

 ruben reddy architects

Special Consent Application for 260 Peter Mokaba (Ridge) Road

October 2013

260 Peter Mokaba (Ridge) Road

Special Consent Application

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Owners Consent & Title Deeds

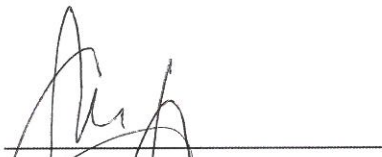


Dear Sir / Madam

**Letter of Owner's Consent of Special Consent Application for
Portion 12 of Erven 2514 of the farm Durban, 260 Peter Mokaba
(Ridge) Road.**

I, DILIZA MOJI the undersigned, with the
identification number 5304225700089, hereby give
my consent for Ruben Reddy Architects to submit a Special Consent
Application to the Ethekewini Municipality for Portion 12 of Erven 2514 of the
Farm Durban, with the physical address 260 Peter Mokaba (Ridge) Road,
on my behalf.

Sincere Regards


signature

25/07/2013
date

TITDS

359

Shepstone & Wylie
Attorneys, Notaries & Conveyancers
18th Floor
2 Long Street
CAPE TOWN

359
REF: CHAN1520.12

Prepared by me

CONVEYANCER
BREYTENBACH GD

FEES
Stamp Duty.....
Reg. R800-00.1
Waiver.....
O/M Bond.....

VERBIND MORTGAGED
VR FOR R 2 900 000 -00
B 055930 / 07
2007 -10- 08

(2)

2007 -10- 08

T 049150 / 07

C8592
A430SSS7

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~LAUREN ANN MALTBY~~ BELINDA MARTINA LE ROUX

appeared before me, REGISTRAR OF DEEDS, at PIETERMARITZBURG, the said
appearer being duly authorised thereto by a Power of Attorney which said Power of
Attorney was signed at DURBAN on 16 July 2007 granted to him by

ELIZABETH KATHLEEN CHANCE
Identity Number 280921 0015 08 9
Unmarried

GhostConvey 9.4.5.8

Page 2

And the appearer declared that his said principal had, on 20 June 2007, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

GOLDEN SIZWE CONSTRUCTION (PROPRIETARY) LIMITED
No. 2002/001835/07

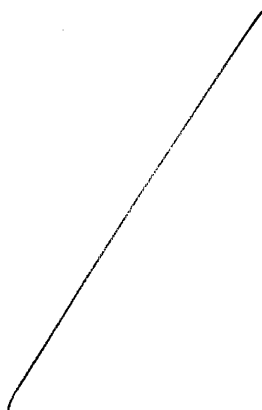
or its Successors in Title or assigns, in full and free property

PORTION 12 OF ERF 2514 DURBAN, REGISTRATION DIVISION FU,
PROVINCE OF KWAZULU-NATAL;

IN EXTENT 2094 (TWO THOUSAND AND NINETY FOUR) SQUARE
METRES

FIRST TRANSFERRED by Deed of Transfer No. T1274/1915 with diagram S.G.O.
Sub. Vol. 392 fol. 80 relating thereto and held by Deed of Transfer No. T1636/1985.

WHICH piece of land is transferred subject to the conditions of the original
Government Grant No. 1737 in so far as these are now applicable.



GhostConvey 9.4.5.8

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

ELIZABETH KATHLEEN CHANCE, Unmarried

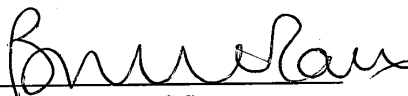
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**GOLDEN SIZWE CONSTRUCTION (PROPRIETARY) LIMITED
No. 2002/001835/07**

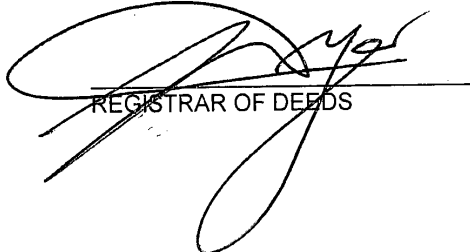
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 250 000,00 (THREE MILLION TWO HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, 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 Pietermaritzburg on 2007 -10- 08


q.q.

In my presence


REGISTRAR OF DEEDS



GhostConvey 9.4.5.8



TRANSFER DUTY

TD2

Receipt or exemption certificate
Transfer Duty Act, 1949

Part 2

2 pp
b

Details of seller(s)/transferor(s)

Full name of seller/transferor (1) **ELIZABETH KATHLEEN CHANCE**
Identity/Trust/CC/Company number **280921 0015 08 9**

Full name of seller/transferor (2) **N/A**
Identity/Trust/CC/Company number **N/A**

Details of purchaser(s)/transferee(s)

Full name of purchaser/transferee (1) **GOLDEN SIZWE CONSTRUCTION (PROPRIETARY) LIMITED**
Identity/Trust/CC/Company number **2002/001835/07**

Full name of purchaser/transferee (2) **N/A**
Identity/Trust/CC/Company number **N/A**

Details of purchase transaction

Transfer Duty payable on **R3 250 000,00** being total consideration or fair value
Date of acquisition **20 June 2007** Bought by: Private Treaty Public Auction
Consideration **R3 250 000,00**
Any other consideration payable **N/A** SARS reference
Total consideration **R3 250 000,00** Conveyancer's/Attorney's file reference **PFS/CHAN1520.12**
Description of property (as per Deeds Registry) **PORTION 12 OF ERF 2514 DURBAN, REGISTRATION DIVISION FU, PROVINCE OF KWAZULU-NATAL, IN EXTENT 2094 (TWO THOUSAND AND NINETY FOUR) SQUARE METRES**

Declaration by Conveyancer/Attorney

I **GERRIT DIEDERICK BREYTENBACH (Shepstone & Wylie)** (full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).

Signature

Date

RECEIPT/EXEMPTION



TAXPAYER SERVICE CENTRE
PIETERMARITZBURG

[Handwritten Signature]

2007-09-18 331022143
(Transfer Duty)
R 260.000,00
CHEQUE



359
REF: CHAN/1520.12

GhostConvey 9.4.5.8

Shepstone & Wylie Ref: Porchia Sprague/PFS/CHAN1520.12

[Handwritten Signature]

Page 2 of 2

[Handwritten Signature]

359

REF: CHAN 1520.12

3

eTHEKWINI MUNICIPALITY - RATES CERTIFICATE



RCA No: 106950
 RCC No: 83144
 Rate No: 02-06284038
 Date of Issue: 2007/09/19
 Certificate valid to: 2008/06/30

This is to certify that all amounts due in connection with the property described hereunder for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the period 19 September 2005 to 19 September 2007 have been fully paid. The following sums remain charges upon the property by virtue of section 118(3) of the local government: Municipal Systems Act, 2000(Act 32 of 2000):-

OVC

Description: PORTION 12 OF ERF 2514 DURBAN in the Ethekwini Municipality, Province of Kwazulu-Natal

Seller: ELIZABETH KATHLEEN CHANCE

Purchaser: GOLDEN SIZWE CONSTRUCTION (PROPRIETARY) LIMITED

Situated in the Registration Division of the City of Durban, within the area of jurisdiction of the eThekweni Municipality. The Certificate is in terms of Section 118 of the Local Government : Municipal Systems Act, 2000 (Act 32 of 2000) and Regulation 11 of Proclamation R293/1962.

Extent: 2,094 Square Metres Valuation: Land 301,000
 Building 321,300

Sub Code	Erf	Portion	Rem	Land Value	Build Value
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Conveyancer: Shepstone & Wylie

p.p. [Signature]
 DEPUTY CITY MANAGER : TREASURY

RCC Delivery Method : Other

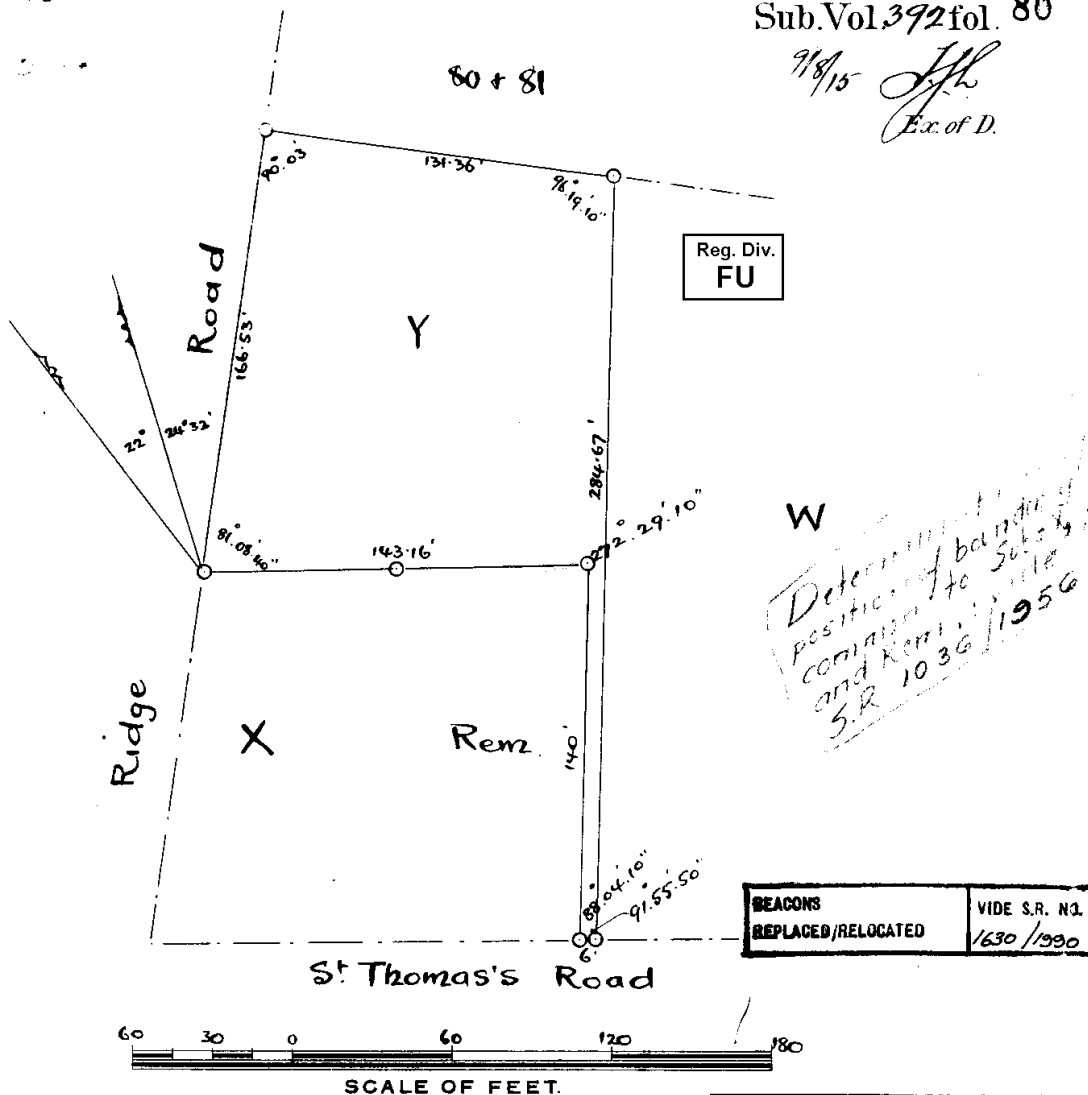
SG Diagram



FILED
 118 22
JH

S.G.O.
 Sub. Vol. 392 fol. 80

9/15 *JH*
 Ex. of D.



Reg. Div.
 FU

W
 Determined by bearing
 position of bearing
 compared to Sub. Y
 and Kern's file
 S.R. 1036/1956

BEACONS REPLACED/RELOCATED	VIDE S.R. NO. 1630/1990
-------------------------------	----------------------------

Now SUB 12	Of
LOT 2514	DURBAN

BEACONS REPLACED/RELOCATED	VIDE S.R. NO. 160/1985
-------------------------------	---------------------------

The above diagram represents the figure and extent of
 — Acres 2 Roods 2.85 Perches of land known as
 Sub. Y of Lot 79, Block B, Town Lands of the
 Borough of Durban, Colony of Natal
 Bounded: N.E. by Lots 80+81, E. by Sub. W, S. by St. Thomas's
 Road, Rem. of Lot 79, + Sub. X, W. by Rem. of Lot 79, +
 N.W. by Ridge Road.

Surveyed by me:
 June 1905.
 Walter M. Moon,
 Government Surveyor.

FT 8 B 002
 21518
 21518

Zoning Certificate



ETHEKWINI MUNICIPALITY
Development Planning, Environment & Management Unit

DURBAN METROPOLITAN COUNCIL
CENTRAL REGIONAL OFFICE
DEVELOPMENT PLANNING



SITE PARTICULARS: TO BE COMPILED BY ENQUIRER

DESCRIPTION: Portion ERF of the farm 12 ERF 2514 of the farm DURBAN
 DATE: 2013/03/25
 NETT SITE AREA: 0
 ADDRESS: 260 PETER MOKABA RIDGE MUSGRAVE

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING: Duplex 900

PLOT AREA RATIO: 0.8
 COVERAGE: 40%

MIN. BUILDING LINE: 7.5m to all road frontages. Swimming pool; 1.0. Abutting N2; 15ms; abutting M19; 7.5ms

MIN. SIDE SPACE: 3m Dwelling house; maisonette ancillary. Unit-aggregate 5.0m - one side not less than 2.0m. Swimming pool; 1.0m. Non-Residential 5.0m (see cl.19(4)(a))

MIN. REAR SPACE: 5m. Swimming Pool 1.0m

MAX. PERMITTED HEIGHT: 2 storeys

PARKING REQUIREMENTS: Dwelling House; 2bays plus 1bay For Ancillary Unit. All other uses; see cl.12

NO. OF UNITS: 1 unit for every 400sqm of net site area

PERMITTED / SPECIAL CONSENT USES: SEE BELOW

PERMITTED : Duplex Flats; Dwelling House; Domestic Staff Accommodation; Ancillary Unit when ancillary to a Dwelling House; Maisonettes; Multiple Unit Development. SPECIAL CONSENT : Place of instruction; Place of worship; Social hall; Creche; Special building or use; Offices in terms of clause 7; Institution; any other use authorised in terms of clause 6 bis. NOTE: Garden and recreation area of 20% of the site area to be provided excluding driveways and parking areas.

Additional Remarks:

DISCLAIMER:

The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for at the discretion of the Deputy Head : Development Planning and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

REMARKS:

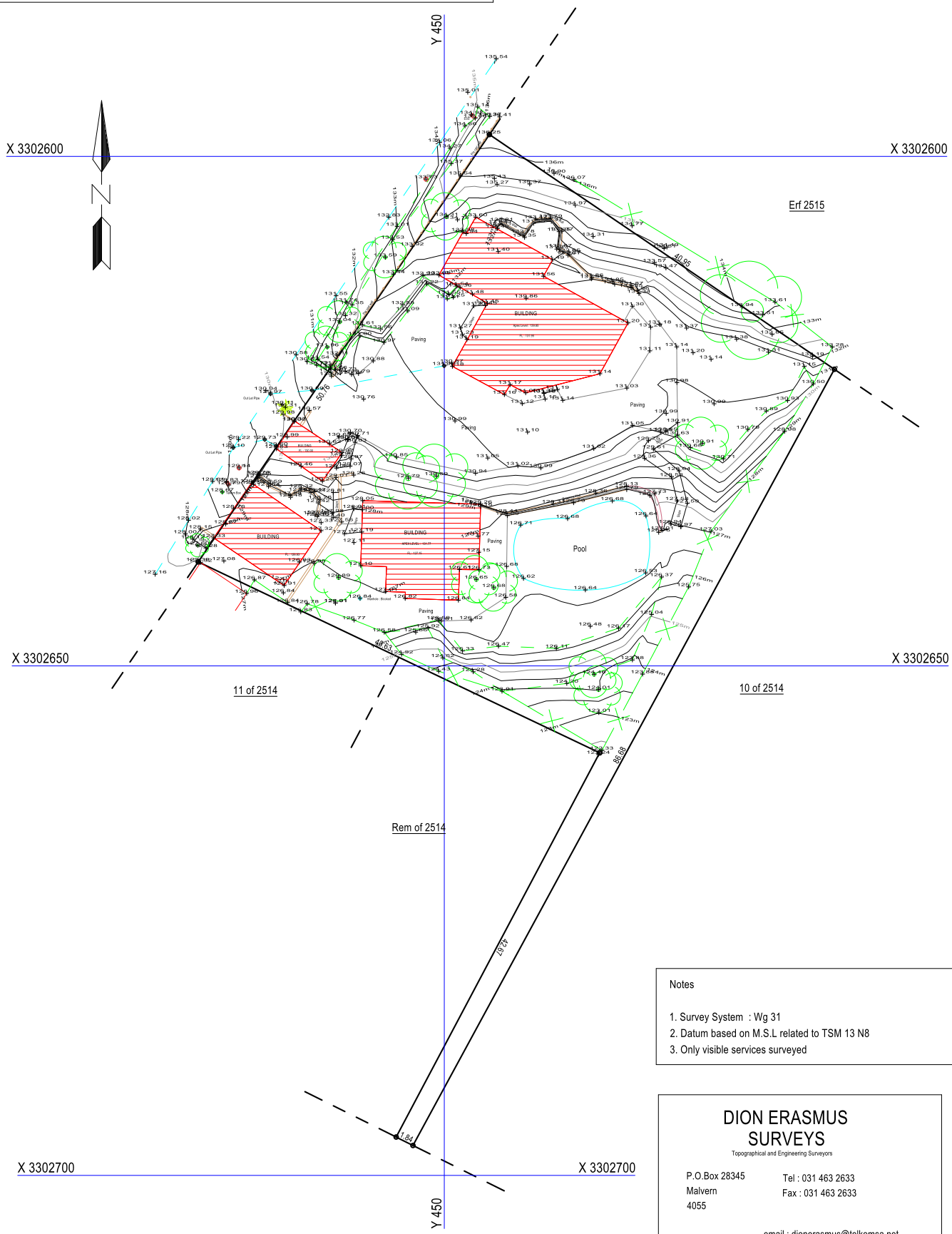
Note1: This information has been compiled at the above date, but as the Town Planning Scheme is in course of preparation it may be amended from time to time.

Note2: The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of any By-Laws, the National Building Regulations, Environmental Legislations or any restrictive conditions in Title Deeds.

Survey Diagram



PLAN SHOWING DETAIL SURVEY OF PTN 12 OF ERF 2514 DURBAN



Notes

1. Survey System : Wg 31
2. Datum based on M.S.L related to TSM 13 N8
3. Only visible services surveyed

DION ERASMUS SURVEYS
 Topographical and Engineering Surveys
 P.O.Box 28345 Tel : 031 463 2633
 Malvern Fax : 031 463 2633
 4055
 email : dionerasmus@telkomsa.net

Planning Motivation



Planning Motivation

This special consent application is requesting the following changes in terms of the existing zoning certificate for 260 Peter Mokaba (Ridge) Road, Portion 12 of Erven 2514 of the farm Durban:

1. Change in use, as allowed for in the zoning certificate, to a Place of Instruction.
2. Change of height restriction of the lower site level.
3. Upgrade and renovation of the existing caretakers house.

In the light of the motivation below, we respectfully request positive consideration of this application. We believe that the Elnathan College of Nursing will be a beacon for small scale tertiary education and will add significant value to the surrounding area.



Conceptual sketch of proposed new building and existing building.

Project Vision



Project Vision

A degree in nursing is not only one of the most sought after qualifications in South Africa, but an area where we are in desperate need of highly skilled professionals. Elnathan College of Nursing will strive to create a tertiary learning institution of exceptional quality. The College will offer a Bachelor degree in Nursing which will range from “at home”, rural, government and high-end private care training, thus creating an all-round education programme for any health care situation.

The college will also specialise in intimate and small scale learning, with limited students and integrated on-site hospital training systems.

The proposed site, 260 Peter Mokaba (Ridge) Road, is the perfect site for Elnathan College of Nursing. Not only is it situated in close proximity to a variety of Hospitals, which will provide on site training for students, but is close to public transport networks and other learning institutions.

The site embodies the ethos of the College by providing an intimate space which will allow for an optimum learning environment. By integrating the existing house with the proposed high quality addition, the design intends to capture a balance between a nurturing learning environment with state of the art health care instruction facilities.

The design creates a centralised internal courtyard, with the education facilities linked together. This not only provides an integrated learning environment, but limits any noise and disruption to the neighbouring properties.



Existing pool house and pool on lower level.



Side of existing house and driveway on upper level.

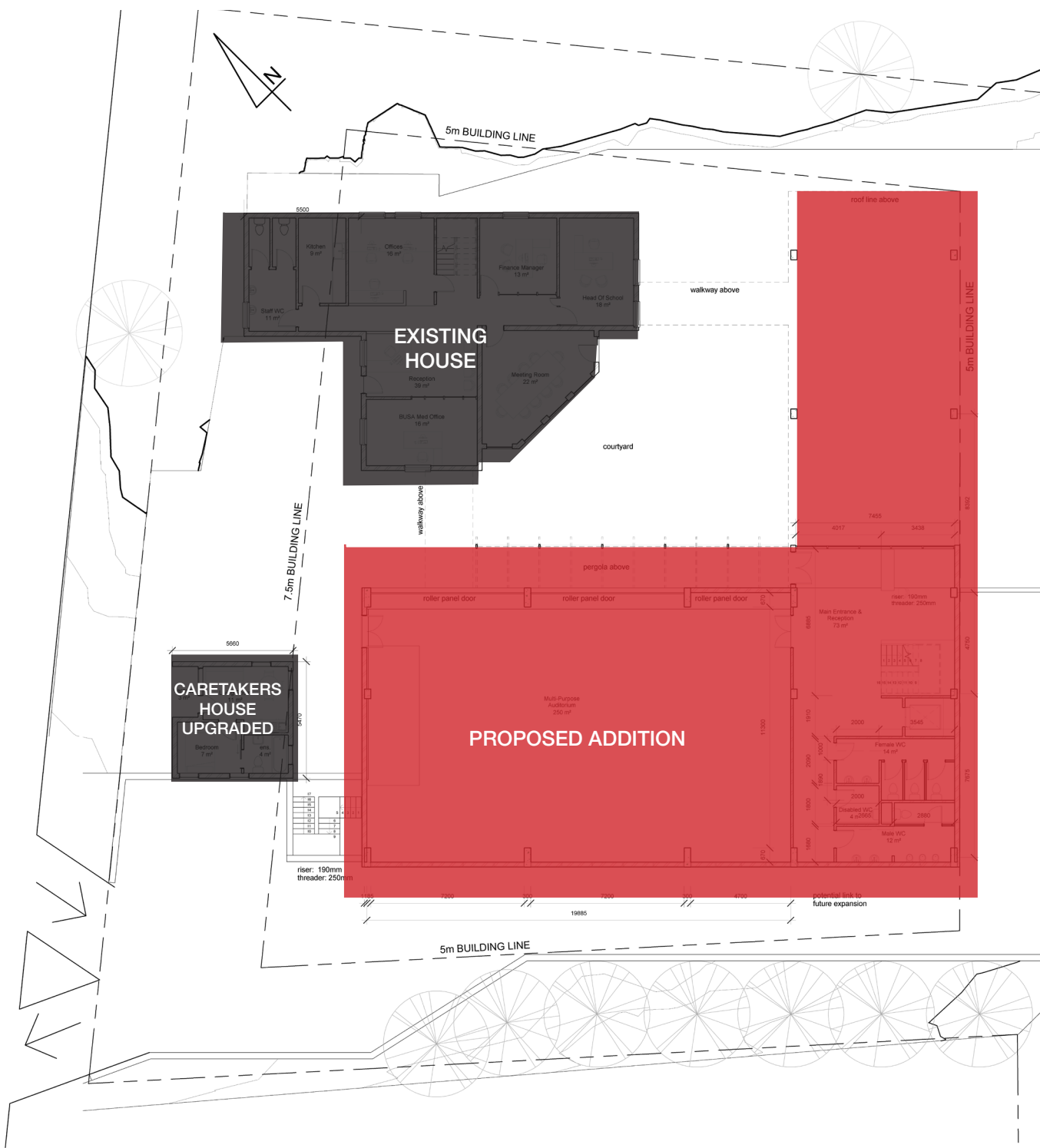


Existing entrance gate on upper level.



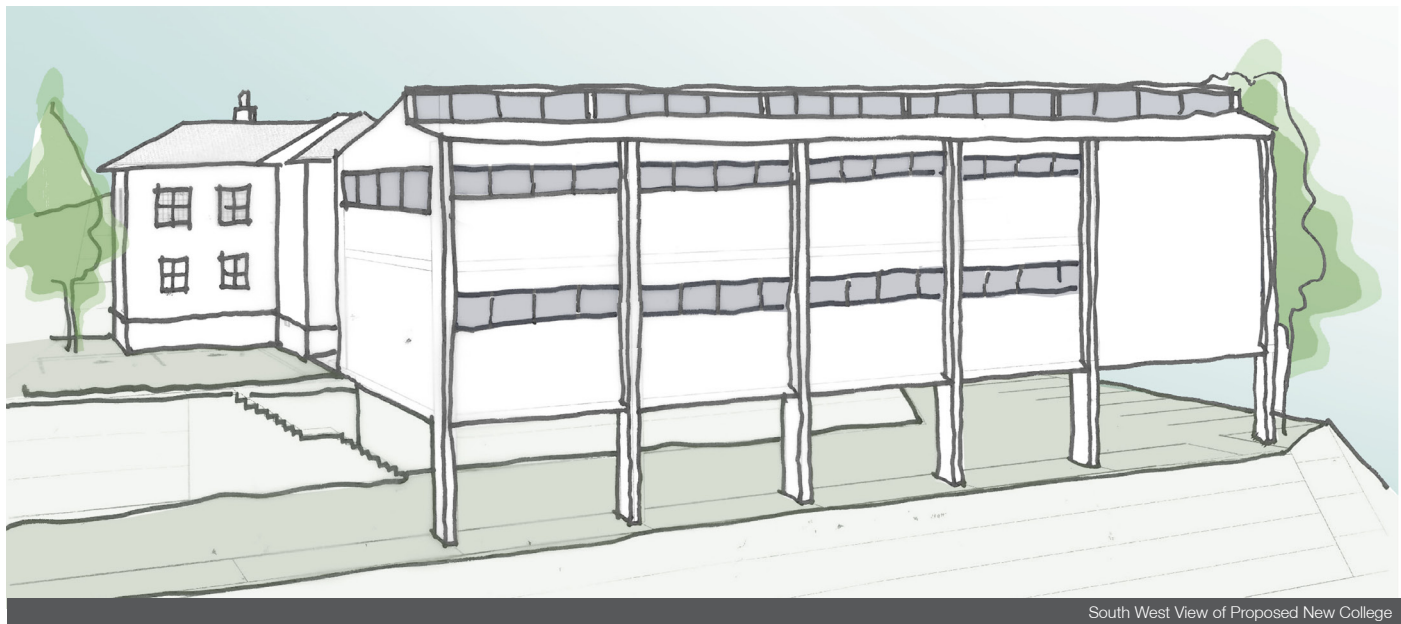
Main entrance and patio of existing house. on upper level

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Ground Floor Plan

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South West View of Proposed New College



North West View of Proposed College

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North East View of Internal Courtyard

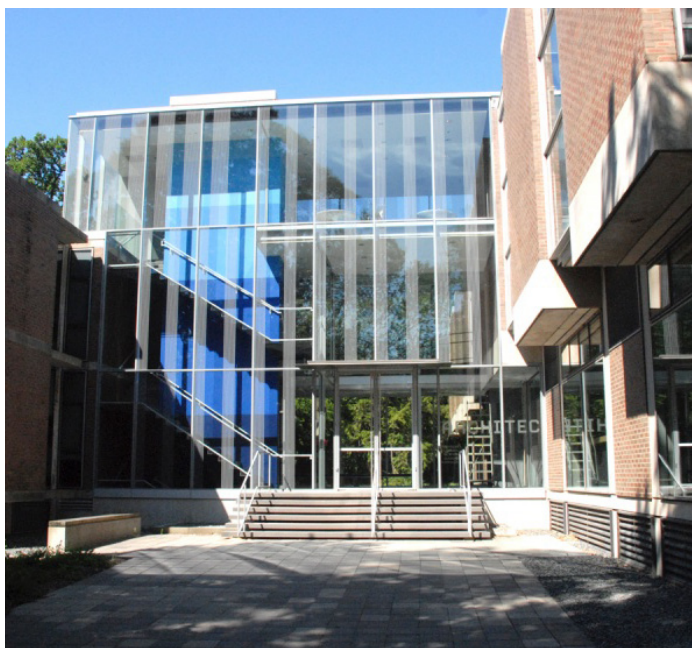


View of Courtyard from Entrance

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Precedent





The addition to the architecture building at Princeton University uses a simple design aesthetic to highlight the old building, as well as a layering of courtyards and circulation to create interactive spaces.



The use of courtyards not only allows for social outdoor spaces, but allows for natural lighting and ventilation throughout the building.

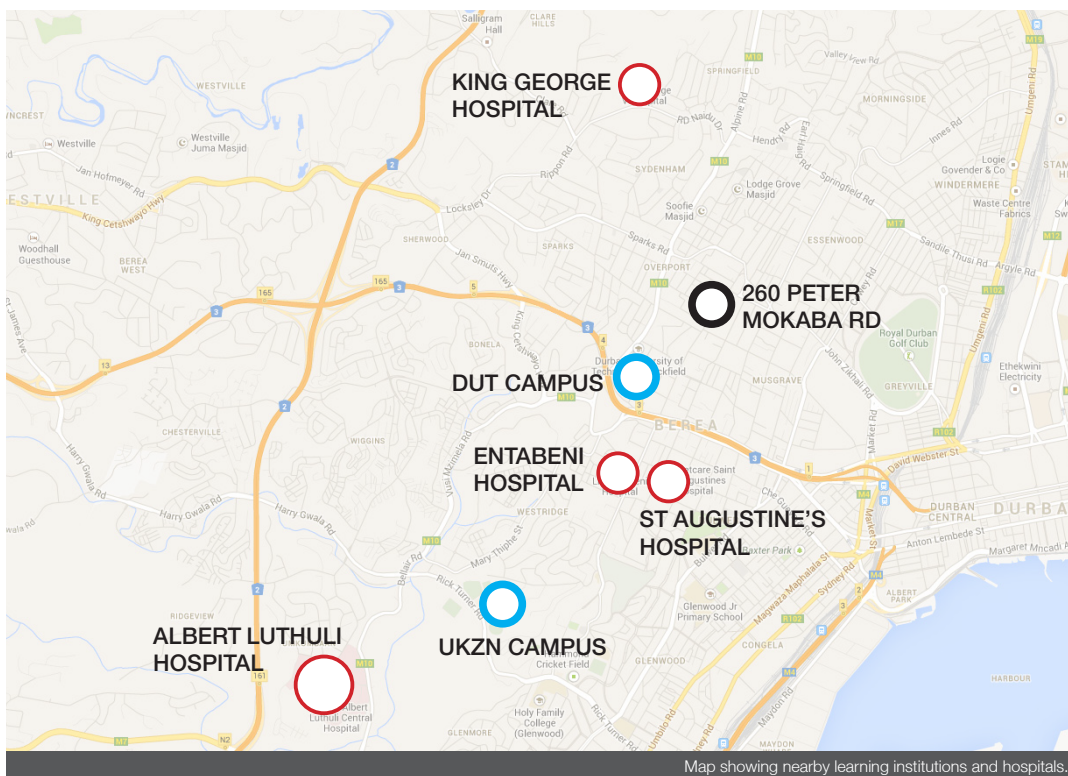
Change in Use



Change in Use

The existing site is zoned as Duplex 900. According to the requirements for this zone, a change in use to a Place of Instruction is allowed through special consent. The existing site is situated within a variety of existing zones, and will therefore not create an isolated instance of zoning.

The new use will be as a Nurses College, offering a high quality Bachelor Degree in Nursing. Due to the close proximity to a variety of hospitals, universities, other learning facilities, commercial nodes such as Overport City and Musgrave Centre, and public transport routes this site is an ideal location for a successful place of instruction.



Change in Height



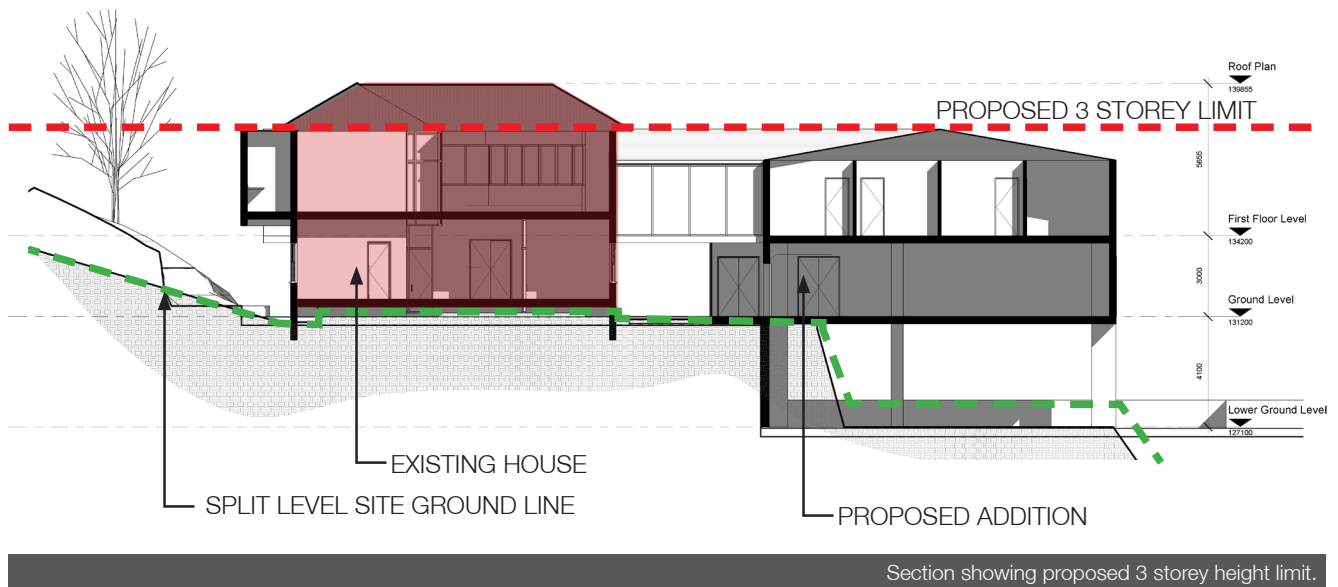
Change in Height

The existing zoning certificate has a two storey height restriction. The site is however split over two levels. In order to satisfy the parking requirements it is essential that we utilise the lower level for parking. We therefore request that the height limit for the lower level to be adjusted to 3 storeys.

This is only required for the lower level and will still satisfy the two storey limit from the ground level as per the existing building.

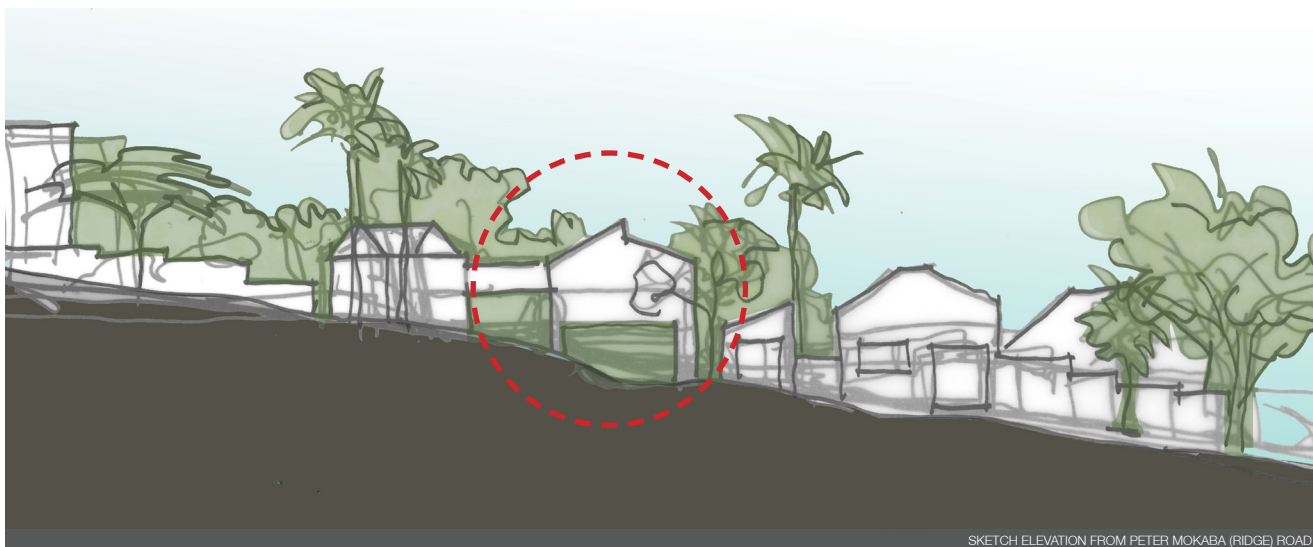
The proposed addition will not exceed the height of the existing building, nor will it affect the neighbouring sites or the street elevation disproportionately.

By amending the height restriction one not only allows for adequate parking, but for the seamless integration of the new addition with the existing house and surrounding context. Without relaxation this will not be possible.





SKETCH OF VIEW FROM PETER MOKABA (RIDGE) ROAD



SKETCH ELEVATION FROM PETER MOKABA (RIDGE) ROAD

Neighbours, Privacy & Shading

The design takes the neighbouring sites into consideration by facing all school activities inward to a private courtyard.

The facades that face neighbouring sites will have minimal high level windows only for gaining natural light and ventilation and ensuring privacy for the neighbouring properties.

The proposed addition will not exceed a three storey height limit and has a sufficient boundary distance so as to not cast excessive shading onto the neighbouring sites.

By using the building as a barrier between college activities and neighbouring sites, the new addition will not create privacy, shading or noise issues.

Caretaker's House



Caretakers House

The existing caretakers house is situated toward Peter Mokaba (Ridge) Road. As per the zoning certificate this boundary has a 7,5m building line. The existing caretakers house was not built within this restriction, and goes over the prescribed building line. Due to the dilapidated state of the existing building, we request that we be allowed to demolish and rebuild the caretakers house (with the same size and function) albeit across the building line.



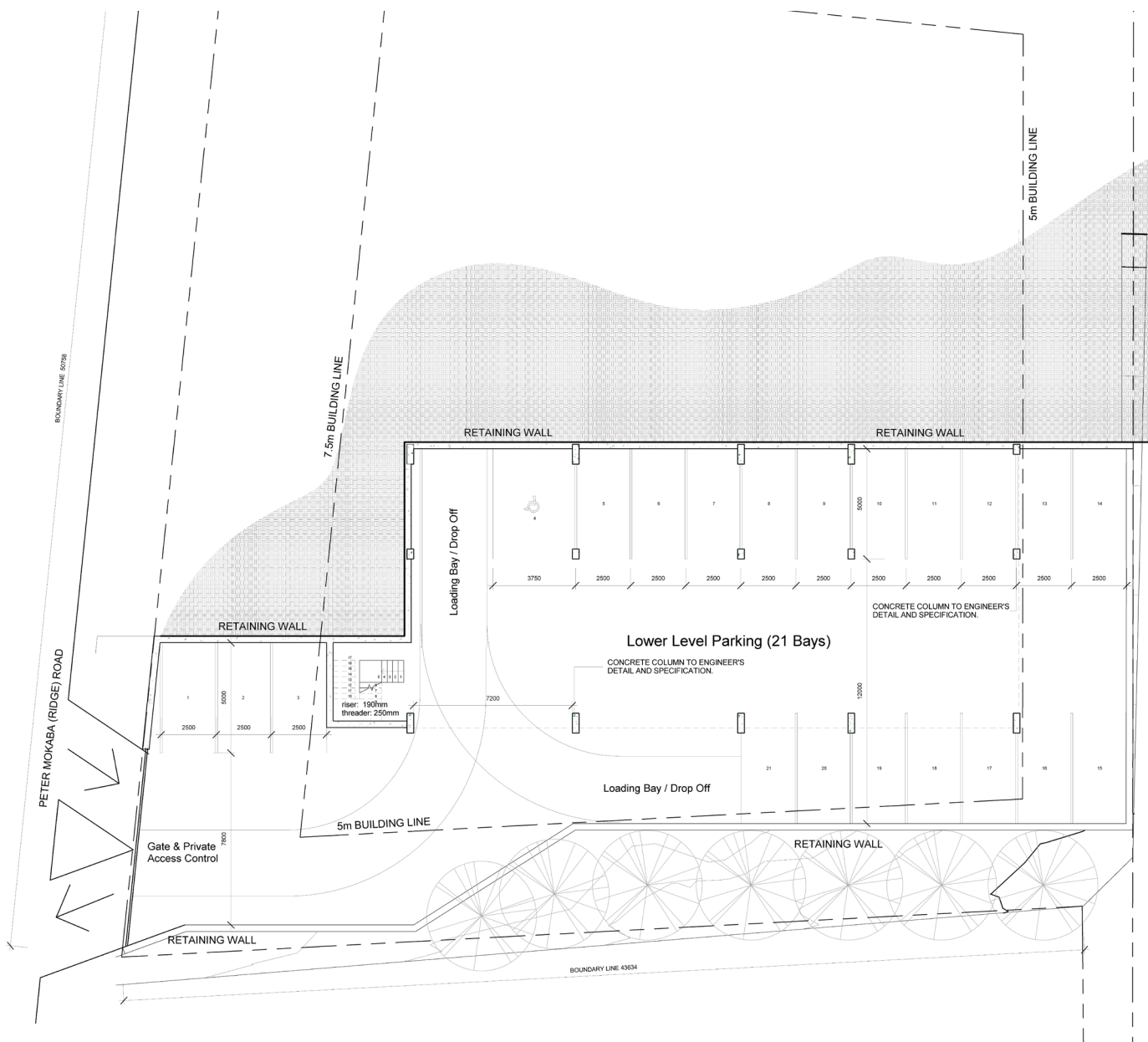
Existing Caretakers House



Existing Caretakers House

Area & Room Layouts





LOWER GROUND FLOOR PLAN

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GROUND FLOOR PLAN



- Bedroom
- BUSA Med Office
- Classroom / Science Laboratory
- Computer Room
- Disabled WC
- ens.
- Female WC
- Finance Manager
- Head Of School
- Kitchen
- Library
- Living Room
- Lobby
- Main Entrance & Reception
- Male WC
- Meeting Room
- Multi-Purpose Auditorium
- Office
- Offices
- Passage with Study Spaces
- Reception
- Skills Training Room
- Staff WC
- Storage
- Treatment Room
- Undercover area / Future Classroom
- Veranda
- Walkway

FIRST FLOOR PLAN

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Area & Parking Schedules



Area & Parking Schedules

Area Schedule (Gross Building)

First Floor Level

Ex. Building	181 m ²
Proposed Addition	543 m ²
TOTAL	724 m²

Ground Level

Caretakers House	33 m ²
Ex. Building	165 m ²
Proposed Addition	384 m ²

TOTAL	583 m²
GRAND TOTAL	1306 m²

Total Site Area:	2136 m ²
Total Bulk Area:	1306 m ²
Total Footprint:	583 m ²
Bulk Area Ratio:	0.61
Coverage:	35%

The zoning certificate for Duplex 900 has a bulk ratio of 0.8, and a coverage of 40%. The proposed addition therefore complies with these regulations.

Parking Requirements

The students will be picked up and dropped off by the college shuttle. Parking will be used for visitors, staff and lecturers.

The existing parking requirements are the following:

- 1 bay per 4 students
- 1 bay per classroom
- 1 bay per office
- 1 loading bay

The nurses college will have 5 offices and 1 classroom for 60 Students. According to council regulations, this programme would require 21 Parking bays.

The proposed design makes allowances for all parking on the lower level with restricted access:

- 21 parking bays.
- 1 loading and shuttle drop off bay.

Room Schedule

Caretakers House

Bedroom	7 m ²
ens.	4 m ²
Living Room	11 m ²
Veranda	3 m ²

TOTAL	25 m²
--------------	-------------------------

New Building

60 Seater Classroom / Science Laboratory	148 m ²
Disabled WC	4 m ²
Lobby	46 m ²
Offices	41 m ²
Passage with Study Spaces	38 m ²
Skills Training Room	135 m ²
Staff WC	7 m ²
Storage	19 m ²
Treatment Room	14 m ²
Walkway	42 m ²

120 Seater Multi-Purpose Auditorium	250 m ²
Disabled WC	4 m ²
Female WC	14 m ²
Main Entrance & Reception	73 m ²
Male WC	12 m ²
Undercover area / Future Classroom	105 m ²

TOTAL	953 m²
--------------	--------------------------

Existing Building

Computer Room	46 m ²
Library	96 m ²
Finance Manager	13 m ²
Head Of School	18 m ²
Kitchen	9 m ²
Meeting Room	17 m ²
Offices	16 m ²
Reception	39 m ²
Staff WC	11 m ²

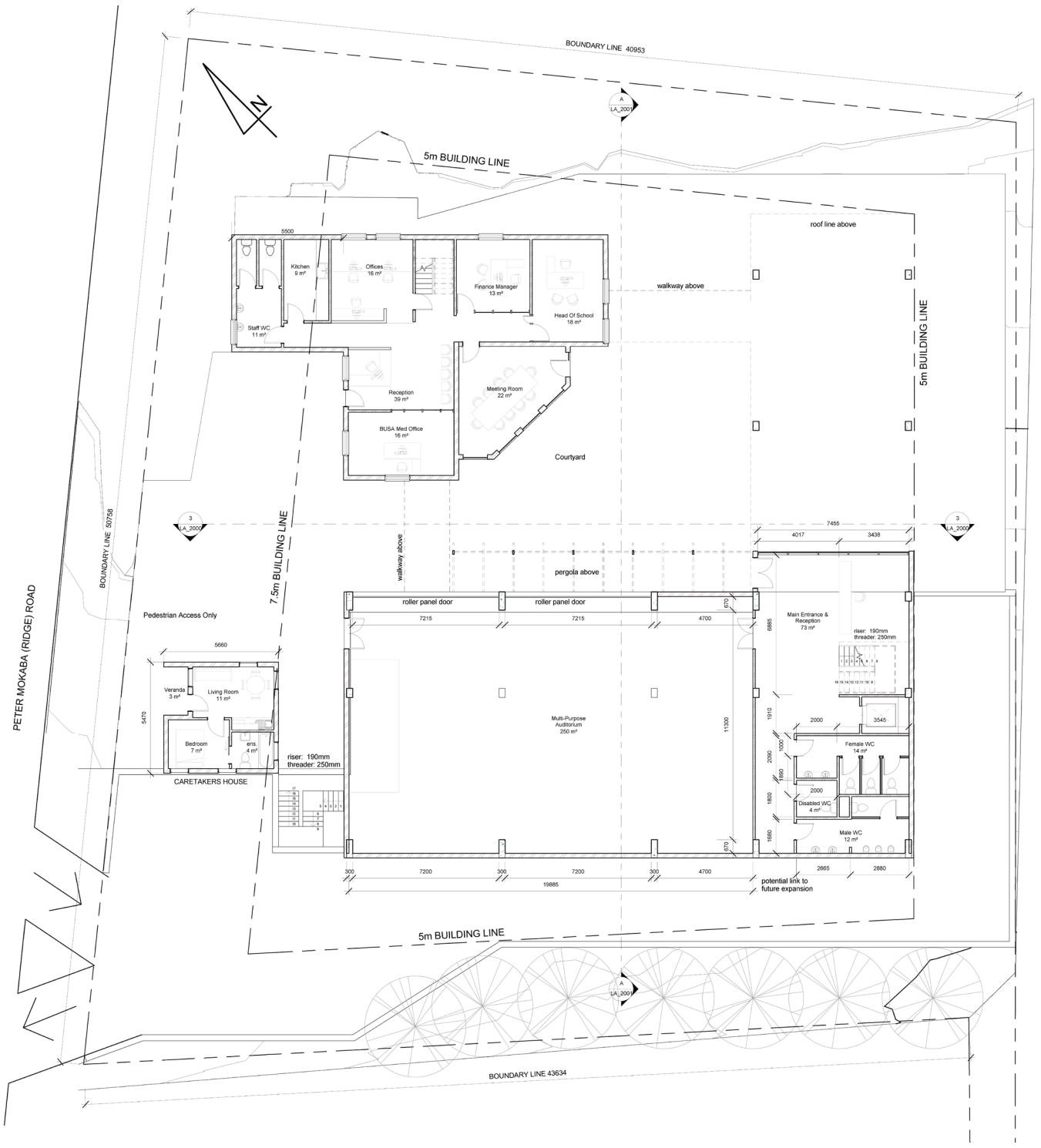
TOTAL	266 m²
GRAND TOTAL	1244 m²

Plans

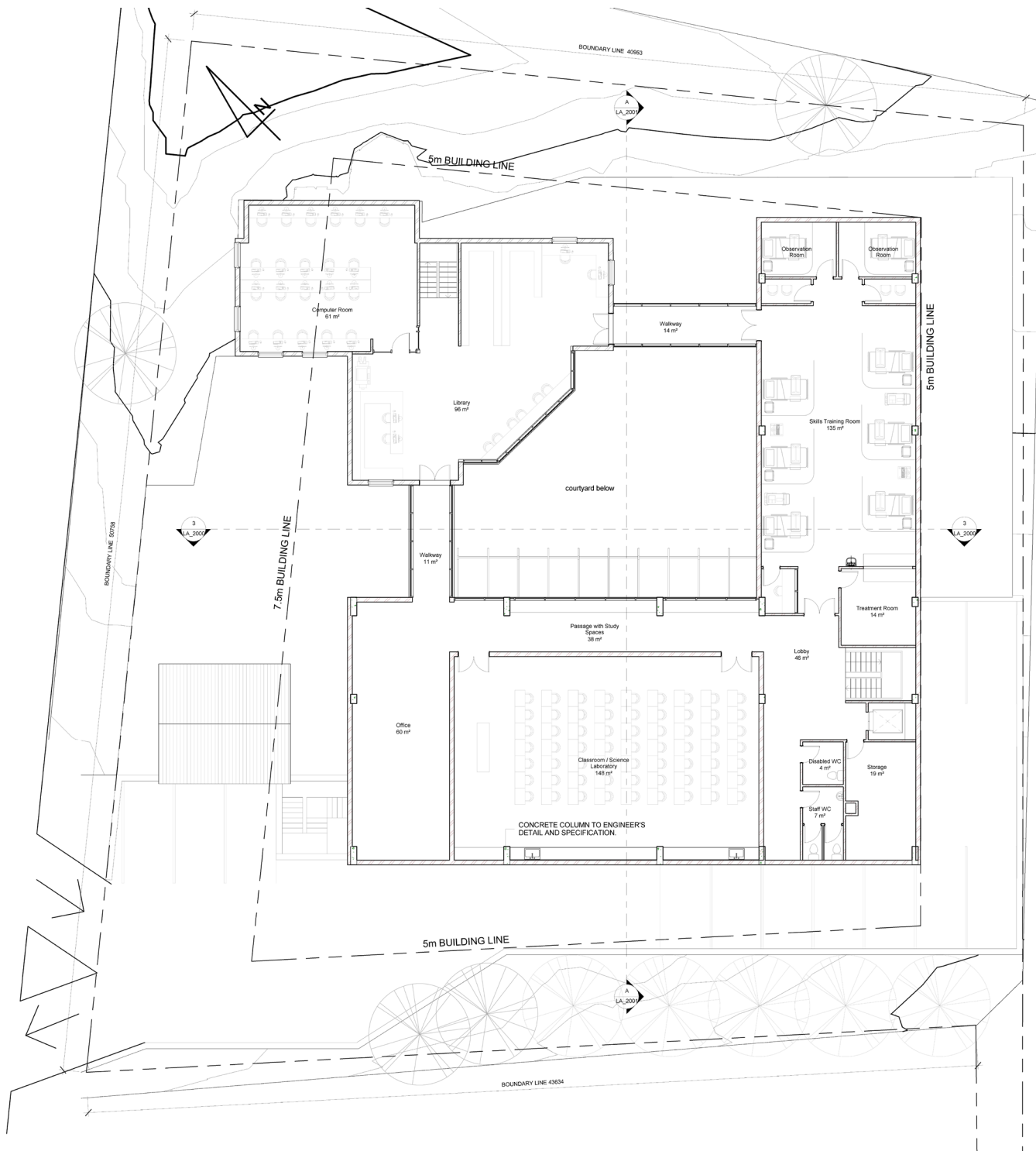




Lower Ground Floor Plan

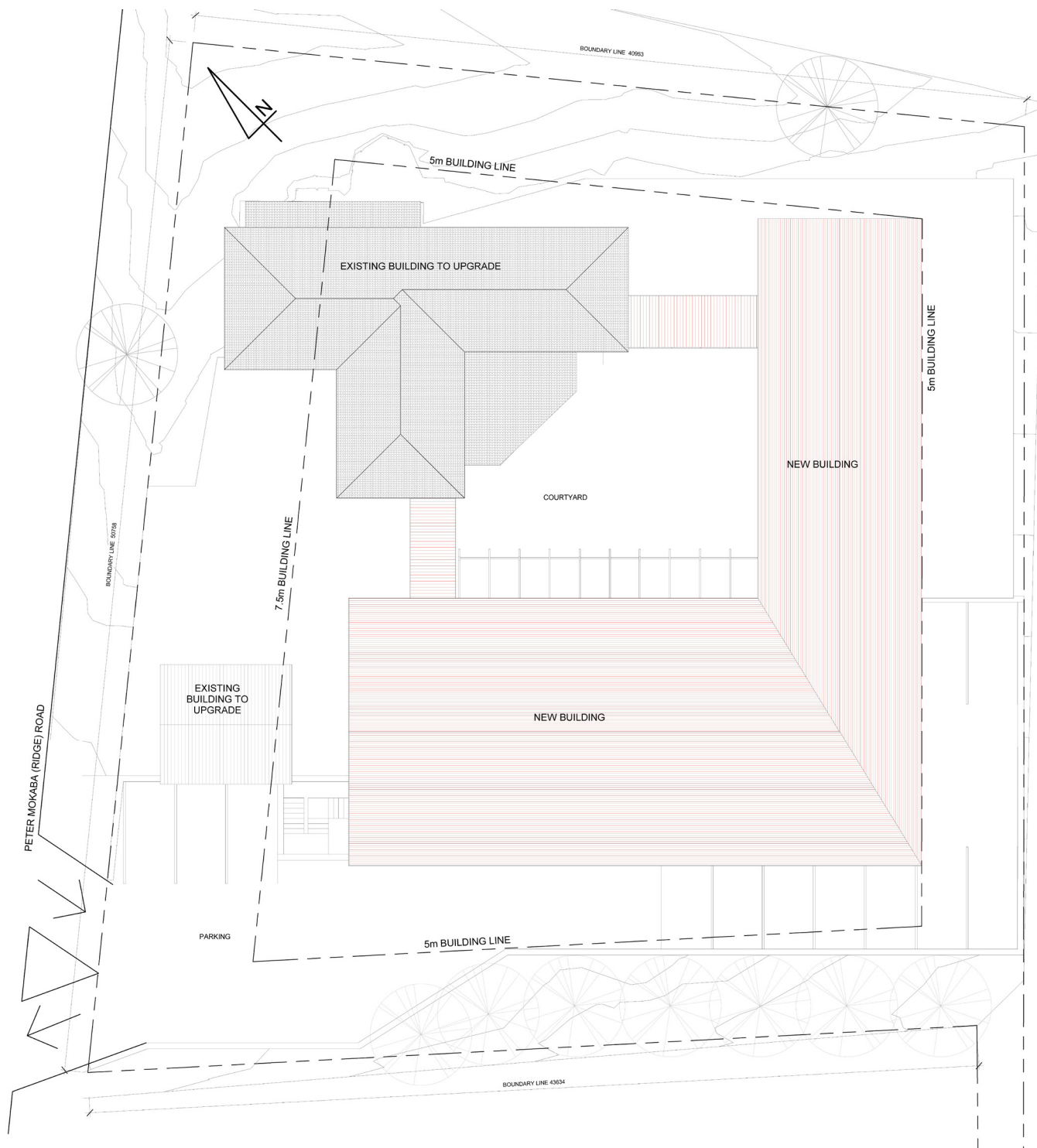


Ground Floor Plan



First Floor Plan

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Roof Plan



 ruben reddy architects

59 Musgrave Road Durban 4062, KZN, South Africa
Tel: +27 31 301 6122, Fax: +27 31 301 6548, Fax to email: 086 538 5836
Branch Offices: Durban Johannesburg, Cape Town

www.rubenreddyarchitects.co.za