



# MOTIVATIONAL MEMORANDUM: REZONING OF ERF 502 SANDRINGHAM



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**MOTIVATIONAL MEMORANDUM:**  
REZONING OF  
ERF 502 SANDRINGHAM

ON BEHALF OF  
**Wayne Towers Investments Pty Ltd**

**KiPD**

Compiled by :

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## 1. INTRODUCTION

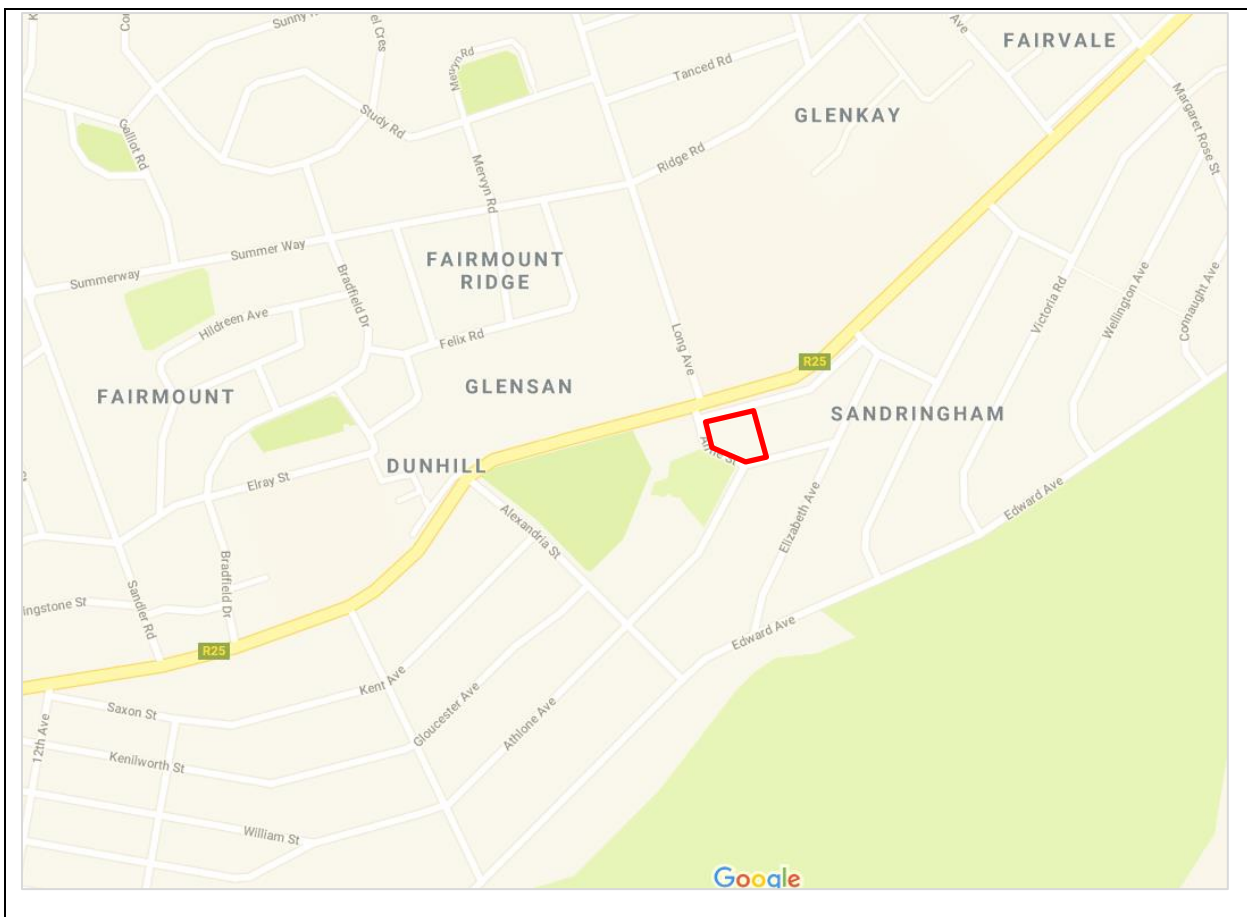
KiPD has been appointed as the authorising agent to submit and facilitate a rezoning application for Erf 502 Sandringham, to convert the land use rights on the property from “Residential 3” to “Business 1”, for the purpose of establishing a mixed-use development, which can accommodate residential units, shops, offices and restaurants.

## 2. SITE CONTEXT

The general information concerning the subject property is described below:

### 2.1. LOCALITY

Sandringham is located in the north eastern suburbs of Johannesburg, surrounded by Fairmount Ridge on the north-west, Glensan and Dunhill to the west, and Glenkay to the north east.



The subject property is located on no. 64 George Avenue, corner Anne Street, Sandringham, adjacent to the Sandringham local neighbourhood shopping centre and the Jabula Recreation Centre.



### 3. LEGAL DETAILS

The legal details of the property are as follows:

#### 3.1. OWNERSHIP PARTICULARS

Property details	Registered owner	Title deed no	Extent (m <sup>2</sup> )
Erf 502 Sandringham	Wayne Towers Inv Pty Ltd	T17788/2018	4760

There is no mortgage bond held against the property.

#### 3.2. TITLE RESTRICTIONS

The following title condition is contained in title deed number T17788/2018:

No	Condition
3.	Should the erf hereby transferred come into the possession of any person other than the Government or the local authority such erf shall, thereupon, be subject to such conditions as may be decided by the Administrator after consultation with the Townships Board.

There is no need to remove this condition as it can be adhered to. However, the townships board has been disbanded and the role of the Administrator has been taken over by the municipality. With the change of ownership to a private entity and the approval of this rezoning, the municipality can impose any conditions as may be decided.

#### 4. SURROUNDING AREA

The details of the surrounding area is as follows:

##### 4.1. EXISTING LAND USE

The site is currently vacant, as seen below:

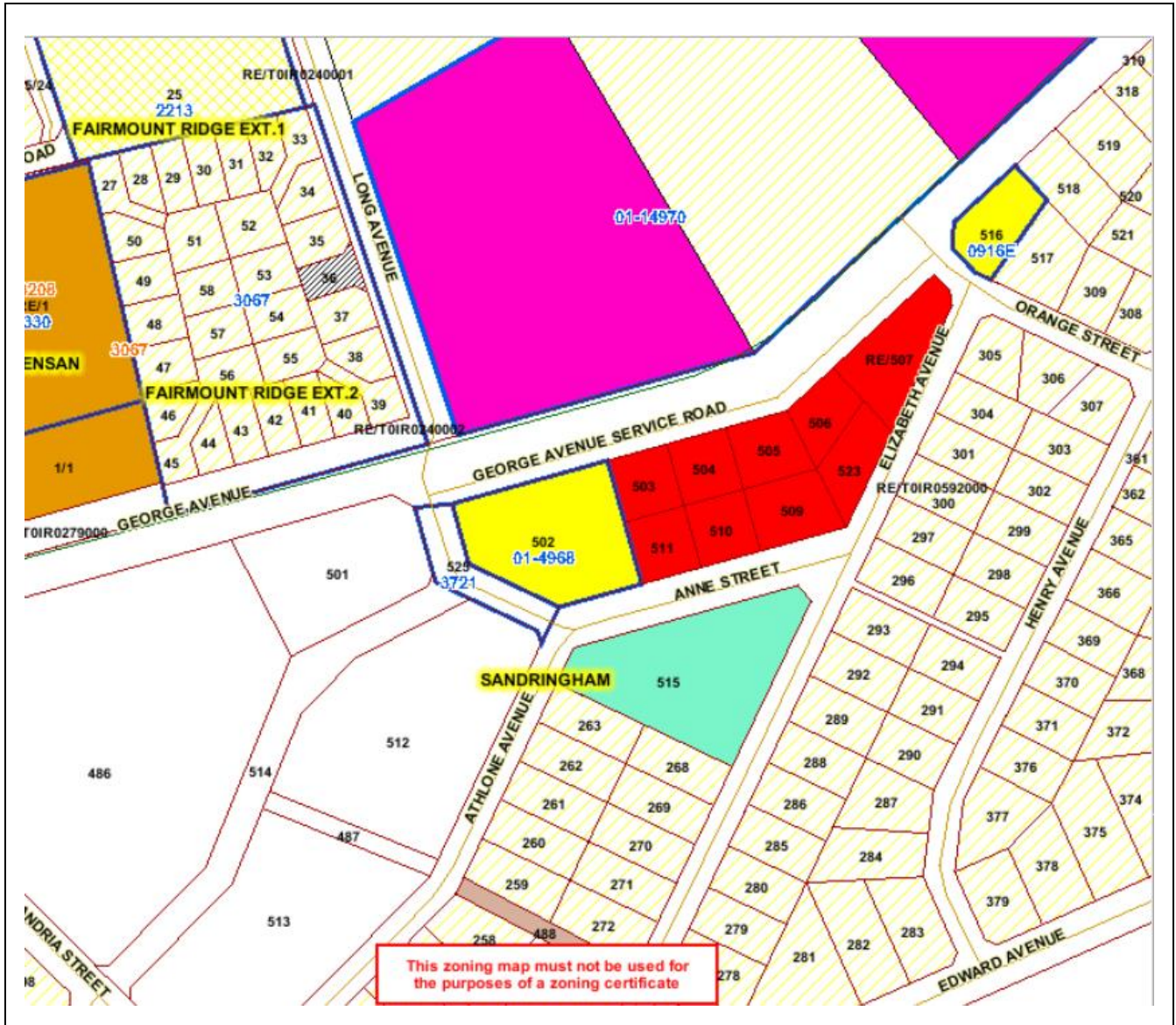


**LEGEND**

- |   |                           |   |                           |
|---|---------------------------|---|---------------------------|
|  | The site                  |  | Shops/offices/restaurants |
|  | Dwelling units            |  | Offices                   |
|  | Dwelling units and retail |  | Shops                     |
|  | Synagogue                 |  | Medical consulting rooms  |
|  | Jabula Recreation Centre  |   |                           |

4.2. SURROUNDING ZONING

The zoning of the site and its surroundings are illustrated below.



LEGEND

-  Residential 1
-  Residential 2
-  Residential 3
-  Amusement
-  Residential 4
-  Institutional
-  Business 1
-  Special

#### 4.3. CURRENT LAND USE RIGHTS

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In terms of Amendment Scheme 01-4968 to the Johannesburg Town Planning Scheme, 1979, the site has the following zoning. The zoning certificate has been submitted with this application:

Development Control	Limitation
Zoning	"Residential 3"
Floor Area	0,9
Coverage	60%
Density	60 dwelling units per hectare (28 units)
Height	4 storeys
Parking	As per Scheme
Building Lines	3m along all boundaries

#### 5. PROPOSED ZONING

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Application is hereby made to rezone property be rezoned as follows:

Development Control	Limitation
Zoning	"Business 1"
Floor Area	1.3
Coverage	60%
Density	120 dwelling units per hectare (57 units)
Height	4 storeys
Parking	As per Scheme
Building Lines	As per approved site development plan



## 6. ENGINEERING SERVICES

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The engineering reports for the development have been commissioned and have been submitted to the various departments for approval. They have also been submitted as part of this application.

### 6.1. OUTLINE SCHEME REPORT

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The outline scheme report has been prepared by Consultauri Design (Pty) Ltd dated March 2018. The following are extracts from the report :

#### 6.1.1. STORMWATER

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The stormwater discharge from the development will be collected in stormwater inlets, and piped to a municipal connection manhole at the south eastern corner of the site. The internal system will be designed to accommodate a 1:5 year storm. However, currently there is no existing municipal stormwater pipe at the connection position in Anne Street, and a new stormwater outfall will be constructed. The outfall will be laid from the south eastern corner of the site to the nearest existing stormwater kerb inlet at the corner of Anne Street and Elizabeth Avenue, over a distance of approximately 100 meters. The outfall will be positioned in the northern verge of the Anne Street road reserve, and will measure 450mm diameter Class 100D.

#### 6.1.2. WATER RETICULATION

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The water connection to the site will be from the existing 150mm diameter municipal reticulation main along the western edge of the Anne Street road reserve. A connection off the municipal main of a maximum 100mm diameter will be required, however the actual size will be determined by the fire protection requirements.

### 6.2. SEWER RETICULATION

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An application will be made to Johannesburg Water for a new 100mm diameter sewer connection, which will be off the existing 150mm sewer in the Anne Street road reserve, adjacent to the south west corner of the site.

The internal sewer reticulation system will be of 110mm Maincore or similar UPVC sewer pipes with minimum hoop stiffness of 400kPA. Manholes will be of precast concrete ring structures, in accordance with SABS 1200D standards. Manholes will be provided at a maximum of 80 meter intervals. The minimum cover to sewers will be 1200mm under roadways and 800mm elsewhere.

### 6.3. ELECTRICAL

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An Electrical Demand Calculation has been prepared by DLV Engineers (Pty) Ltd, and it indicates that the total demand for the residential area will be 900 kVA, and the retail area will require 250 kVA, which all adds up to 1150 kVA for the entire development.

#### 6.4. ACCESS

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Access to the property will be from both the service road adjacent to George Street and Anne Street.

### 7. MOTIVATION

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The motivation for the rezoning on the subject property is expressed in terms of the need and desirability below:

#### 7.1. PROPOSED DEVELOPMENT

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The current owners intend to develop a mixed-use development on the site, which will incorporate residential units on the Anne Street side of the property as well as shops, restaurants and offices adjacent to George Street. The proposed development is similar in character to the adjacent properties of the neighbourhood shopping centre along George Street, which have shops on the ground floor and residential units or offices on the floors above.

#### 7.2. NEED FOR THE LAND USE RIGHTS

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The need for affordable residential developments within the area is crucial, as first-time home buyers as well as people downscaling their living conditions, are looking for units in safe and accessible locations, which this area offers. The majority of the surrounding homes, as seen on the land use plan, are single dwelling units on their own properties. This highlights the need for affordable housing in the area, as not everyone is able to afford this single dwelling unit per stand type of homes, specifically first-time owners and young families. The houses in this area are especially expensive due to their close proximity to the synagogue.

The subject site is ideally located as it is within walking distance from the synagogue located in George Street. This is of particular importance as predominantly Jewish people live in this area, and it is common practice for residents to observe "Shabbat" (the Sabbath), which is a religious day on which the community walks to synagogue for religious reasons. The provision of affordable housing within walking distance from the synagogue is essential.

Further, the increase in housing density is in line with the development intent of the City of Johannesburg, and the proposed development meets the need for higher densities in a controlled environment.

The proposed shops aim to offer the surrounding residents the additional convenience of accessing goods and services which are relevant to the area within a walking distance from the synagogue. The development will further assist enhance the neighbourhood shopping centre by adding more retail services which can benefit the local residents.

### 7.3. NEED FOR NODES

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In terms of the Regional Spatial Development Framework 2010/11 (RSDF), Region E, the subject property is located within an identified neighbourhood node. According to the RSDF the purpose of neighbourhoods are to provide neighbourhoods (townships) as well as adjacent neighbourhoods with their daily needs based primarily on convenience related services and products; such as social community facilities, access to open space, medical consulting rooms, convenience related shopping, public garages, restaurants and coffee shops and hair dressers.

The neighbourhood node is at the intersections of Anne Street, George Avenue and Elizabeth Avenue. The development of the property is in line with the vision of the area.

By identifying specific nodes, the City aims to encourage economic growth, job creation and poverty alleviation. The approach to achieve this is through the creation of higher urban value (comprising of land, property and place value) and equity in the urban spaces, by means of increased options and accessibility to transport, increased job density and diversification of economic opportunities, increased social density (access a variety of quality social facilities), and increased population density. These factors should together work in supporting a strong urban core that allows for economies of scale and significant diversification within a mixed-use environment that is highly accessible.

The Sandringham neighbourhood node aims to offer a safe environment whereby the residents can easily access facilities and be integrated within the community. The availability of the shops and restaurants to the community encourages interaction between community members, and a sense of unity between the residents of the area. The increased use of the area as a social meeting point also helps with the increased economic generation in the area, which has great potential at enhancing the overall livelihood of the residents.

The proposed development therefore aligns with the City of Johannesburg's nodal strategy, as the development contributes to the vision and direction of growth CoJ intends for the future. The subject development not only serves the purpose of offering high density residential and retail opportunities in the area, but is also part of a larger proposed precinct plan for the area.

### 7.4. REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

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The subject property is located within Region E, sub area 27 in terms of the City of Johannesburg Regional Spatial Development Framework, 2010/11 (RSDF). In terms of the RSDF, the property is located within a neighbourhood node in the triangle formed by Anne Street, George Avenue and Elizabeth Avenue.

According to the RSDF, the City of Johannesburg's vision for neighbourhood nodes intends to support the redevelopment of existing neighbourhood nodes. The City further encourages residential densification within such nodes, more so where these nodes are located next to public transport infrastructure. The proposed development is therefore ideally located and relevant to the area, in respect to the future vision of the City of Johannesburg. The development will assist in increasing the densities (residential and service provision), and assist in enhancing the economic generation of the area.

### 7.5. GEORGE STREET NEIGHBOURHOOD SHOPPING CENTRE

The subject site forms a natural extension to the neighbourhood shopping centre located adjacent east of the site on George Street. The centre extends over five (5) properties in George Street (Erven 503, 504, 505, 506 and part of the Remainder of 507) and includes shops on Erf 510 along Anne Street.



Google photographs have been extracted from the plan above, in order to understand the urban fabric to which the new development will be an extension to:

1. Access from intersection of Anne Street and George Avenue

When accessing the node from Anne Street located on the western side of the node, the existing uses seen include medical consulting rooms and a pharmacy. The pharmacy is located on the ground floor of the building, while the medical consulting rooms are on the floors above.



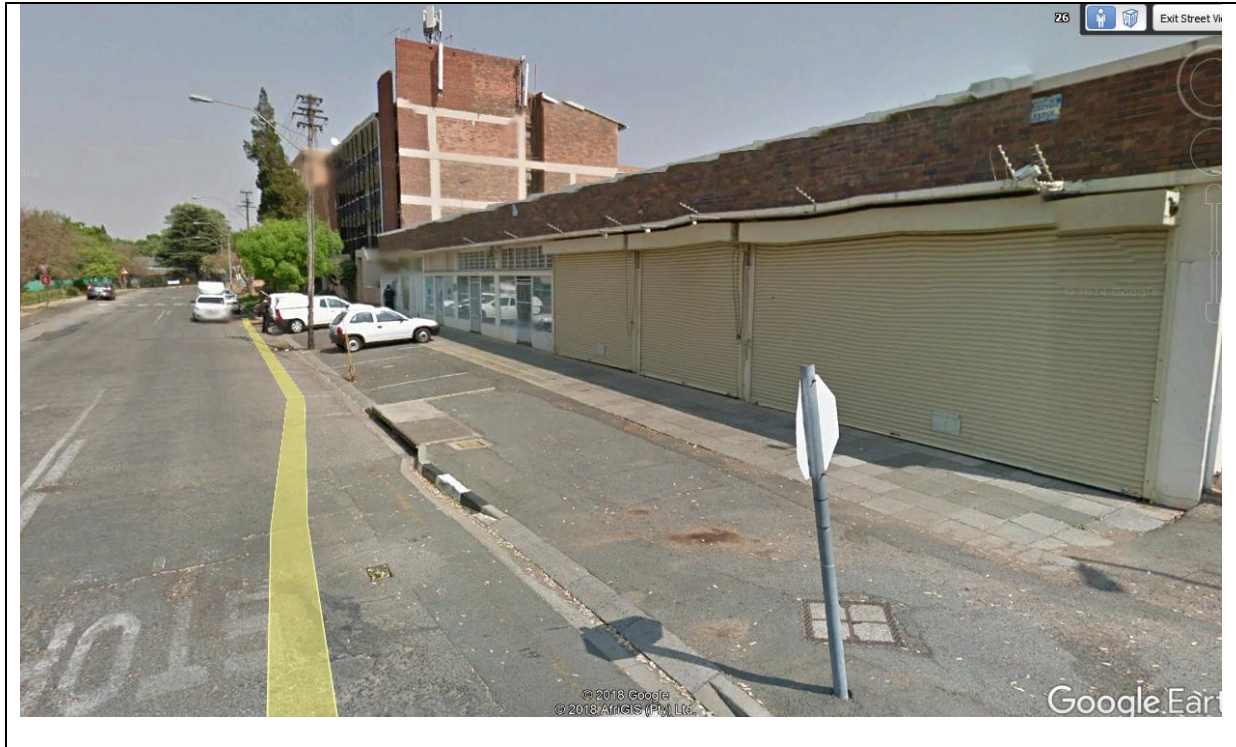
2. Along George Avenue

Moving further into the node down the George Avenue service road, the uses seen include restaurants and retail shops. At the furthest end of the node there is a Spar with residential units on the top floors.



3. Anne street

Along Anne Street on the southern extent of the node, there are also shops, and further down the street there are residential units.



It is therefore clear that the proposed development will be tying well into the fabric of the node, as the proposed uses are similar and in line to what the nature of the node already permits.

7.6. SPATIAL DEVELOPMENT PRINCIPLES

The proposed development takes into consideration the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013)

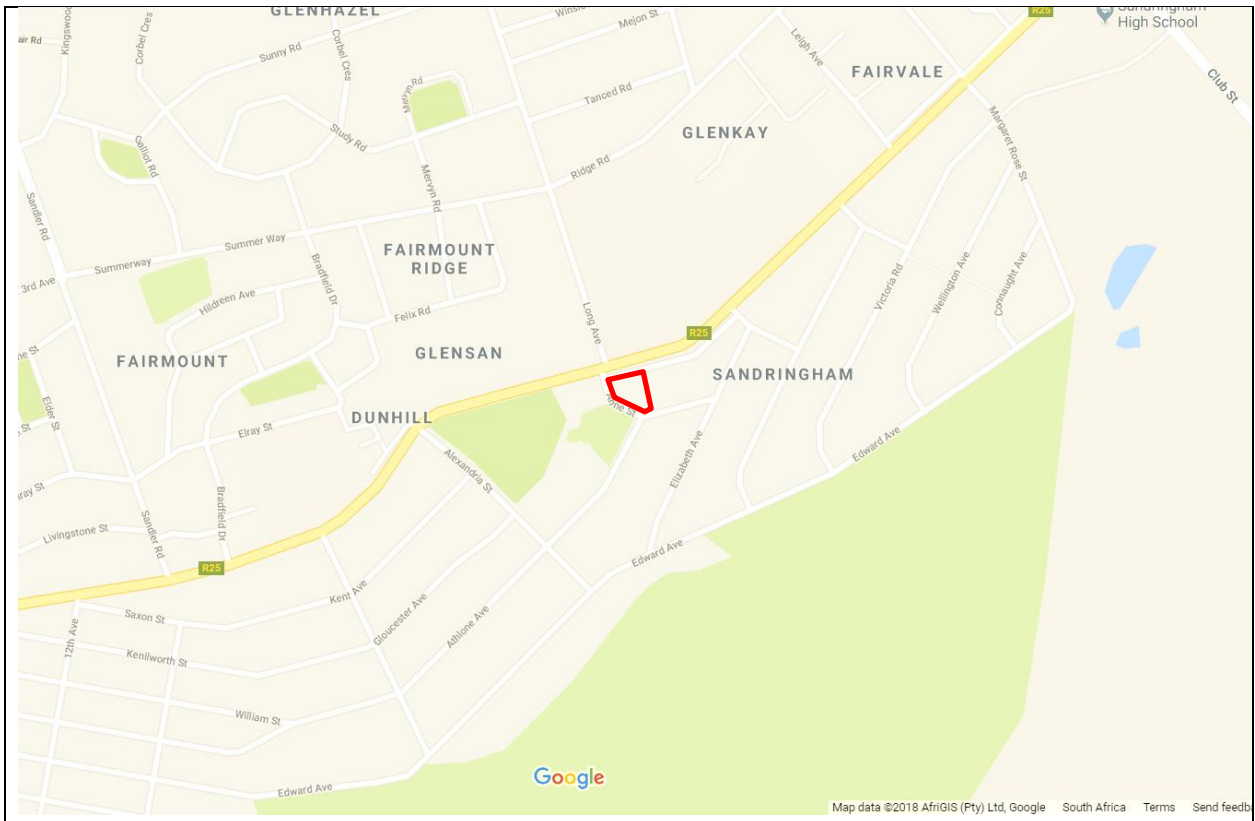
SPLUMA Referral		Proposed Development Compliance
7 (a)	Spatial Justice	The application aims to address the principles of spatial imbalances through addressing the need of providing affordable housing within the Johannesburg nodes. The proposed application further addresses the issue of improving access and usage of land.
7 (b)	Spatial Sustainability	The location of the property is situated within an already developed suburb, which adheres to the principal of spatial sustainability in that, the development optimizes the use of land within the city and reduces urban sprawl.

7 (c)	Efficiency	The location of the development ensures the effective connectivity to services, as the property is with an already serviced node which has access to bulk infrastructure.
7 (d)	Spatial Resilience	The development promotes spatial resilience from the position that the rezoning is only the initial step of developing a precinct in the area. The precinct is aimed to provide economic, social and housing opportunities, with minimal environmental impacts in the area.
7 (e)	Good Administration	The proposed precinct plan is aligned with the spatial vision of the City of Johannesburg, with is looking to enhance nodes, and provide housing next to highly accessible transportation.

## 8. CONCLUSION

The City of Johannesburg intends on increasing the densities within its nodes, and promoting economic, social and housing opportunities to the residents as each and every year the in-migration numbers of people moving into Johannesburg increase. This development attends to all the specified needs, in ways that have been detailed in the motivation, and in conclusion we therefore recommend the application be approved, more so on its merit to the area.

### ANNEXURE 1: LOCALITY MAP



The Site





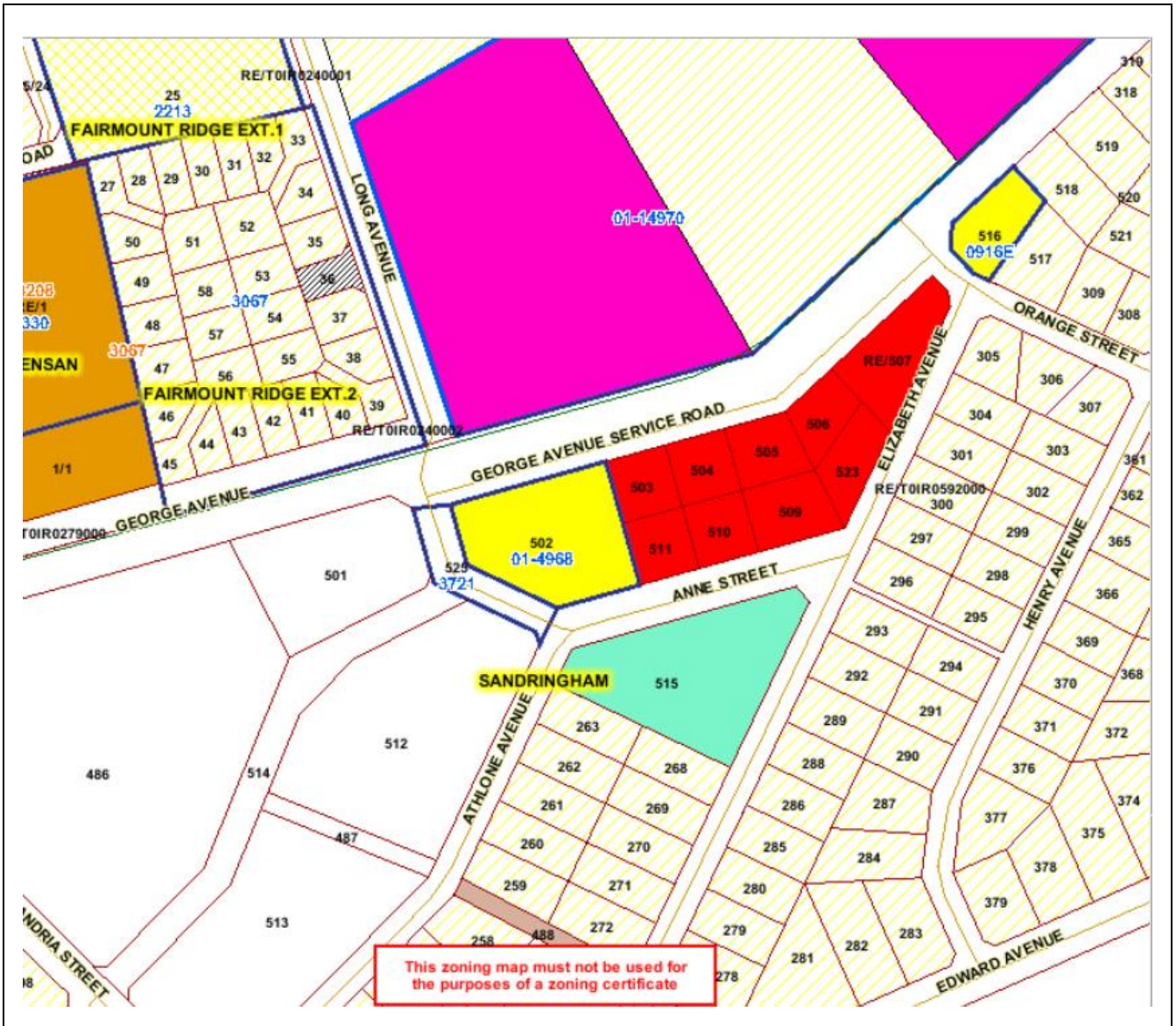
ANNEXURE 2: LAND USE MAP



LEGEND

- The site
- Dwelling Units
- Dwelling units and retail
- Synagogue
- Jabula Recreation Centre
- Shops
- Offices

ANNEXURE 3: ZONING MAP



**LEGEND**

	Residential 3
	Amusement
	Residential 4
	Institutional
	Residential 1
	Business 1
	Special

ANNEXURE 4: DENSITY MAP

