

MOTIVATIONAL MEMORANDUM:

Consent Use Application

for

Portion 9 of Erf 352

Radiokop Ext 10

on behalf of

On The Wright Road 12 Pty Ltd

Date	11 August 2026	
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INTRODUCTION

The purpose of this memorandum is to introduce, elaborate upon and motivate the application for consent use to allow for medical consulting rooms in respect of Portion 9 of Erf 352 Radiokop Ext 10.

An application for the **consolidation** of Portion 9 of Erf 352 Radiokop Ext 10 with Portion 8 of Erf 352 Radiokop Ext 10 has also been submitted.

An application for consent for medical consulting rooms is currently in process for Portion 8 of Erf 352 Radiokop Ext 10 (Reference : 20/05/1549/2005)

The full extent of the application is set out in this memorandum, which comprises of the following:

- ❖ Chapter 1: General Information
- ❖ Chapter 2: The Application
- ❖ Chapter 3: Policy Environment
- ❖ Chapter 4: Motivation
- ❖ Chapter 5: Conclusion

1. GENERAL INFORMATION

KiPD (Pty) Ltd, the authorised agent, has been appointed the registered owner Portion 9 of Erf 352 Radiokop Ext 10, to apply for consent to allow for the property to be used for medical consulting rooms. The property will be referred to as "the site", "the subject properties" and/or "the proposed development" in this memorandum.

1.1. THE APPLICATION

Application is hereby made in terms of Section 19 of the City of Johannesburg (CoJ) Municipal Planning By-Law, 2016, hereinafter referred to as the "By-Law", read together with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), for consent use to allow for medical consulting rooms.

1.2. AGENT AND CLIENT

1.2.1. Agent

The authorised town planning agent acting on behalf of the client is:

Name	KiPD (Pty) Ltd
Responsible Persons	Saskia Cole
Postal Address	44A Third Street, Linden, 2195
Contact Number	011 888 8685 / 082 574 9318
Email	saskia@kipd.co.za

Client

The client's details are as follows:

Name	Dr Neil Freed
Contact Number	083 654 9986
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1.3. LAND DEVELOPMENT AREA

1.3.1. Site Locality

The property is located at no 9 Frekwensie Turn, Radiokop Ext 10, and adjacent south of the Wilgeheuwel Hospital. Radiokop Ext 10 is located east of Randpark Ridge, south of Honeydew, north of Weltevreden Park and west of Radiokop extensions.

1.4. LEGAL ASPECTS

1.4.1. Ownership

In terms of Deed of Transfer T23170/2026, Portion 9 of Erf 352 Radiokop Ext 10 is registered in the name of On the Wright Road 12 Pty Ltd and measures 709 m².

1.4.2. Company Resolution

The Director of On the Wright Road 12 Pty Ltd has provided a resolution authorising KiPD to submit a formal application as per the requirements of the CoJ Municipal Planning By-Law, 2016.

1.4.3. Power of Attorney

The Director has also provided a signed power of attorneys to enable KiPD to submit a formal application as per the requirements of the CoJ Municipal Planning By-Law, 2016.

1.4.4. Restrictive Title Conditions

There are no restrictive conditions affecting the use of the property for use as medical consulting rooms.

1.4.5. Registered Mortgage Bonds

There is no mortgage bond registered against the property.

1.5. EXISTING LAND USE

There is currently a residential dwelling house on the property.

1.6. SURROUNDING LAND USE

The Wilgeheuwel Life Hospital is located adjacent north of the site.

At no.11 Frekwensie Turn, there is a nursery school and swimming school.

At No 5 and 7 Frekwensie Turn - medical consulting rooms.

The remainder of the surrounding area has dwelling units, town houses and higher density apartments.

1.7. EXISTING ZONING

In terms of the City of Johannesburg Land Use Scheme, 2018 (Roodepoort Amendment Scheme 667), the property is currently zoned "Residential 2" with a density of 16 dwelling units per hectare as follows:

Zoning	Residential 2
Primary rights	Dwelling units
Secondary rights with the consent of the municipality.	Residential buildings, religious purposes, places of instruction, childcare centre, social halls, institutions, special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms , guest house, tavern / shebeen.
Floor Area	1.2
Density	16 dwelling units/ha
Coverage	50%- 1 storey 40% 2 and 3 storeys
Height zone	3 storeys
Building Lines	As per scheme: 5m street boundary

1.8. SURROUNDING ZONING

In terms of the City of Johannesburg Land Use Scheme, 2018, the hospital, adjacent north of the subject property is zoned "Institutional".

The remainder of the surrounding areas is mainly zoned "Residential 2" or "Residential 3".

Portions 4, 5 and 7 of Erf 352 have been granted a consent use for the properties to be used as medical consulting rooms.

2. INTENDED DEVELOPMENT

Application is hereby made for a consent for medical consulting rooms. The zoning of the property will remain "Residential 2".

The property will be consolidated with Portion 8 of Erf 352 Radiokop Extension 10. An application for consent for medical consulting rooms is currently on progress on this property. (Reference: 20/05/1549/2005) Portion 9 was purchased by the owner mainly to provide a larger parking area for Portion 8. The current house on Portion 9 will be demolished.

On Portions 8 and 9, the plan is for the practice to cater for two (2) doctors and two (2) staff. The practice will have a reception area, a procedure room, a scrub room and two (2) consulting rooms.

As the two properties will be consolidated, it is necessary to obtain consent for the consulting rooms on Portion 9 as well as Portion 8. This will also enable the expansion of the rooms onto Portion 9, if need be in future.

3. MEDICAL CONSULTING ROOMS

The properties are located adjacent south of the Wilgeheuwel hospital and ideally situated for complimentary medical consulting rooms. This also compliments the neighbouring Portions 4, 5 and 7 of Erf 352 which are also used as medical consulting rooms

The proposed medical consulting rooms are for specialised medical services which will work on an appointment only basis, therefore there will not be an unregulated amount of people waiting to see the doctors as sometimes can happen with general practitioners who operate on a "first come, first serve" basis.

4. PROPOSED CONDITIONS OF APPROVAL

The following conditions of approval are proposed for the consent :

1. The working hours of the medical consulting rooms shall be limited to the hours between 08:00 and 18:00 from Mondays to Fridays and from 08:00 to 13:00 on Saturdays.
2. The number of support staff to be employed in the medical consulting rooms shall not without the consent of the Council exceed two (2).
3. The number medical doctors shall not exceed two (2) without the consent of the Council.
4. The medical consulting rooms shall not operate on Sundays or public holidays.
5. A health certificate shall be obtained from environmental health and all conditions shall be complied with.
6. Plans of buildings to be erected or altered, shall be to the satisfaction of the Council.
7. (a) The medical consulting rooms to be erected on the site shall be erected in accordance with plans submitted to and approved by the Council before the work is begun
(b) Any major alterations or additions to the medical consulting rooms on the site shall be erected or made in accordance with plans submitted to and approved by the Council before the work is begun.

- (c) Once the building work referred to in paragraph (a) of this condition has been completed no further major addition or alteration of any building on the site shall be made without the consent of the Council.
8. The amenity of the area shall not be disturbed.
 9. The consent shall only be for a medical consulting rooms.
 10. Parking of vehicles shall not be allowed on the street and/or sidewalk.
 11. Effective paved parking together with the necessary manoeuvring space shall be provided on the property to the satisfaction of the Council to a ratio of 6 bays per 100m² for the medical consulting rooms.
 12. A screen wall shall be erected as and when required by the Council. The extent, height, material, design, positioning and maintenance of such wall shall be to the satisfaction of the Council.
 13. Ingress to and egress from the property to the public street system shall be located, built, paved and maintained to the satisfaction of the Council.
 14. The Council may at any time declare that any activity expressly or impliedly authorised by this consent or maintained to the satisfaction of the Council.
 15. Unless prior approval of the Council has been obtained no hoarding for the display of advertisements shall be erected nor shall any advertisements be displayed on the site other than a non-illuminated plate or board, not exceeding 1m², which may be affixed to the boundary wall or fence or the entrance door.
 16. That the conditions and regulations laid down by Fire Services shall be complied with to the satisfaction of the Director: Fire Services. A plan must be submitted to Fire Services in accordance to the SABS 0400 T-Section.
 17. Contributions in respect of external sewerage, water, roads, stormwater, electricity services and parks are payable to the Council, if required.

5. SPATIAL PLANNING ENVIRONMENT

In terms of Section 5(2) of the City of Johannesburg Municipal Planning By-Law, 2016 – “any land development application in terms of said By-Law shall be guided and informed by the City’s Integrated Development Plan and Municipal Spatial Development Framework as adopted and approved in terms of Section 20 of SPLUMA and Section 10 of said By-Law.”

This section therefore reviews all relevant spatial planning documents and plans, to determine the suitability and compliance to the spatial plans of the City.

The following spatial planning documents have been reviewed :

- City of Johannesburg Spatial Development Plan, 2040 (2016);
- Nodal Review Policy 2019/2020.

5.1. SPATIAL DEVELOPMENT FRAMEWORK 2040

The Spatial Development Framework 2040 (SDF) is a city wide spatial policy document that identifies the main challenges and opportunities for the City, sets a spatial vision for the future city and outlines a set of strategies to achieve that vision.

In terms of the SDF, the subject property falls within the "Consolidation Zone", this area (neither within the Transformation Zone, nor outside the urban development boundary) is viewed as a focus of urban consolidation, infrastructure maintenance, controlled growth, urban management, addressing backlogs (in social and hard infrastructure) and structural positioning for medium to longer term growth.

The focus of the strategy is to create liveable lower to medium density suburban areas that are well-connected to areas of higher intensity through transit infrastructure, without the need for additional investment in service infrastructure.

Medical consulting rooms is a complimentary use which supports the surrounding residential land use, and a use which should be easily accessible to residents. Being located within the residential fabric, the consent use application is in support of the Framework.

5.2. NODAL REVIEW POLICY 2019/2020

In terms of the Nodal Review Policy, 2019/2020, the subject property falls partly within the "Sub Urban Zone"

In terms of the policy, the "Sub Urban Zone" are medium to low density residential areas (predominantly Residential 1) with mixing of land uses to accommodate local needs as per scheme (home based shops, home enterprises, local services - hair salons, estate agencies, etc), the addition of medical consulting rooms is clearly a residential and institutional support use. The medical consulting rooms will exist as a complimentary facility to the Wilgeheuwel Hospital.

The consent use application is in line with this policy.

6. MOTIVATION

6.1. NEED AND DESIRABILITY

Medical facilities are a residential support use and these types of facilities are encouraged within residential areas. The proposed consulting rooms will provide a medical service that will benefit the community at large. The existing Wilgeheuwel Hospital is part of the Life Healthcare group and has 213 beds. Hospital features include 10 theatres with laminar flow technology and a 24-hour accident and emergency unit manned by trauma doctors and staff and supported by resident specialists. The hospital specialises in maternity services, and also offers other services. The hospital is a landmark in the area and services a large catchment area.

There are however not sufficient consulting rooms inside the hospital for doctors that use the theatres and facilities at the hospital. Having medical consulting rooms adjacent to the hospital is extremely convenient to doctors as well as their patients.

As detailed in section 3 above, the policy of the area encourages uses complimentary and supportive of the residential area.

7. SPLUMA DEVELOPMENT PRINCIPLES

In terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), the following principles apply to spatial planning, land development and land use management and are hereby applied to this application:

SPLUMA Referral		Proposed Development Compliance
7 (a)	Spatial Justice	The development addresses the principle of spatial justice as it answers to the rectification of previous injustices by improving access to medical facilities.
7 (b)	Spatial Sustainability	The principle of spatial sustainability is addressed in the fact that the development is being implemented in an area that is considered viable for the development to occur within and addresses the immediate need to the amenity.
7 (c)	Efficiency	The land development optimises the use of existing engineering infrastructure.
7 (d)	Spatial Resilience	By providing more medical facilities, the principle of spatial resilience applies in that the Spatial Development framework supports the type of development that's been instituted in the area, therefore adhering to the vision of the City.
7 (e)	Good Administration	The development answers to the broader scope and the microscope of all spheres of government, in that it answers the need of the intention to increase accessibility to necessary social needs within South Africa.

8. RECOMMENDATION

Medical consulting rooms are a residential support use and this property is extremely well located adjacent to an existing hospital. The application is in line with the City of Johannesburg's vision for this area and supports the policy.

We therefore recommend that the application be approved.