESBURG  
2000

@ E-mail:  
[joburgconnect@joburg.org.za](mailto:joburgconnect@joburg.org.za)

VAT NO. CITY OF JOHANNESBURG: 4760117194  
VAT NO. JOHANNESBURG WATER: 4270191077

VAT NO. PIKITUP: 4790191292  
VAT NO. CITY POWER: 4710191182

|                   |                                     |
|-------------------|-------------------------------------|
| Date              | 2024/11/07                          |
| Statement for     | November 2024                       |
| Physical Address  | 147 ONTDEKKERS<br>ROAD SERVICE ROAD |
| Stand No./Portion | 00000177 - 00000 - 00               |
| Townshio          | HORISON PARK                        |

| Stand Size | Number of Dwellings | Date of Valuation | Portion | Municipal Valuation         | Region           |
|------------|---------------------|-------------------|---------|-----------------------------|------------------|
| 1088 m2    | 1                   | 2023/07/01        | C1      | Market Value R 1,800,000.00 | Region C WARD 85 |

Invoice Number: 148005833699

Next Reading Date: 2024/11/22

Client VAT Number: 4670120650

Deosit: R 2,035.00

**Account Number: 303193954**

**PIN CODE: 366994**

Previous Account Balance  
Less: Incoming Payment (Last Payment Made 2024/10/10)  
Sub Total  
Current Charges (Excl. VAT)  
VAT@15%

4,302.21

- 4,302.21

0.00

4,290.02

131.41

| 90 DAYS+ | 60 DAYS | 30 DAYS | CURRENT  | INSTALMENT PLAN | TOTAL AMOUNT OUTSTANDING | Total Due | Due Date   |
|----------|---------|---------|----------|-----------------|--------------------------|-----------|------------|
| 0.00     | 0.00    | 0.00    | 4,429.43 | 0.00            | 4,429.43                 | 4,429.43  | 2024/11/22 |

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.  
Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing [complaints@joburgombudsman.org.za](mailto:complaints@joburgombudsman.org.za)



Payment Advice

This stub must accompany payment,  
please do not detach if paying at the post office

• **SUPA**

**EasyPay 91115 3031939543**

• **POSTAL**

**Postal Office 0146 303193954**



516008800111159 30319395407

Date: 2024/11/07  
Acc. No.: 303193954  
SAWYER GROUP CC CC  
147 ONTDEKKERS ROAD SERVICE  
ROAD

**Standard Bank** City of Johannesburg Banking details:

Internet banking - Use the banks pre-loaded Company details

• **Standard Bank** City of Johannesburg Banking details:

**Total Due 4 429.43**  
**Due Date 2024/11/22**



Account Number: 303193954

| City of Johannesburg<br>Property Rates<br>4760117194                                                                      | VAT | Sub -Total       | Total<br>Amount |
|---------------------------------------------------------------------------------------------------------------------------|-----|------------------|-----------------|
| Category of Property: Property Rates Business<br>R 1,800,000.00 X R 0.0228130 / 12 ( Billing Period 2024/11 )<br>VAT: 0 % |     | 3,421.95<br>0.00 | 3 421.95        |

| City Power<br>Electricity<br>4710191182 | VAT | Sub -Total   | Total<br>Amount |
|-----------------------------------------|-----|--------------|-----------------|
| Prepaid Electricity<br>VAT: 15.00%      |     | 0.00<br>0.00 | 0.00            |

| Johannesburg Water<br>Water & Sanitation<br>4270191077                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | VAT | Sub - Total                              | Total<br>Amount |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------|-----------------|
| (Reading period= 2024/09/23 to 2024/10/19 = 27 days)<br>Meter: 110029362; Register: 1; Multiply factor: 1; Start reading: 1,141.000;<br>End reading: 1,146.000; Difference: 5.000; Consumption: 5.000;<br>Units: KL; Type: Actual Readings.<br>Daily average consumption 0.185 KL<br>Charges for 5.000 KL are based on a sliding scale for a 27 day period<br>Step 1 5.000 KL @ R 62.050 ( Billing Period 2024/11 )<br>Demand Management Levy<br>Charges for 5.000 KL are based on a sliding scale for a 27 day period<br>Sewer monthly charge based on Water 5.000 units ( Billing Period 2024/11 )<br>VAT: 15.00% |     | 310.25<br>322.97<br><br>232.00<br>129.78 | 995.00          |

| City of Johannesburg<br>Sundry<br>4760117194                            | VAT | Sub - Total   | Total<br>Amount |
|-------------------------------------------------------------------------|-----|---------------|-----------------|
| Surcharge on business services, excluding property rates<br>VAT: 15.00% |     | 10.85<br>1.63 | 12.48           |

Current Charges (Including VAT)

4,429.43





By Investors For Investors

# ZONING REPORT



Ryan v Heerden



082 567 0735



ryan@ryansrealty.co.za



www.ryansrealty.co.za

12 December 2024

## Erf 177 Horison Park

Location and Zoning information

ideal  
consulting



## Erf 177 Horison Park

### Contents

|                                                      |           |
|------------------------------------------------------|-----------|
| <u>Erf Summary.....</u>                              | <u>2</u>  |
| <u>General Information: .....</u>                    | <u>2</u>  |
| <u>Town Planning Information: .....</u>              | <u>2</u>  |
| <u>Regional Spatial Development Framework: .....</u> | <u>2</u>  |
| <u>Nodal Policy. ....</u>                            | <u>2</u>  |
| <u>Proposed Development: .....</u>                   | <u>2</u>  |
| <u>General Information .....</u>                     | <u>3</u>  |
| <u>Erf 177 Annexure .....</u>                        | <u>4</u>  |
| <u>A- Series Map (Zoning):.....</u>                  | <u>7</u>  |
| <u>B- Series Map .....</u>                           | <u>8</u>  |
| <u>Nodal Review .....</u>                            | <u>9</u>  |
| <u>Google Earth Place mark:.....</u>                 | <u>11</u> |
| <u>Declaration.....</u>                              | <u>14</u> |

Tel: +27 82 851 7776  
Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)

## Erf 177 Horison Park

### Erf Summary

#### General Information:

- a. Property Type: Full Title
- b. Township Name: Horison Park
- c. Erf: 177
- d. Street Address: 147 Ontdekkers Road Service Road
- e. Property Size: 1088 m<sup>2</sup>
- f. Development Zone: Inside the Urban Development Boundary

#### Town Planning Information:

- a. Administrative Region C (Sub Region 8)
- b. Town Planning Scheme: City of Johannesburg Land Use Scheme, 2018
- c. Zoning: "Special"- For the purpose of residential usage or home enterprises
- d. Density: N/A
- e. Building Line: 10m from street frontage (this could be relaxed via a building line relaxation application)
- f. Height Zone: Ho- 3 Storeys
- g. Coverage: 20%

#### Regional Spatial Development Framework:

- a. Within the Consolidation Area
- b. Ontdekkers Road is classified as a Mobility Spine and proposed SPTN
- c. PTMA\_2009
- d. 101- 200% Electrical Capacity Reached
- e. Sewer Capacity Deficit
- f. Falls within a Priority Densification Area

#### Nodal Policy:

- a. General Urban Zone- A mix of land uses allowed throughout the neighbourhood, but businesses should be focussed on neighbourhood nodes & public transportation/ stops. Land uses that could be supported include light commercial, offices, retail, community services, childcare, healthcare, residential etc.
- b. Building lines can be relaxed to 2-4 metres from the street frontage
- c. Min 60 du per Ha

#### Proposed Development:

- It is proposed that the property be rezoned to "Business 3" zoning that will include the necessary land use rights as desired by the owner of the property. These rights should be in line with land uses for business purposes such as offices, shops, restaurants, etc.
- The coverage allowed will also be increased to ensure that the owner can maximise the opportunities that may arise on the property for business purposes.

Tel: +27 82 851 7776

Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)



## Erf 177 Horison Park

### General Information

#### CITY OF JOHANNESBURG: Corporate Geo-Informatics

##### Property Report

Reports generated from the website can be used for the purpose of zoning information. Zoning information must be read in conjunction with the applicable Town Planning Scheme clauses and Amendment Scheme relevant to the erf. More information can be obtained from the information desk on the 5th floor, Metro Building, Braamfontein.

|                    |                                  |
|--------------------|----------------------------------|
| Stand SG Code      | T01Q0171000000001770000000       |
| Stand Number       | 177                              |
| Area (m2)          | 1088                             |
| Town Name          | HORISON PARK                     |
| TS_ONLY_NAME       | HORISON PARK                     |
| TS_EXT             | 0                                |
| Status Code        | REGISTERED                       |
| Land Type          | Erven                            |
| Property Id        | 1665010                          |
| Market Value       | R 1800000                        |
| Owner              | SAWYER GROUP CC                  |
| Zoning             | Special                          |
| Street No          | 147                              |
| Street Name        | ONTDEKKERS ROAD SERVICE          |
| Street Type Name   | ROAD                             |
| Ward Name          | 85                               |
| Region Name        | Region C                         |
| Street Address     | 147 ONTDEKKERS ROAD SERVICE ROAD |
| Location Plus Code | VV69 54 JHB                      |
| Plus Code Long     | 5G59VV69 54                      |

##### Map of the location



Tel: +27 82 851 7776

Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)

## Erf 177 Horison Park

### Erf 177 Annexure

|                             |                                              |                  |                |                                 |                              |
|-----------------------------|----------------------------------------------|------------------|----------------|---------------------------------|------------------------------|
| KODE 30: ROODEPOORT<br>CODE | DORPSBEPLANNINGSKEMA<br>TOWN PLANNING SCHEME | 1987<br>ANNEXURE | BYLAAG<br>1071 | WISGUNSKEMA<br>AMENDMENT SCHEME | 748<br>SHEET 3 OF 3<br>SHEET |
|-----------------------------|----------------------------------------------|------------------|----------------|---------------------------------|------------------------------|

**USE ZONE 9 : SPECIAL :**

1. Only residential uses or house office uses shall be permitted on the erf.
2. The existing building style and street elevation shall be maintained and only minor structural changes/extensions to the satisfaction of the Local Authority will be allowed.
3. The area of the house office and all extensions shall be restricted to a coverage of 20% of the area of the erf. If the present area is presently more than 20%, the coverage will be restricted to the present area. The area can be increased with the consent of the Local Authority.
4. The display of goods, whether in a window or otherwise, shall not be permitted.
5. If a sign board is displayed, the area thereof shall not exceed 1 m<sup>2</sup>, with a maximum of two sign boards per erf, which is restricted to one sign board per undertaking.
6. Efficient paved parking shall be provided on the erf to the satisfaction of the Local Authority, in the following ratio's:
  - (i) Offices : 4 parking spaces per 100 m<sup>2</sup> gross leasable office floor area.
  - (ii) Medical consulting rooms : 8 parking spaces per 100 m<sup>2</sup> gross leasable consulting room floor area.
7. The height of buildings is restricted to two storeys.
8. A site development plan to the satisfaction of the Local Authority shall be submitted prior to the submission or approval of any building plans.
9. The erf shall be landscaped and maintained to the satisfaction of the Local Authority.
10. No shade nets shall be erected along the street front without the permission of the Local Authority.
11. A building plan which shows the conversion of the dwelling to offices must be submitted to the Local Authority for approval before the new rights may be exercised.

**ERF 177 HORISON PARK**

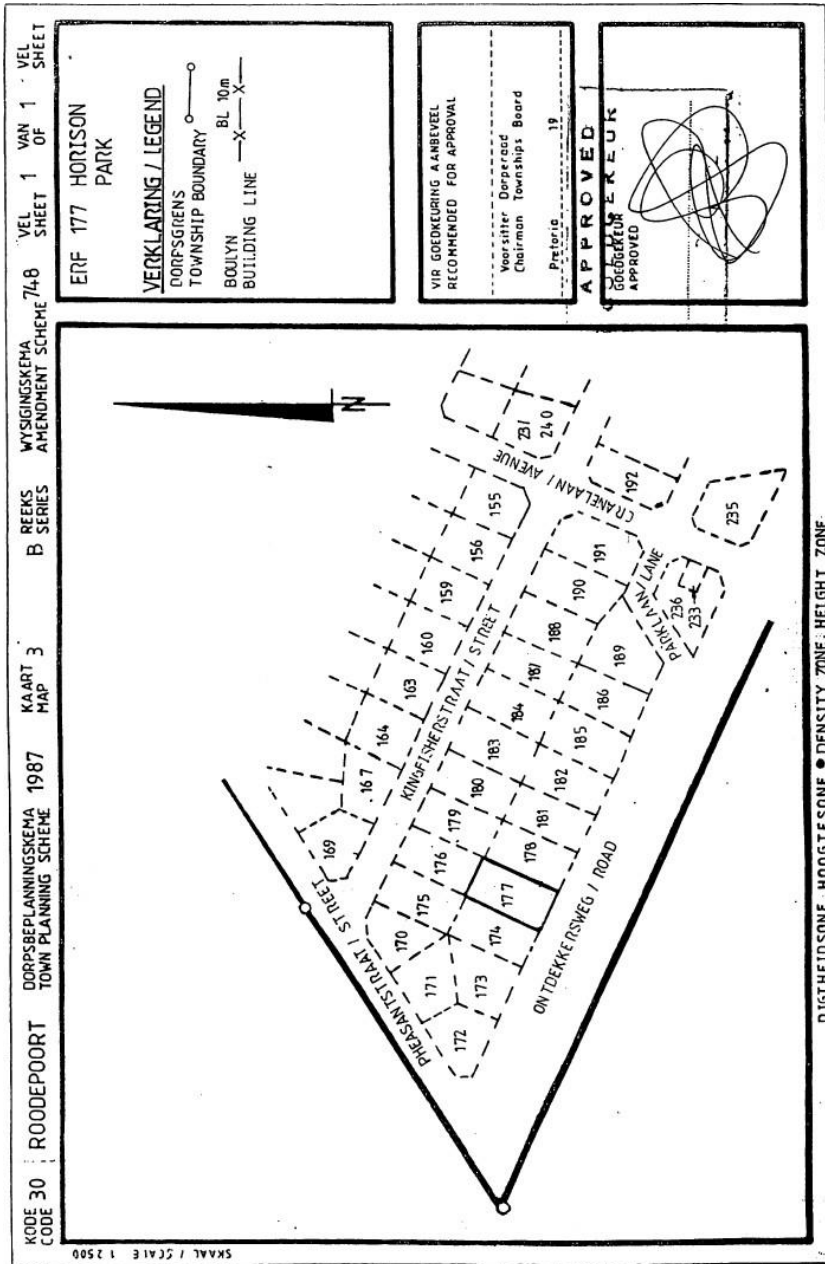
VIR GOEDKEURING AANBEVEEL  
RECOMMENDED FOR APPROVAL

Voorsitter Dorpsreks  
Chairman Townships Board

Pretoria 19

GOEDKEURING AANBEVEEL  
(APPROVED) GOEDKEUR

# Erf 177 Horison Park

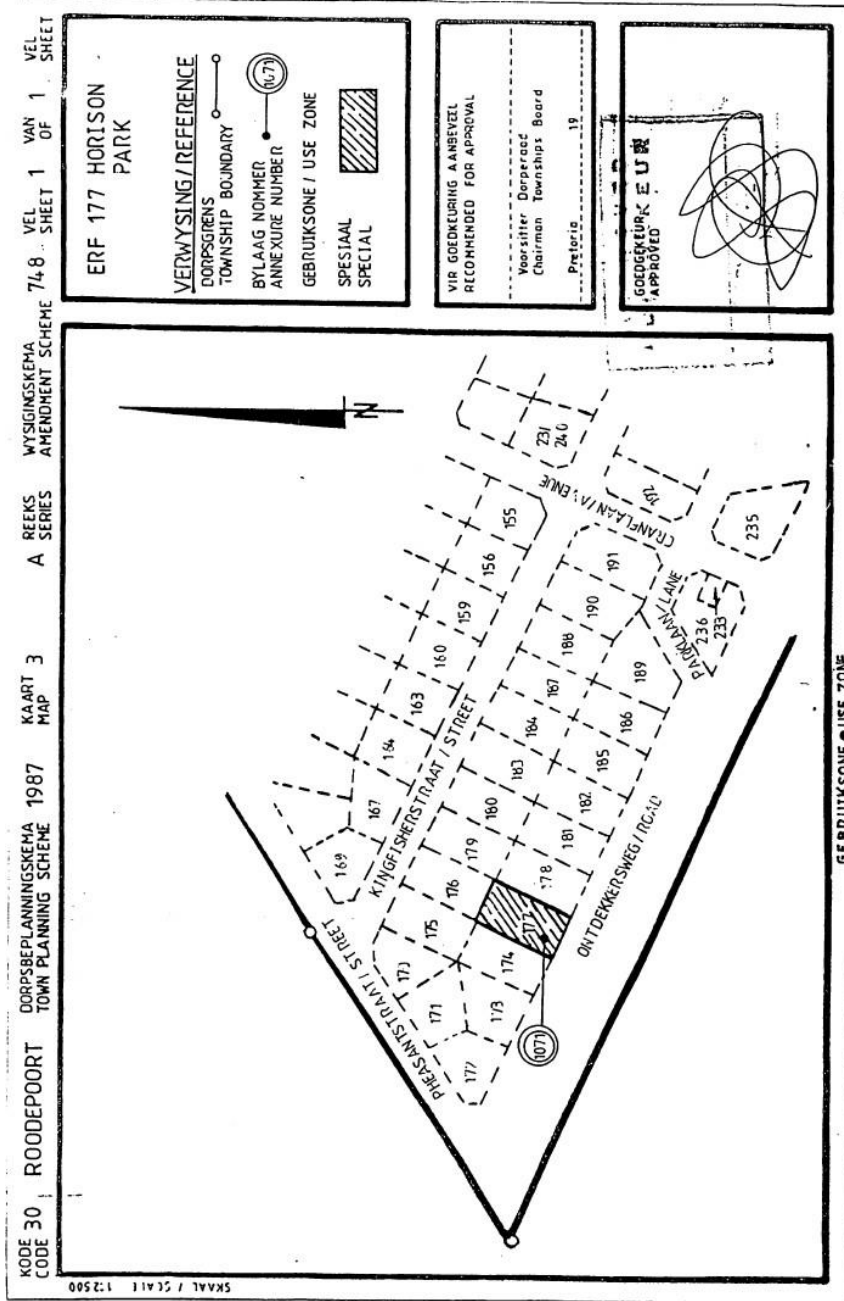


Tel: +27 82 851 7776

Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)



# Erf 177 Horison Park



Tel: +27 82 851 7776

Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)

## Erf 177 Horison Park

### A-Series Map (Zoning):



#### A-Series Map

PREPARED BY:

Ideal Consulting

DATE:

05/12/2024

City of Johannesburg  
CORPORATE GEO-INFORMATICS

1:1 000

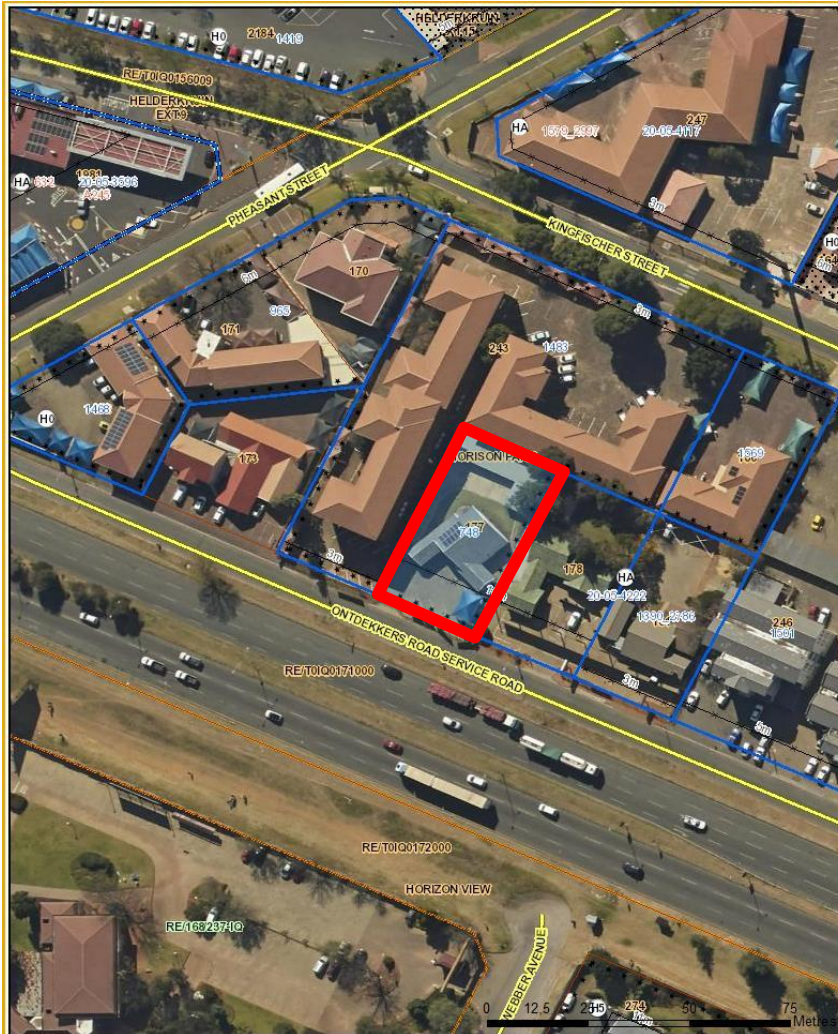


Tel: +27 82 851 7776  
Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)



## Erf 177 Horison Park

### B- Series Map



### B- Series Map

PREPARED BY:

Ideal Consulting

DATE:

05/12/2024

City of Johannesburg  
CORPORATE GEO-INFORMATICS

1:1 000



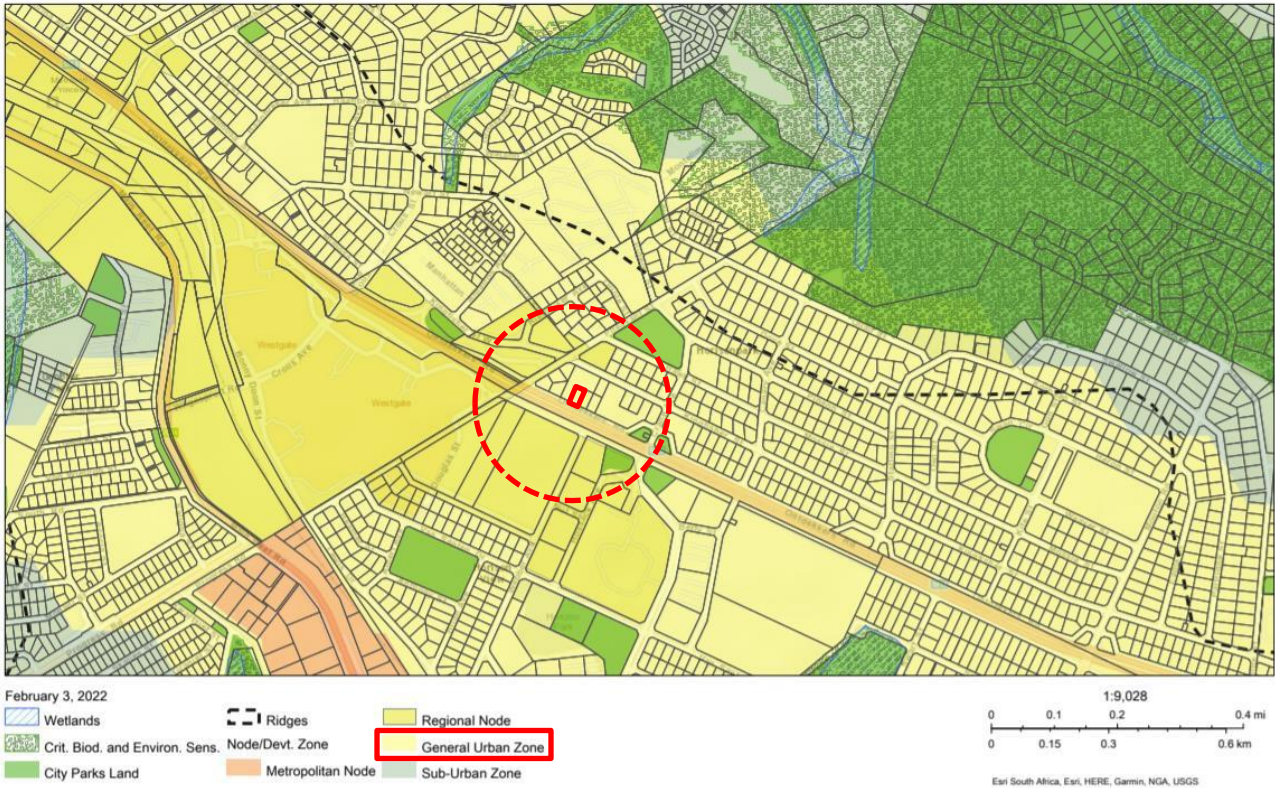
Tel: +27 82 851 7776  
Email: [info@idealconsulting.co.za](mailto:info@idealconsulting.co.za)



## Erf 177 Horison Park

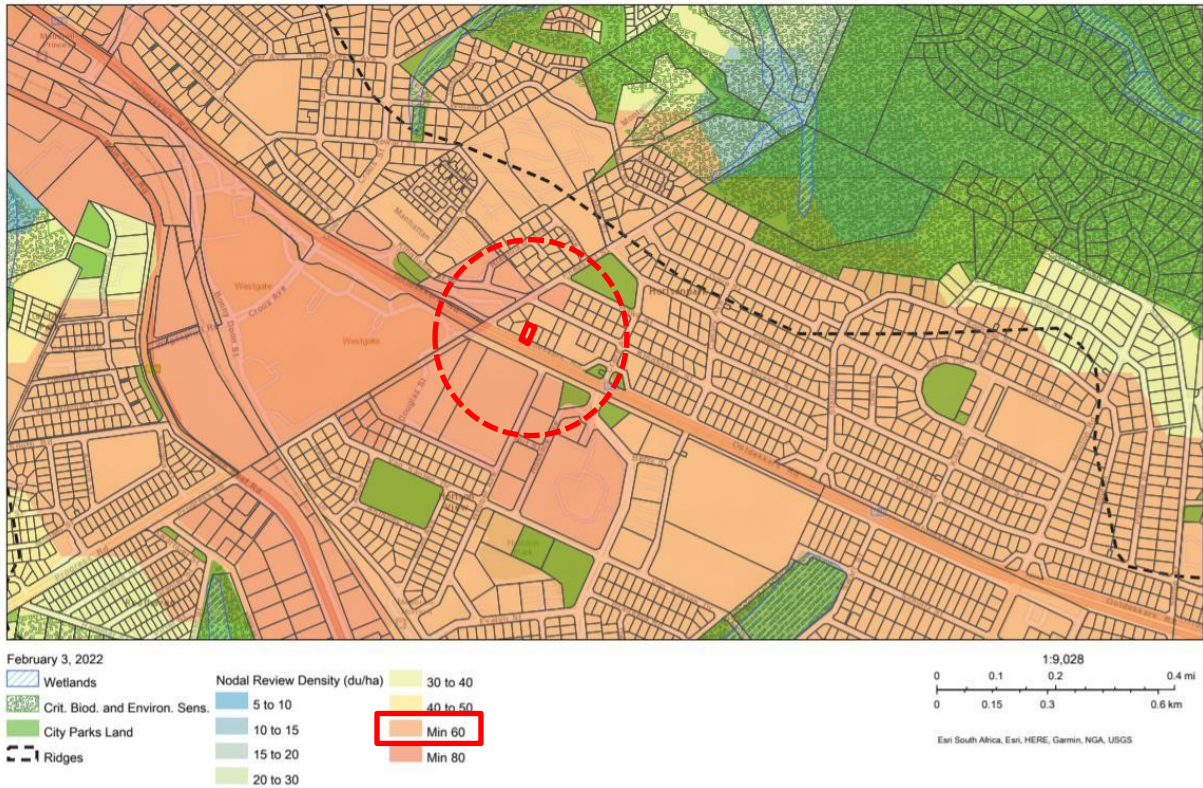
### Nodal Review

### Nodes and Development Zones



# Erf 177 Horison Park

## Residential Density





## Erf 177 Horison Park

Google Earth Place mark:



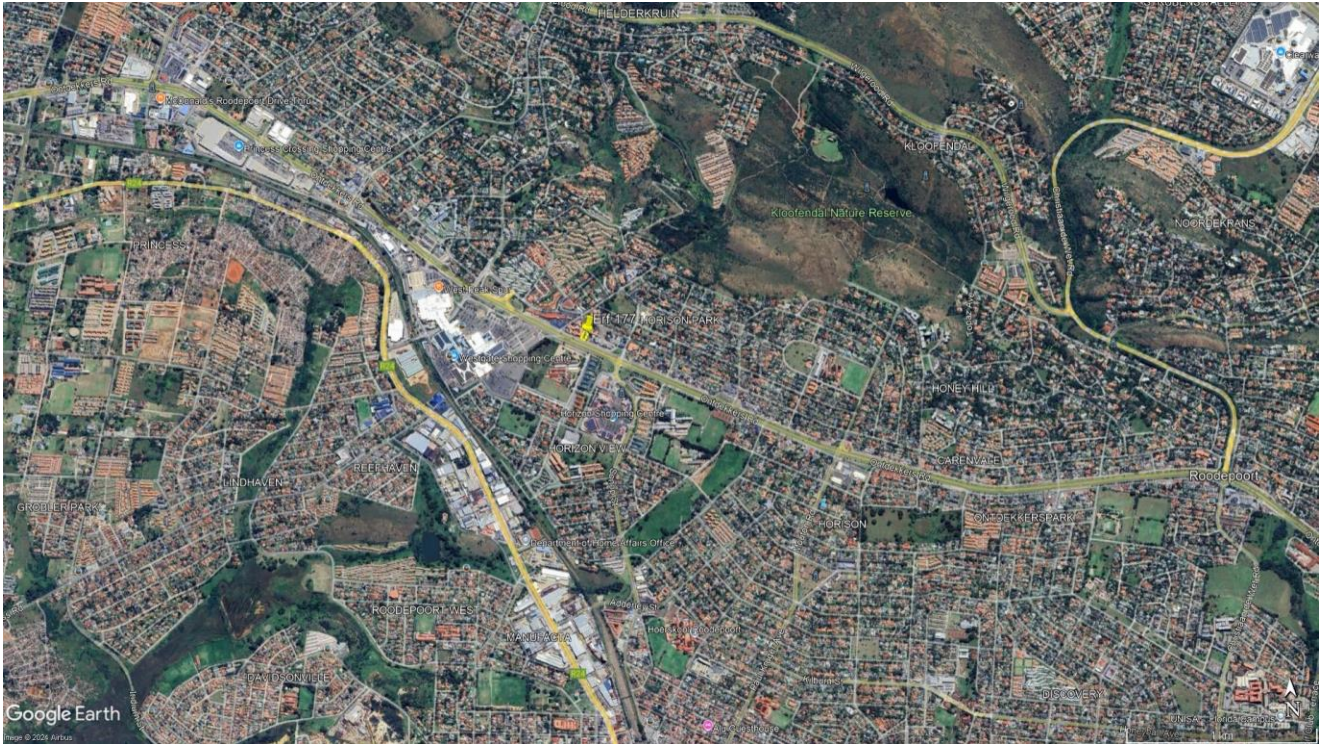


## Erf 177 Horison Park





## Erf 177 Horison Park



## Erf 177 Horison Park

### Declaration

This report was compiled by Ideal Consulting for orientation purposes.

*Please note that the final decision lies with the local authority and that an official enquiry should be submitted to the City of Johannesburg Metropolitan Municipality to receive clarification on what the Council would support on the property.*





# REZONING TO BUSINESS 3 APPLICATION PROCEDURE & QUOTE



05/12/2024

Our Ref: 200/163/0  
Your Ref:

**To whom it may concern**

Dear Prospective Client

**PROJECT NAME: PROFESSIONAL TOWN PLANNING SERVICES FOR A REZONING APPLICATION ON ERF 177 HORISON PARK IN TERMS OF PART 2 SECTION 21 OF THE CITY OF JOHANNESBURG MUNICIPAL PLANNING BY-LAWS, 2016(AMENDED 2023)**

Thank you for the opportunity to submit a fee proposal for the Rezoning application on Erf 177 Horison Park in the City of Johannesburg Metropolitan Municipality.

Ideal Consulting is a registered South African company with experience of more than 20 years who specialise in Town & Regional Planning as well as Planning Management services.

We have pleasure in submitting the proposal, comprising of this cover letter, the scope of work (Annexure A) and a breakdown of the costs (Annexure B).

This proposal has been drafted in accordance with the recommendations of the SACPLAN<sup>1</sup> and SAACPP<sup>2</sup>.

Please feel free to contact the writer if you have any queries.

Yours faithfully,



**Charles Le Roux** Pr. Pln A/1062/1998

Principle Planner

E-mail: [charles@idealconsulting.co.za](mailto:charles@idealconsulting.co.za)

<sup>1</sup> The South African Council for Planners- Planning Professional Act, 2002 (Act 36 of 2002): Determination of Professional fees in terms of Section 29 of the Planning Profession Act, 2002.

<sup>2</sup> South African Association of Consulting Professional Planners (North Region)

## **A: SCOPE OF WORK**

### **1. INTRODUCTION**

Ideal Consulting was approached by a prospective client to investigate the possibility of obtaining property rights for a business/ retail. Upon investigation Ideal Consulting confirmed that a rezoning application would be in accordance with the current legislation implemented by the City of Johannesburg Metropolitan Municipality that would allow the owner to use the property for offices or a business, depending on the preference of the client. As mentioned in the Information report, Erf 177 is currently zoned "Special" for residential and home offices.

It is however Ideal Consulting's recommendation that a rezoning application be submitted to "Business 3" which allows for shops, offices, restaurants, drycleaners and launderettes. From a policy point of view, the property is located inside the urban development boundary. Due to the site's location and current legislation implemented, the Council will most likely support business uses/ developments for it is located within the General Urban Zone.

The intent is to

- i. Submit a Rezoning application which will include all the necessary documentation and motivation to the City of Johannesburg Metropolitan Municipality to obtain specific business rights on the property. The application will be submitted in terms of Part 2 Section 21(1) of the City of Johannesburg Municipal By-law, 2016 (amended 2023; read in accordance with Chapter 3 Section 14(1a) of the Spatial Planning and Land Use Management Act (16 of 2013).

#### **1.1. Locality**

The property is located in the Gauteng Province in the City of Johannesburg (CoJ) Metropolitan Municipality in Region C, Sub Region 8, and is situated within a General Urban Zone (Nodal Review). The character of the area surrounding the property is predominantly business/ commercial. The following image illustrate the locality of the relevant property/ies:



*Figure 1: Locality of the property*



## **2. PROJECT INFORMATION**

### **1. Information Provided**

In preparation of the fee proposal, Ideal Consulting compiled a Location and Zoning information report for information purposes. The report consisted out of the following information:

- General Information of the Property (Erf no, Street address, owner, size of the property etc.)
- Town Planning Information (Administrative Region, Applicable Town Planning Scheme & current Zoning)
- Summary of the applicable development objectives/ policies of the area (Nodal Policy)
- Potential of the Property when taking the surrounding area & policies into account
- Google Earth Place mark for orientation purposes
- A- Series Zoning Map
- B-Series Map
- Declaration

### **2.2.Scope of Services**

The deliverable would then be to submit a rezoning application to the City of Johannesburg Metropolitan Municipality in terms of the relevant By-laws and other relevant legislation for the purpose of obtaining business rights with specific land uses.

It is therefore proposed to apply for a Rezoning in terms of Part 2 Section 21 of the City of Johannesburg Municipal Planning By-Law 2016 (amended 2023); read in accordance with Chapter 3 Section 14 of the Spatial Planning and Land Use Management Act (16 of 2013). The rezoning will also ensure that the property encompasses the correct rights in terms of density, F.A.R., Coverage, Height, Parking requirements etc.

## **3. ASSUMPTIONS AND EXCLUSIONS**

### **1. Assumptions**

The fee proposal is based on the following assumptions:

- The rezoning is within the policy's framework
- The Council supports the application
- That there are no restrictive title conditions on the property

### **2. Exclusions**

The following are excluded from the scope of work:

- Specialist studies as requested by the Council (For instance Outline Scheme Report/ Service Capacity Report, Traffic Statement, Environmental Authorisation etc.)
- Appointment of additional service providers that may be required from time to time, for example an Environmental Specialist, Engineer, Land Surveyor, Attorney, Conveyancer etc.

- Additional visits to Council for meetings/ tribunal purposes (especially in the case where objections were received)
- Compilation and Approval of a Site Development Plan (SDP)
- Compilation and Approval of Building Plans
- Payment of Bulk Contributions, if applicable

### **3.3.Client Input**

The following input is to be provided by the client at no cost to Ideal Consulting:

- CIPC Certificate for Sawyer Group
- Bondholders Consent if applicable
- Details of the proposed development/ information of future developments on the relevant property
- Assistance with obtaining information that may be available from the client for instance all specialist studies already conducted on the property
- Details of the existing structures/ services
- Arranging access to the property if required

Ideal Consulting can assist with the above should it be required. Additional Costs and fees will apply as per attached fee proposal.

## B: PROFESSIONAL FEES AND DISBURSEMENTS

### 1. FEE STRUCTURE

Professional fees for the agreed scope of work will be charged on a percentage fee basis. Internal disbursements will be recovered from the instruction fee as depicted in the cost structure below. Any external disbursements and cost will be charged when required for the proposed application.

All time and cost rates provided excludes VAT.

#### 1. Escalation

For this proposal:

- Our rates are fixed for the duration of this contract provided that it is accepted within 90 days upon receipt of this fee proposal.
- Our rates include an escalation provision that assumes the work will be completed in 24 months. Should the application exceed the 24-month provision, an escalation of CPIX will apply for the remaining fee of the 24-month period for the outstanding fees.

#### 1.2.Fee Summary

The cost of the above scope of work is set out on the responsibilities/ deliverables as set out above and may be summarised as follows:

| Professional Town Planning Services-<br>Rezoning Application |                        |                   |                     |
|--------------------------------------------------------------|------------------------|-------------------|---------------------|
|                                                              | No of Units<br>(Hours) | Price per<br>Unit | Total               |
| <b>1. Professional Fees</b>                                  |                        |                   |                     |
| Rezoning Application                                         | 46                     | R 2 460,00        | R 113 160,00        |
| Discount                                                     |                        | 30%               | R 33 948,00         |
| Sub Total                                                    |                        |                   | R 79 212,00         |
| <b>2. Costs</b>                                              |                        |                   |                     |
| Application Fee                                              |                        |                   | R 6 860,00          |
| Zoning Certificate                                           |                        |                   | R 86,96             |
| Soft Copy                                                    |                        |                   | R 150,00            |
| Legal Documentation (Title Deed, SG Diagrams etc)            |                        |                   | R 400,00            |
| Advertisement Costs                                          |                        |                   |                     |
| 1x Gazette (Eng)                                             |                        |                   | R 678,26            |
| 1x Star (Eng)                                                |                        |                   | R 617,39            |
| 2x A3 Site Notice                                            |                        |                   | R 200,00            |
| Registered Post                                              |                        |                   | R 450,00            |
| Internal Disbursements                                       |                        |                   | R 3 500,00          |
| Sub Total                                                    |                        |                   | R 12 942,61         |
| <b>TOTAL EXCL VAT</b>                                        |                        |                   | <b>R 92 154,61</b>  |
| Vat                                                          |                        | 15%               | R 13 823,19         |
| <b>TOTAL</b>                                                 |                        |                   | <b>R 105 977,80</b> |



Any/ all additional services will be charged at **R2 220-00** per hour excluding VAT. These services include tribunal hearings if required, and/or any other services that may be required. Furthermore, for additional travelling required, standard AA-rates will be charged accordingly.

These fees and costs are payable in the following manner (Excluding VAT):

| <b>Breakdown of fees</b> |                 |                |                     |
|--------------------------|-----------------|----------------|---------------------|
|                          | Hours Allocated | Costs/ If Appl | Payment             |
| Instruction              | 10              | R12 942,61     | R 30 162,61         |
| Submission               | 20              |                | R 34 440,00         |
| Public Participation     | 8               |                | R 13 776,00         |
| Comments                 | 6               |                | R 10 332,00         |
| TP Outcome               | 2               |                | R 3 444,00          |
| Totals (Excl VAT)        | 46              |                | <b>R 92 154,61</b>  |
| Total Including VAT      |                 |                | <b>R 105 977,80</b> |

Please note that the above does not make provision for any other professional fees or costs to be levied by the Local Authority, including bulk contributions.

### 1.3. Timeframe

The following table illustrates a projected timeframe according to the City of Johannesburg Municipal Planning By-law, 2016 which is integrated with the milestones payment as tabled in Section 1.2.

|                                 |                                                                                 |
|---------------------------------|---------------------------------------------------------------------------------|
| On instruction                  | On instruction                                                                  |
| On submission                   | +/- 4 Weeks after instruction (if all required documentation has been received) |
| Advertisements                  | +/- 3 Weeks after Acknowledgement from the CoJ                                  |
| Obtaining contribution comments | +/- 3-4 Months after submission                                                 |
| Town Planning Outcome           | +/- 4 Months after comments have been received                                  |

\*Kindly note that the timeframe as illustrated above is only an estimated timeframe according to the By-laws and experience of the town planner. It should be noted that the timeframes are estimated on "perfect" conditions where no objections were received.

### 1.4. Payment

- Invoices will be issued upon deliverables during the course of the contract as work progresses.
- The payment of invoices by the client is to be received by the Consultant on a COD basis unless otherwise agreed upon.
- Proof of EFT payments should be provided to the Consultant.
- Should the client fail to meet its payment obligations and not remedy this default within 21 days of notification by the Consultant, the Consultant has the right to terminate the contract and institute legal proceedings against the Client for the recovery of debt.
- If an item in an invoice is disputed, payment on the remainder of the invoice and subsequent invoices may not be delayed.
- All time and cost rates provided exclude VAT.
- VAT will be charged at the applicable rate.

## **2. PROGRAMME**

Ideal Consulting will commence work once we receive an order based on this proposal, with reference to the proposal.

Ideal Consulting endeavours to prioritise the rezoning application and process to the best of their ability. Please note that the progress of the application is however dependent on the internal circulation and comment processes of the Local Authority and Provincial Government Departments. Ideal Consulting will thus not take responsibility for any delays that is because of the functions and processes of the Local Authority or Provincial Government Departments. The final decision or recommendation on the various applications is the sole discretion of the Local Authority or Provincial Government Departments.

### **1. Staffing**

The following key personal will be responsible for the compilation and feedback of the progress of your application:

- Principle Planner: Charles le Roux
- Professional Town Planner: Elouise Naude
- Professional Town Planner: Khanyi Mahlangu
- Town Planner: Elri Meiring, Esona Gysman & DC Pretorius

## **3. TERMS AND CONDITIONS**

The fee proposal and payment terms will be concluded upon signature of the Power of Attorney document (To be provided by Ideal Consulting as soon as the client accepted the fee proposal) appointing Ideal Consulting as the legal representative for the above-mentioned applications and processes.

If you notify us of acceptance of this proposal by issuing to us a "cover order" or "purchase order" that seeks to impose any terms or conditions that are not consistent with this Agreement, no such terms and conditions will be accepted by us, nor will same be deemed to have been accepted by us, unless reduced to writing and signed by us.

Should the agreement/ appointment be cancelled prior to the reach of a milestone or approval of the said development, all fees and cost incurred to date based on SACPLAN Gazetted fees will be payable with immediate effect.

We trust that we have correctly addressed your requirements. Please contact us should you require any further information. If you wish to accept the fee proposal, please advise us accordingly.

**SIGNED AT CONSTANTIA KLOOF THIS 5<sup>TH</sup> DAY OF DECEMBER 2024 BY:**



**Charles le Roux** (Pr.Plh (A/1062/1998)  
**Principle Planner**



PLEASE CLICK LINK BELOW OR CONTACT ME FOR COPY OF THE BIDDER  
REGISTRATION FORM

[https://acrobat.adobe.com/id/urn:aaid:sc:eu:420ec10e-55a4-4375-  
bd12-192c4823a9e2](https://acrobat.adobe.com/id/urn:aaid:sc:eu:420ec10e-55a4-4375-bd12-192c4823a9e2)



Ryan v Heerden



082 567 0735



ryan@ryansrealty.co.za



www.ryansrealty.co.za