Samantha Herman

From:	Breda Lombard <breda@bredalombard.co.za>
Sent:	20 October 2026 10:23
To:	Albert de Bondt (CRA)
Cc:	CRA Town Planning
Subject:	ERF 214 DUNKELD WEST (10 Bompas Road): clarification of applications 20-01-7018 and 20/13/3071/2026
Attachments:	ERF 214 DUNKELD WEST - MAP 2 doc.pdf



Good morning Albert – your email dated 15 October 2026 at 20:25 refers.

1. Your understanding of the application is correct.

2. Attached a copy of the Map 2 document that was submitted with the application. It seems that you received a draft document.

3. The site is located in the General Urban Zone of the Nodal Review (2020) which allows for restaurants.

4. 10 Bompas Hotel has, for over 20 years, advertised “Sunday lunches” for the public and also occasionally “picnics in their park” without any complaints from the neighbours or the Craighall Residents Association.

5. The restaurant facility is low-key and not well known.

6. The existing approved rights in respect of the hotel remain as is – and have been in existence for approximately nine years (2017).

7. A Site Development Plan will be submitted if and when required by the City of Johannesburg Town Planning Department. We are not proposing any changes to the development controls.

8. No outdoor functions / bar facilities are proposed.

9. The restrictive conditions are in conflict with the existing land-use and should have been removed with the 2017 application – it was an oversight.

Keep well.

Regards

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-----Original Message-----
From: Albert de Bondt (CRA) <AlbertDB@cra.org.za>
Sent: Thursday, 15 October 2026 20:25
To: Breda Lombard <breda@bredalombard.co.za>
Cc: CRA Town Planning <townplanning@cra.org.za>
Subject: 10 Bompas Road, Erf 214 Dunkeld West: clarification of applications 20-01-7018 and 20/13/3071/2026

Dear Breda Lombard team

The CraigPark Residents Association (CRA) has reviewed the documents made available to us for 10 Bompas Road. We would like to engage constructively and give you an opportunity to clarify the proposal before CRA settles its position and informs residents.

We understand the proposal includes opening the existing 100 m² hotel dining room to the public, using the existing kitchen, and seeking primary rights for a 100 m² conference facility. Two storeys, FAR 0.35 and 30% coverage would remain. Please confirm this understanding and help us with the following:

1. What rights are being requested?

The motivation seeks primary rights for a conference facility, but this use is not included in the Map 2 primary-use list, despite appearing in the floor-area limit. Please reconcile the documents and clearly identify all proposed uses and limits. Please also explain the basis for the public restaurant proposal and its suitability for this site.

2. Which existing hotel safeguards would remain?
Please provide a simple schedule showing which 2017 conditions would be retained, amended or deleted, with reasons. In particular, please address the boutique-hotel definition, ten-suite limit, resident management and restrictions on non-guest use. Several safeguards are not reproduced in the draft, so we need clarity on their intended status.

3. How would the layout and parking work?
Please provide the approved and proposed site development plans, showing the dining and conference areas, neighbouring properties, access and parking. Please identify any building changes and demonstrate how parking would accommodate simultaneous hotel, restaurant, conference and staff use, including proposed patron numbers.

4. What operating safeguards would protect neighbours?
What hours, functions, outdoor use, music and bar activities are proposed? Please provide proposed enforceable conditions addressing these activities, noise, deliveries, extraction and odour, refuse and lighting. How would resident management be maintained?

5. What is the effect of removing the title restrictions?
Please explain the removal of the business and single-dwelling restrictions separately from the 6.10 m street building line. Why is removal of that building line needed, and what setback would apply afterwards?

Please also identify and supply any supporting documents lodged with the City that were not included in the pack made available to us.

We would appreciate a point-by-point response by 17:00 SAST on Thursday, 22 October 2026, ahead of the published closing date of 4 November. If any information is still being prepared, please indicate when it will be available.

If no substantive response is received, CRA will proceed on the information available and record the unanswered questions. We remain open to constructive engagement and reserve our rights to submit comments or objections.

Kind regards

Albert De Bondt
Chairperson
CraigPark Residents Association (CRA)
albertdb@cra.org.za