CRAIGHALL HARDWARE (PTY)Ltd
REG NO : 1977/000985/07
375 JAN SMUTS AVE ,
CRAIGHALL ,2024
011-886 1886

HISTORICAL BACKGROUND AND REPRESENTATION REGARDING ERVEN 540 AND 542, CRAIGHALL PARK

To: Mr Albert de Bondt
Craighall Park Ratepayers Association (CRA)
Email: AlbertDB@cra.org.za

Subject: Historical Land Use and Representation Regarding Erven 540 and 542, Craighall Park

Dear Mr de Bondt,

We refer to the concerns raised by the Craighall Park Ratepayers Association regarding the above-mentioned properties and thank you for the opportunity to provide this representation.

Craighall Hardware (Pty) Ltd was established and incorporated in 1977 and has historically operated as a building and hardware business from premises situated at 375/377 Jan Smuts Avenue, Craighall Park.

In the early 1990s, the business was sold to Penny Pinchers, a subsidiary of PG Bison. Based on our understanding of the historical circumstances surrounding the properties, the relevant land-use rights for the operation of a hardware and building materials business were recognised at that time. We respectfully request that the applicable historical zoning records, approvals and land-use rights be investigated and taken into consideration when assessing the current matter.

On 29 May 1999, we acquired the hardware business as a going concern. Subsequently, we acquired the members' interest in 375 Jan Smuts CC, the entity that owns the properties situated at 375 and 377 Jan Smuts Avenue, Craighall Park.

Since our acquisition, no material structural alterations have been made to either property, apart from the work described below.

Following a fire in July 2023, the roof at 375 Jan Smuts Avenue was replaced. At 377 Jan Smuts Avenue, the front storage section was renovated. Plans relating to the

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premises were submitted to the City Council; however, our copies of the plans and associated submission documents were unfortunately destroyed in the July 2023 fire.

The storage area at 377 Jan Smuts Avenue was subsequently leased to a tenant and is currently being used as a mechanical workshop. We acknowledge that the relevant land-use approval for this particular activity has not been obtained by us. We recognise the need to establish the applicable municipal requirements and address the matter through the appropriate processes.

We wish to emphasise that our request for consideration of the historical hardware and building materials use should not be interpreted as an assertion that the mechanical workshop activity is authorised under the existing rights. We remain committed to clarifying the position and taking the necessary steps towards compliance.

The premises have been associated with the hardware and building materials trade for several decades, serving Craighall Park and the surrounding areas through the supply of products used in property development, construction, maintenance and repair.

The business currently employs 38 staff members. Its continued operation is therefore important not only to the owners, but also to the livelihoods of our employees and their families, our customers, suppliers and the broader community that the business has served over many years.

Appointment of Professional Consultants

We wish to advise the Association that we have appointed a team of professional consultants to investigate the matters raised, advise on the applicable requirements and assist in identifying potential solutions.

The appointed professionals include:

- Town Planners;
- An Architect;
- A Traffic Engineer; and
- A Water Engineer.

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These professionals are attending to the relevant planning, building, traffic and water-related matters with a view to determining the appropriate steps required to address the outstanding issues and, where possible, resolve them in accordance with the applicable municipal requirements.

We consider this a constructive step towards addressing the concerns raised and ensuring that the relevant matters receive the necessary professional attention.

We undertake to keep the Craighall Park Ratepayers Association informed of progress and any material developments as the investigations and consultations proceed.

Request for Consideration and Continued Engagement

In light of the longstanding history of the hardware business, the circumstances surrounding the properties, and the steps now being taken to address the outstanding matters, we respectfully request that the Association take these factors into consideration.

We further request that the historical zoning, land-use rights and municipal approvals applicable to the properties be investigated and confirmed from the Council's records, including any existing or previously approved rights relating to the hardware and building materials business.

We remain committed to engaging constructively with the Association, the City Council and the relevant professional consultants to clarify the outstanding issues and work towards a practical and lawful resolution.

We trust that the historical significance of the business, its contribution to the local community, the interests of its employees and customers, and our willingness to cooperate will receive due consideration.

We thank the Association for its engagement and assure you of our continued commitment to addressing the matters raised. We will provide further updates as progress is made.

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Yours faithfully,

For and on behalf of the owners of Erven 540 and 542, Craighall Park

Authorised Owner Representative

Shaffick Farrell

Date: 27 October 2026