

**MOTIVATIONAL
MEMORANDUM:
REZONING
ERF 5643 ROODEKOP**



**URBAN & REGIONAL PLANNING
DEVELOPMENT CONSULTANTS**

Ground Floor | Henley House |
Greenacres Office Park
Cnr Victory & Rustenburg Roads |
Victory Park | 2192
P.O. Box 52287 | Saxonwold | 2132

Tel: +27 11 888 8685
Fax: +27 86 641 7769
Email: info@kipd.co.za
Web: www.kipd.co.za

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FOR

AVENG TRIDENT STEEL (PTY) LTD

KIPD

Compiled by :

Title	Position	Date
RAEESA SOOMAR CASSIM	PROFESSIONAL TOWN PLANNER	September 2017

Reviewed by :

Title	Position	Date
SASKIA COLE	PROFESSIONAL TOWN PLANNER	October 2017

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1. INTRODUCTION

The purpose of this memorandum is to support the application for the rezoning of Erf 5643 Roodekop. The application is made in terms of section 56 of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986) read together with the provisions of the Spatial Planning and Land Use Management Act (Act 16 of 2013).

Simultaneously with this rezoning application, an application for the consolidation of Erf 5643 Roodekop with Erf 3380 Roodekop has been submitted to Ekurhuleni Metropolitan Municipality for approval.

Erf 5643 Roodekop was previously a portion of Marthunisen Road, Roodekop which has been purchased from the Ekurhuleni Metropolitan Municipality.

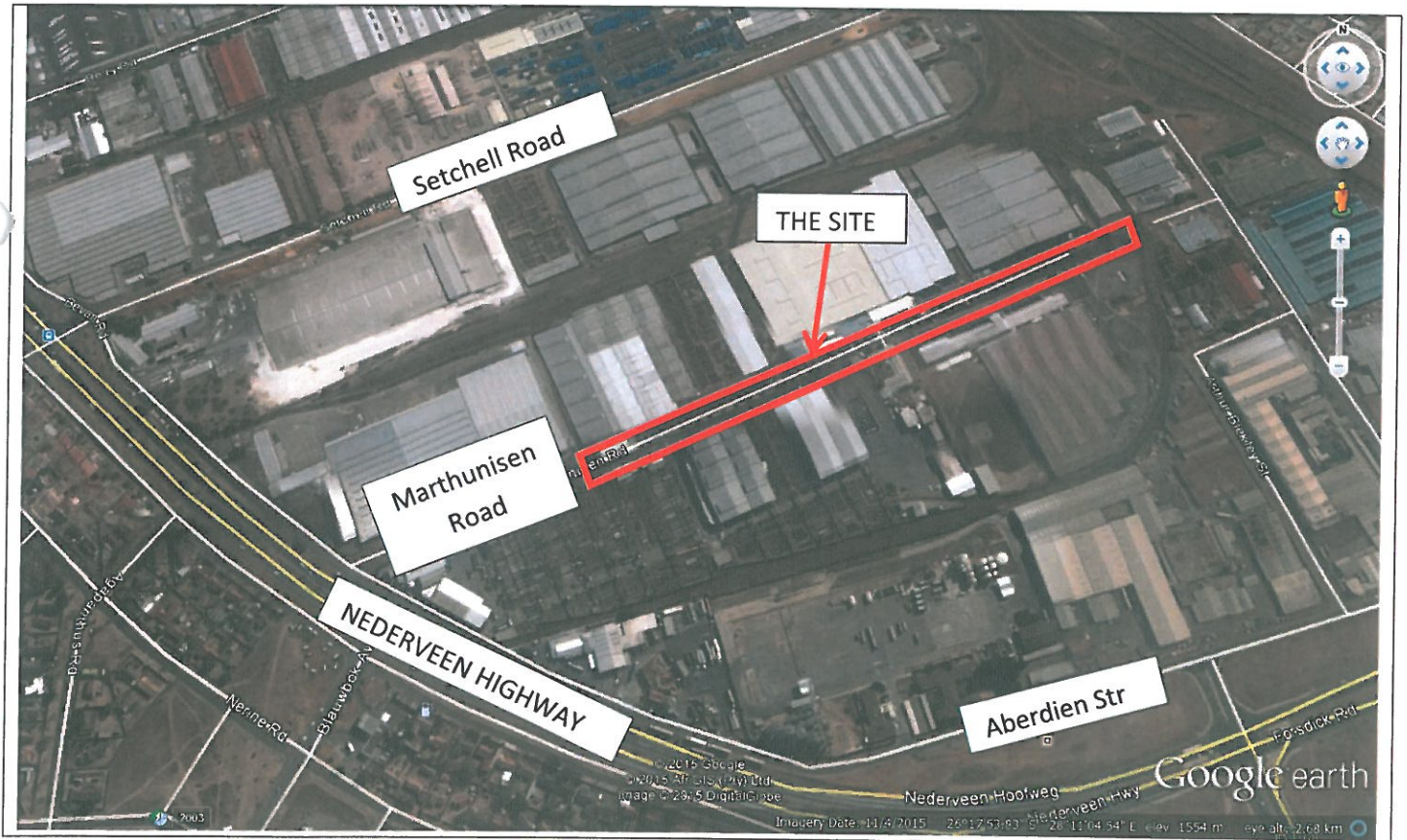
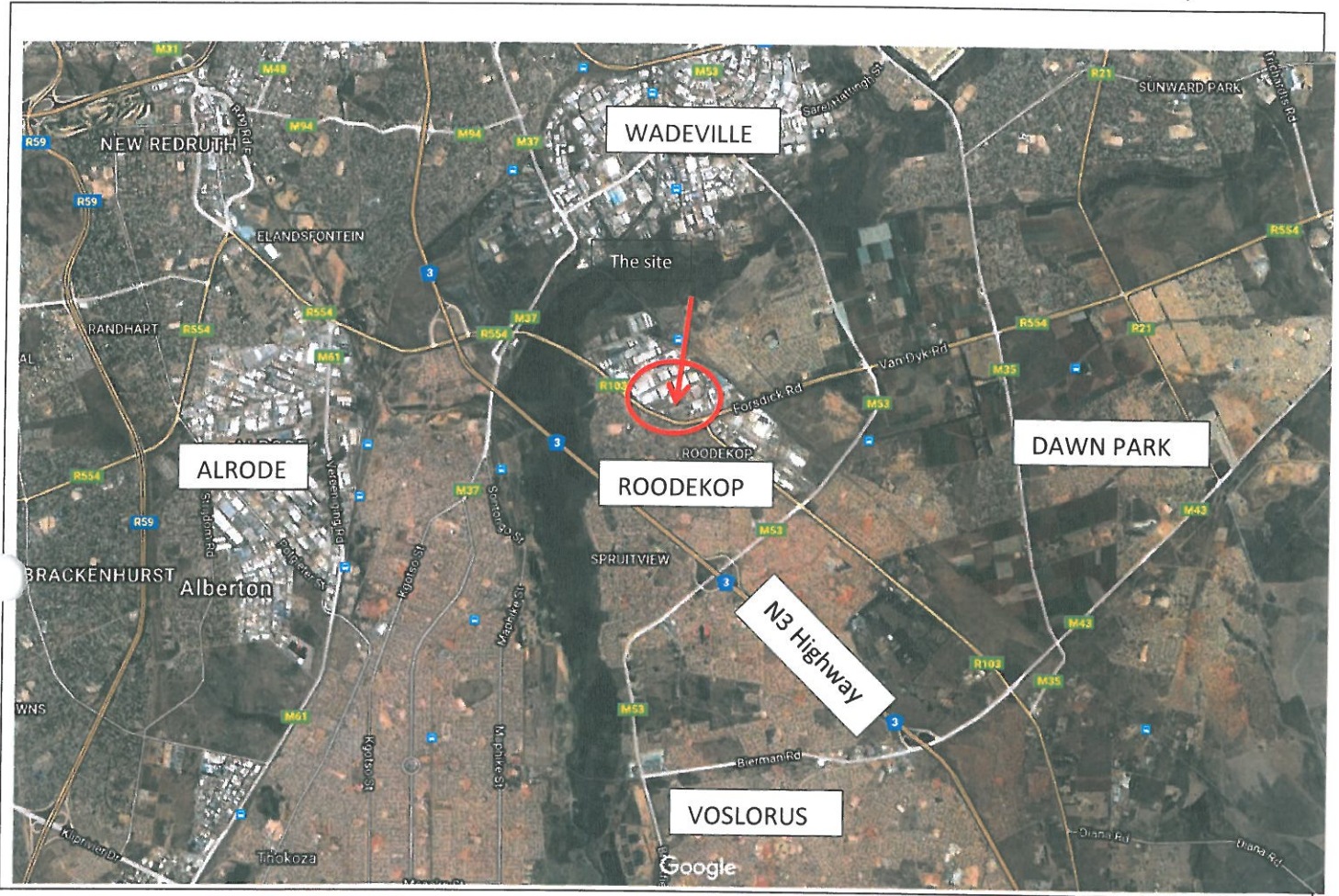
2. BACKGROUND - PURCHASE OF MARTHUNISEN ROAD

In October 1998 an application was made for the acquisition of a portion of Marthunisen Road, Roodekop. The Germiston Town Council approved the sale in 1999. The final sales agreement was however never signed by the applicant and the application lapsed. In 2009 Trident Steel was requested to resubmit the application as new procedures and systems had been introduced. The sale was finally concluded in 2014 and Erf 5643 Roodekop was registered at the Deeds Office in 2015. Condition 1.2 of the sales agreement, as signed by Aveng Trident Steel and Ekurhuleni Metropolitan Municipality, states that the property shall be rezoned to “Industrial 1”, and condition 1.9 of the agreement refers to the consolidation of the site with a neighbouring property.

Compliance to the conditions of the sales agreement has however not yet been finalised and thus there is a legal requirement for the rezoning and consolidation of the erf.

3. LOCALITY

As depicted in the figure below, the site is situated in the industrial section of the township of Roodekop in the southern suburbs of Germiston, approximately 3 km south of Wadeville Industrial township. The site was formally a portion of Marthunisen Road, which runs between Nederveen Highway (service road) and Aberdien Street, Roodekop.



4. LEGAL

All legal information which is relevant and relate to this application is detailed as follows:

4.1 OWNERSHIP PARTICULARS

Property details	Registered owner	Title deed no	Extent (ha)
Erf 5643 Roodekop	Aveng Trident Steel (Pty) Ltd	T33199/2015	1,4077 ha

4.2 MORTGAGE BOND

There is no mortgage bond registered against this property.

4.3 TITLE RESTRICTIONS

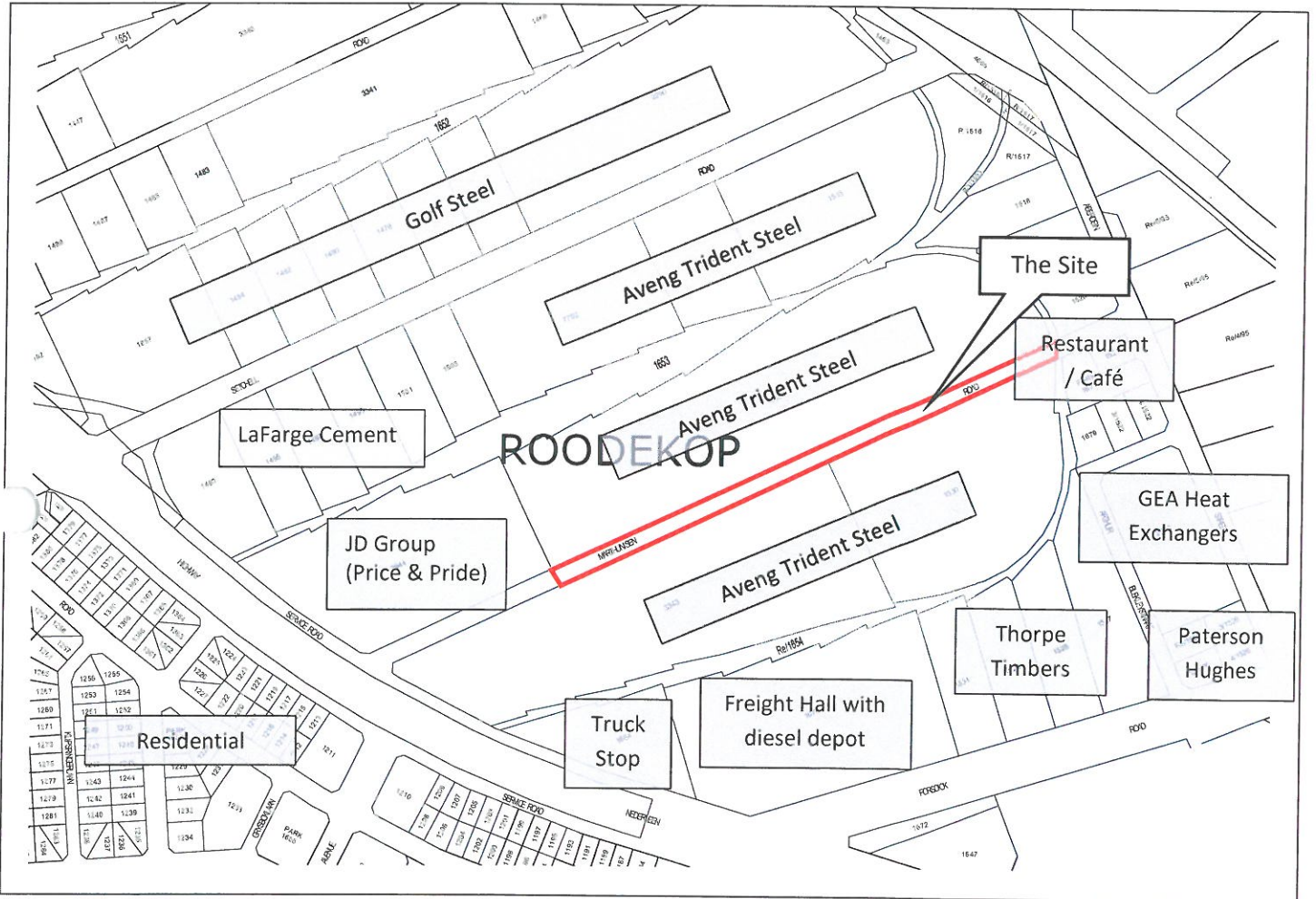
There are no restrictive title conditions in the title deed T33199/2015 which negatively affect the rezoning of this property.

5. EXISTING AND SURROUNDING LAND USE

The site is currently used as an access road with security controls and weight bridges for Aveng Trident Steel. The properties adjacent to the site are all industrial stands, owned and utilised by Aveng Trident Steel for :

- Aveng Trident Steel Tube Division: Manufacturers and stockists of tube and pipe with tube laser cutting facilities
- Aveng Trident Speciality Steel: Stockists of special steels, Straightening and cut-to-length from coil; coil-to-bar and bar-to-bar peeling
- Merchanting: Stockists of sections and plates
- Service Centre: cold saw; punching; drilling and scribing
- Coil processing cut-to-length; slitting; multi strand blanking; edge dressing and guillotining
- Plate drilling; profile cutting; gas; plasma and laser
- Blanking press: automotive and commercial

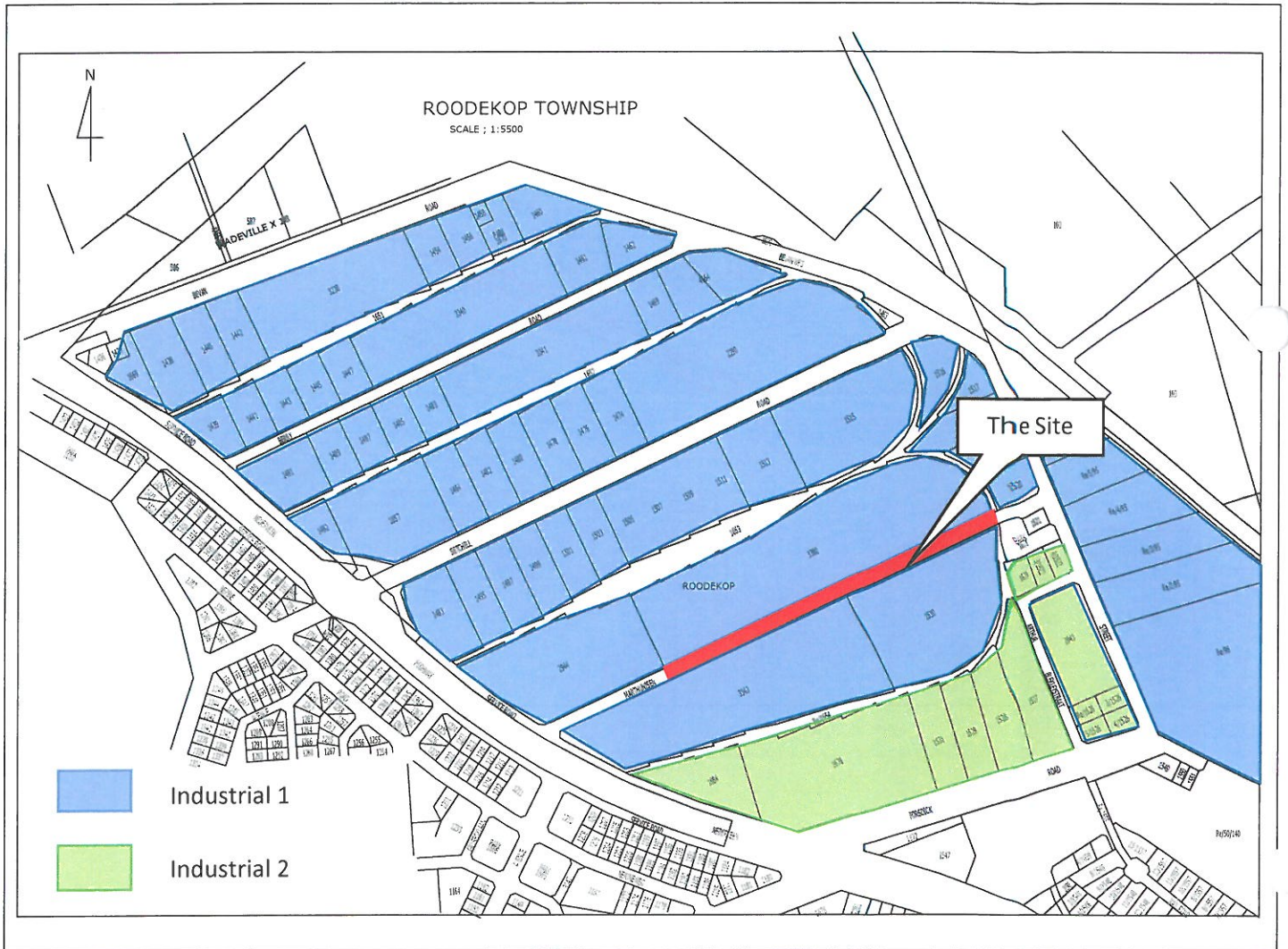
Other land uses in the area are also mainly industrial and commercial land uses, utilised by the following companies:



6. ZONING

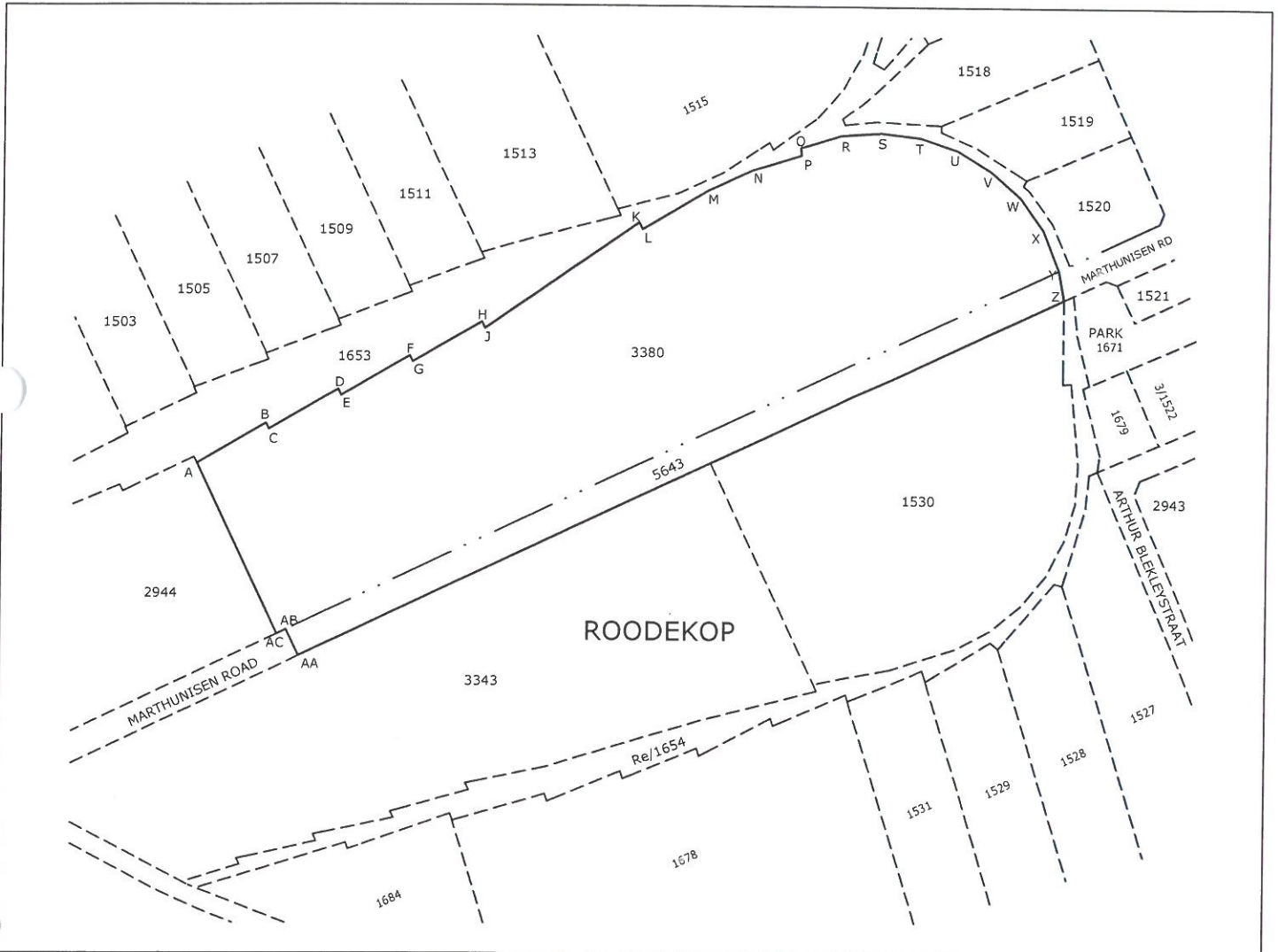
The site is currently zoned as "Roads" in terms of the Ekurhuleni Town Planning Scheme, 2014.

The surrounding properties in the Roodekop Industrial Township are mainly zoned "Industrial 1" with a few "Industrial 2".



7. PROPOSED CONSOLIDATION

Application has been made for the consolidation of Erf 5643 Roodekop with the neighbouring Erf 3380 Roodekop, as follows :



AREAS

ERF 3380	9,6806 ha
ERF 5643	1,4077 ha
CONSOLIDATED ERF	11,0883 ha

8. PROPOSED LAND USE CONTROLS

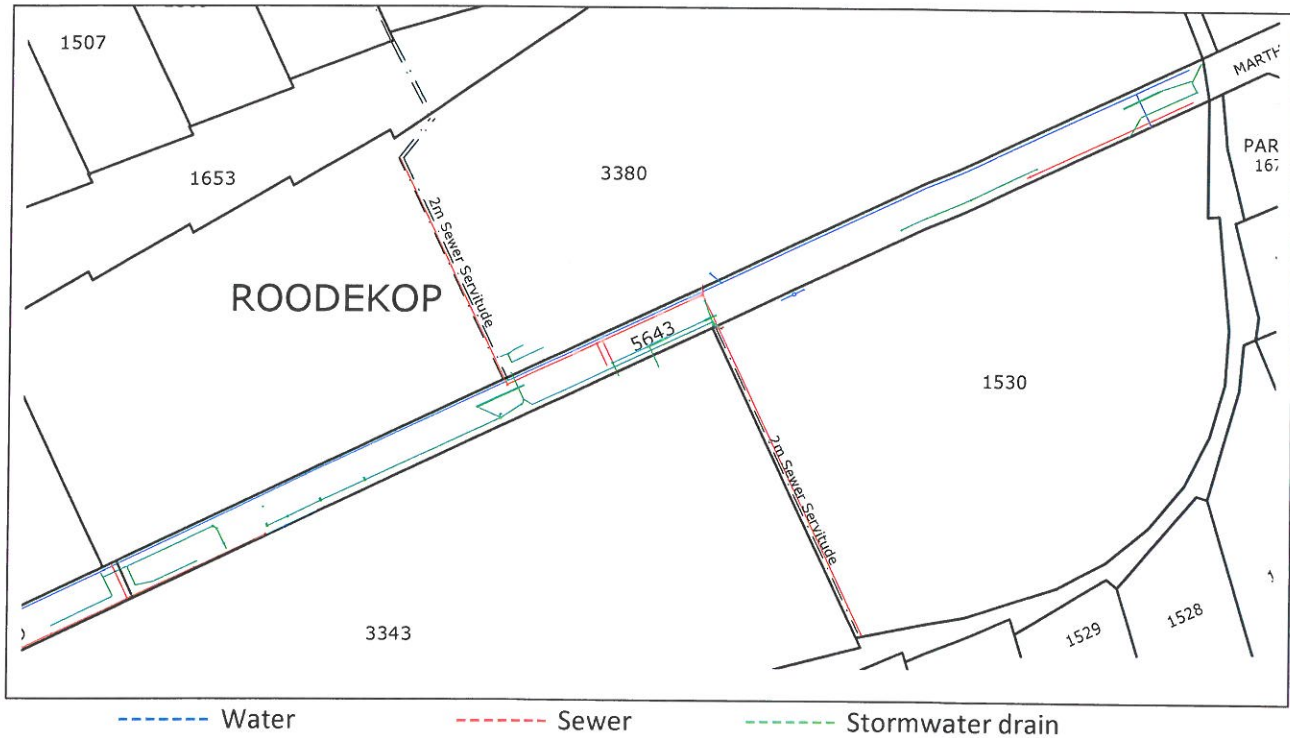
As the subject property will be consolidated with the neighbouring erf 3380 Roodekop, the applied for zoning must match that of Erf 3380 Roodekop.

On 26 March 2014, Ekurhuleni approved Amendment Scheme 1348 with Annexure 1387 to the Germiston Town Planning Scheme, 1985. This amendment scheme has been incorporated into the new Ekurhuleni Town Planning Scheme, 2014. To match these rights, the following land use rights are thus being applied for :

Development Control	Specification
Zoning	Industrial 1
Floor Area Ratio	As per Scheme
Coverage	75%
Height	3 storeys
Building Lines	As per scheme
Parking	<ul style="list-style-type: none"> • 0.5 parking spaces per 100m² gross leasable industrial and commercial floor area; and • 4 parking spaces per 100m² gross leasable office floor area.
General	The Site Development Plan and building plans, drawn to scale shall be submitted to the municipality. No buildings shall be erected on the property before such site development plans have been approved by the municipality and the whole development of the property shall be in accordance with the approved plans.

9. ENGINEERING SERVICES

A land surveyor was appointed to prepare a plan indicating the existing municipal engineering services which run in Erf 5643 Roodekop. The outcome was as follows :



The water line runs parallel to the northern boundary of the site. A servitude can be registered to protect this line

The sewer line runs in a servitude within a 2m servitude over Erven 3380 and 1530 Roodekop. A servitude can be registered over Erf 5643 Roodekop to protect his line.

The stormwater drains deal with stormwater generated internally by the site. There is no need to register a servitude to protect these drains.

The municipality will continue to have access to its services.

10. NEED AND DESIRABILITY

Aveng Trident Steel had a substantial investment in their properties, namely Erven 3380, 3343 and 1530 Roodekop. In order to streamline operations on the three properties it was necessary to have the sites physically linked. As only the Trident Steel owned properties had access onto what was Marthunisen Road, it was ideal for them to acquire this portion of road. With the acquisition Erf 5643 Roodekop and consolidation thereof with Erf 3380 Roodekop, building lines are reduced and more floor area is available in terms of the ratio.

In closing the road to the public, suitable security could be introduced with guard houses and access booms. Traffic islands and additional traffic lanes were also introduced in order to facilitate movement and access, with the separation of heavy duty truck and private vehicle egress lanes.

A pedestrian turn-style on the northern end of Erf 5643 Roodekop was introduced to facilitate pedestrian access for staff members.

The need for better security measures cannot be taken lightly and this is achieved through the access controls. There was a need for improved safety and security. This is of paramount importance so that the business can protect its assets and its employees.

It is necessary for this property to be rezoned in order for the owner to adhere to the sales agreement and ensure the properties are consolidated into a single entity.

11. SPLUMA DEVELOPMENT PRINCIPLES

In terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), the following principals 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	This rezoning is being submitted to enable the consolidation of Erf 5643 Roodekop to Erf 3380. As erf 5643 was formally a road, and is thus not developable it is required to be consolidated to the adjacent property. In this process, the land will be administered more efficiently as this is not a greenfield development but rather a minor adjustment to the property and is not a residential development, the underpinning principles of spatial justice cannot be applied.
7 (b)	Spatial Sustainability	This rezoning will allow the best possible use in the more efficient and equitable manner. As it is an established facility, it makes use of the existing infrastructure.
7 (c)	Efficiency	Due to the fact that this rezoning ensures the legality of the current development, the principles of efficiency are completely applied and adhered to. The facility will make use of existing infrastructure and optimally use this infrastructure.
7 (d)	Spatial Resilience	Not applicable to this development

7 (e)	Good Administration	This property is not on contravention with the development policy of the Ekurhuleni Metropolitan Municipality. Therefore, this application is in line with the governmental policy affecting the spatial development of the area and does not deviate from it.
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12. RECOMMENDATION

It is seen that the rezoning of Erf 5643 Roodekop is a necessary step toward ensuring better functionality of the existing Trident Steel facilities, and does not negatively affect the surrounding developments.

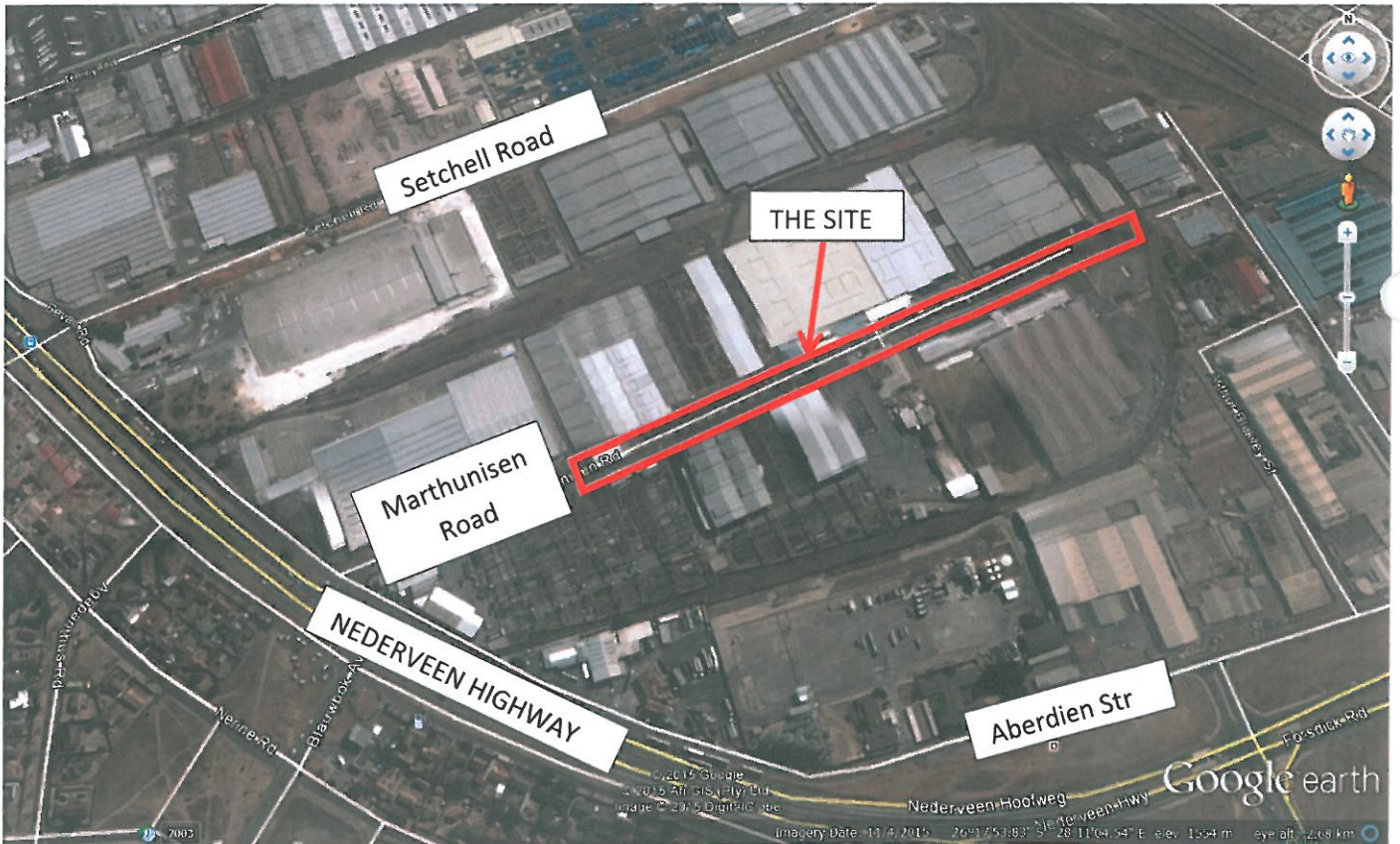
We therefore recommend that the application be approved.



SASKIA COLE

PR.PLN A1554/2012

LOCALITY PLAN



ERF 5643 ROODEKOP

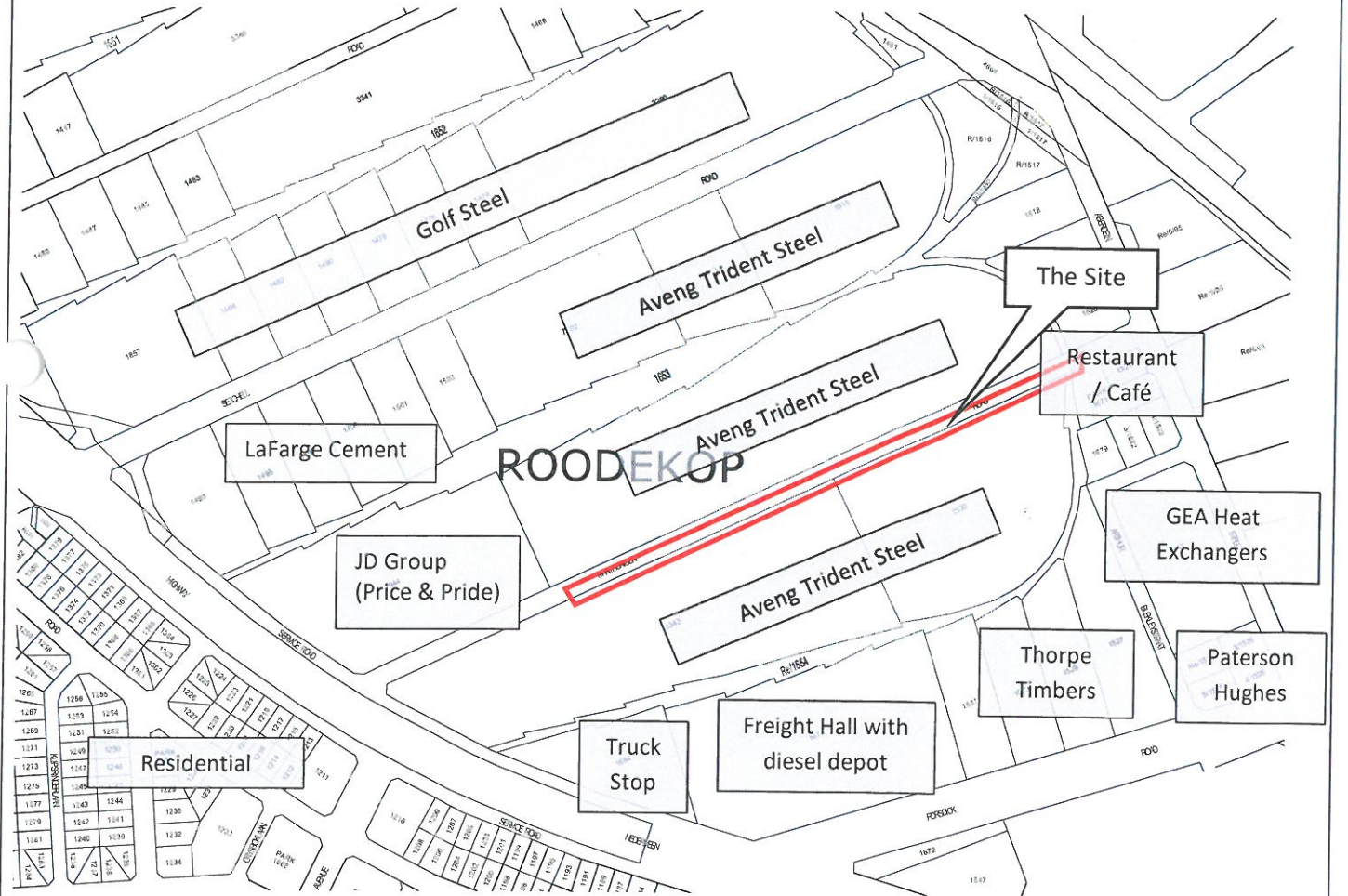


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LAND USE PLAN



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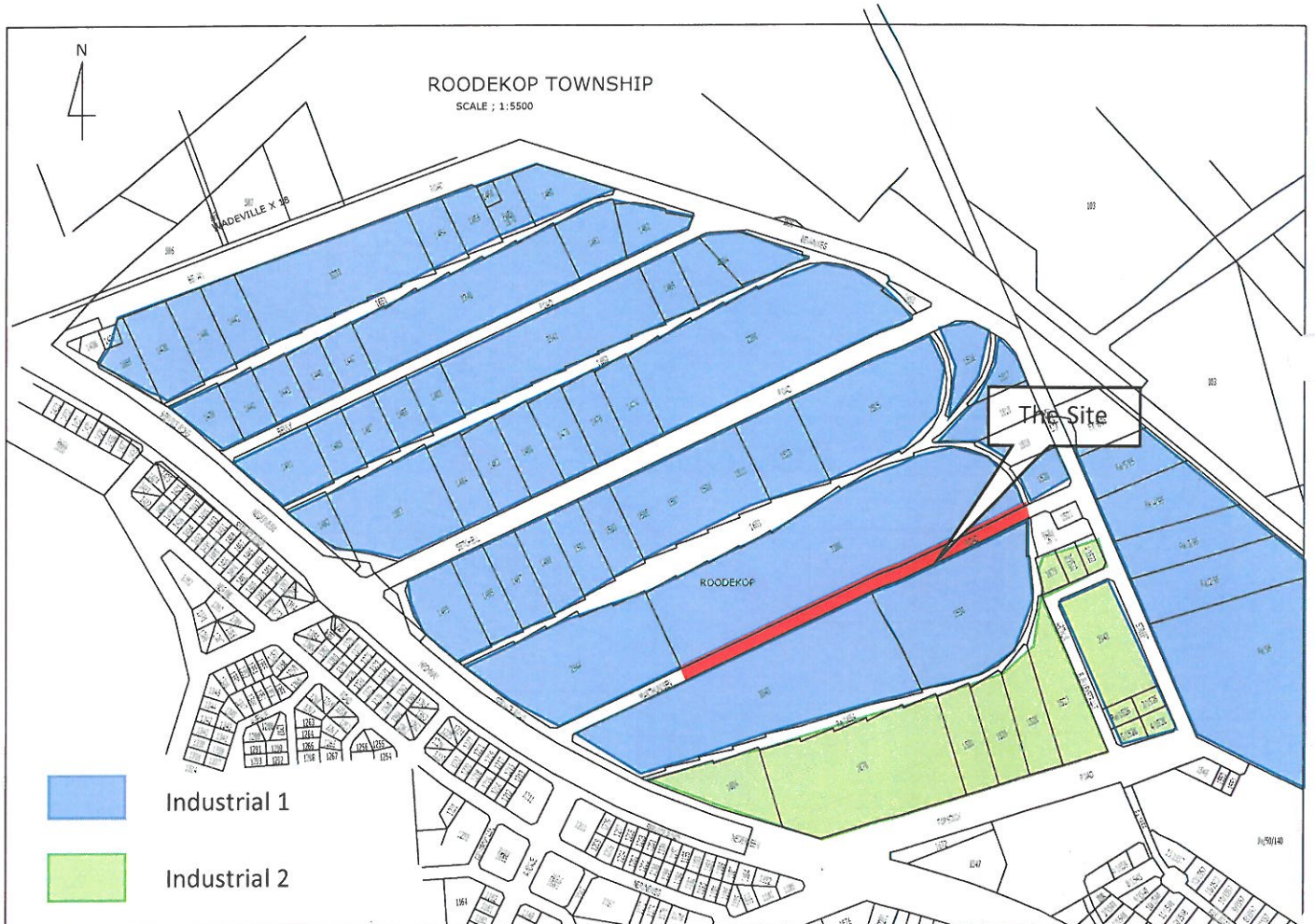


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ZONING PLAN



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