

**MOTIVATIONAL
MEMORANDUM:
SUBDIVISION
ERF 574 NORTHCLIFF
EXTENSION 2**



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**MOTIVATIONAL MEMORANDUM :
SUBDIVISION
ERF 574 NORTHCLIFF EXT. 2**

FOR

Richard Mann Fowlds

And

Lyndsay Anne Fowlds

KiPD

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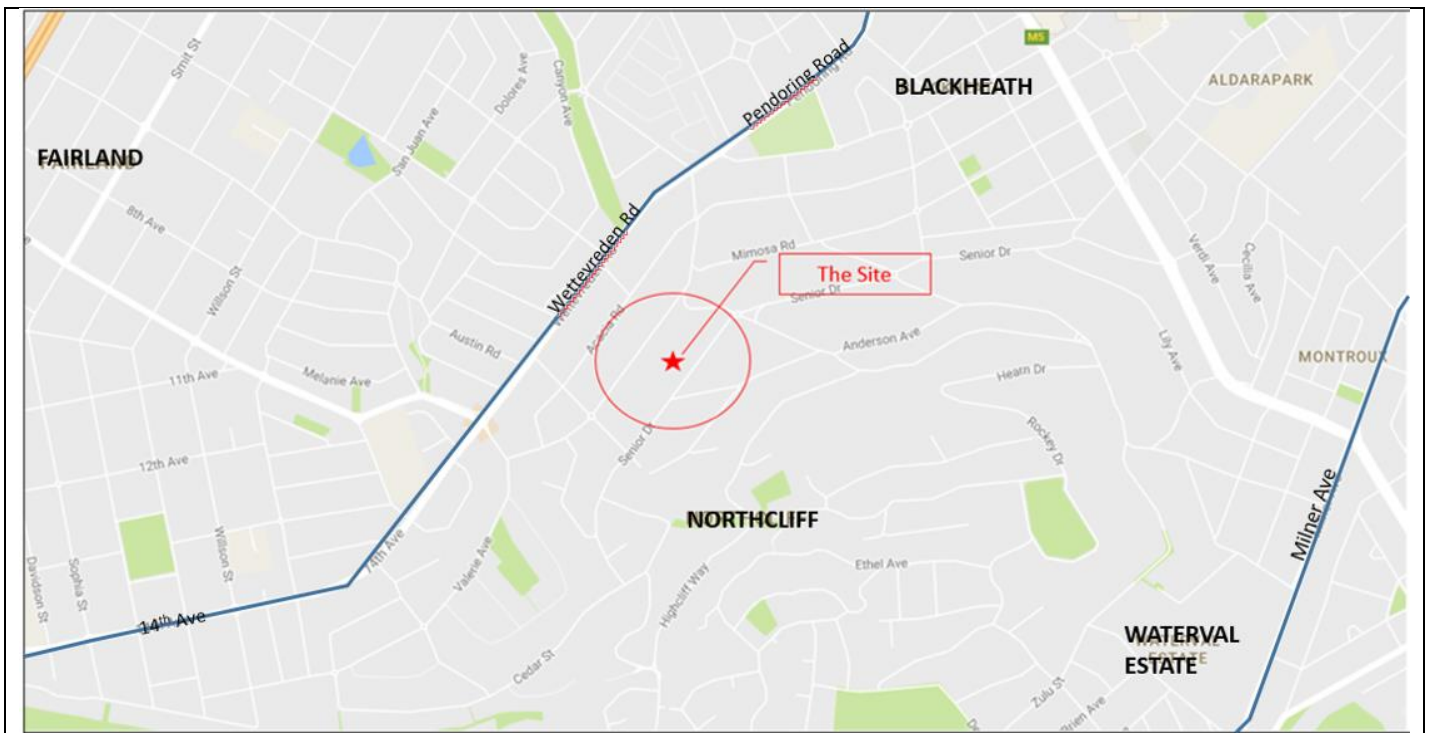
1. INTRODUCTION

The purpose of this memorandum is to support the application for the subdivision of Erf 574 Northcliff Extension 2 herein after referred to as “the site”. The application is made in terms of the City of Johannesburg Municipal Planning By-laws, 2016 read in conjunction with the Spatial Planning and Land Use Management Act (Act 16 of 2013).

All pertinent information and motivation for the application is detailed in this report.

2. LOCALITY

The subject site is located in Northcliff in the north western suburbs of Johannesburg. The surrounding suburbs include Blackheath to the north-east, Waterval Estate to the south-east, and Fairland to the west. The subject property is situated on no. 165 Senior Drive, Northcliff, measuring 3961m².



3. LEGAL

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

3.1. OWNERS PARTICULARS

The property ownership particulars are indicated below:

Property details	Registered owner	Title deed number	Extent (m ²)
Erf 574 Northcliff Extension 2	Richard Mann Fowlds and Lyndsay Anne Fowlds	T13687/2007	3961 m ²

4. MORTGAGE BOND

There is a mortgage bond held against the property with ABSA BANK Ltd. The Bondholder’s consent has been submitted with the application.

5. TITLE RESTRICTIONS

The condition A(a) of title deed T13687/2007 reads as follows: “The Erf shall not be subdivided, except in special circumstances and then only with the consent in writing of the Administrator or anybody or person designated by him for the purpose, and after reference to the Company.”

By approving this application, the City of Johannesburg, as being designated by the Administrator, will grant its consent for the subdivision, thereby complying to this title condition.

The “company” referred to in the title deeds is the original township owner, being Northwest Township (Pty) Ltd. According to the Companies Intellectual Property Commission (CIPC), the company known as Northwest Townships (Pty) Ltd, has been dissolved and deregistered. Submitted with this application is a copy of the company search documents obtained from Windeed. Therefore the City of Johannesburg is its successor in township title and by approving this application, this condition of title is being complied with.

There is no need to remove this title condition.

6. EXISTING AND SURROUNDING LAND USE

Currently Erf 574 Northcliff Extension 2 is occupied by one dwelling unit on the south-eastern side of the property. The site is surrounded by predominantly residential development as seen on the land use plan.

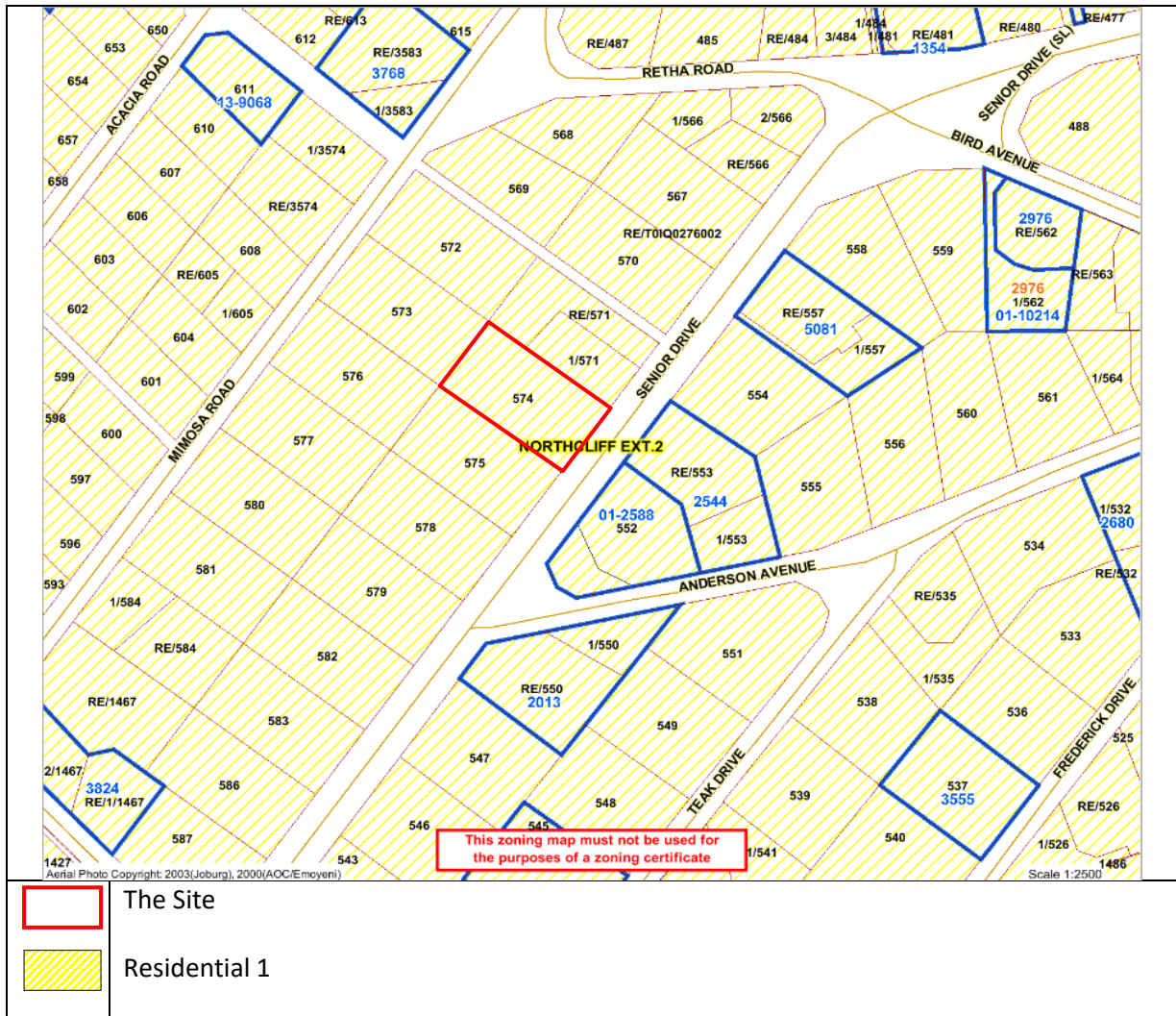
7. EXISTING ZONING AND DEVELOPMENT CONTROLS

The property is currently zoned as follows in terms of Johannesburg Town Planning Scheme, 1979:

Development Control	Specification
Zoning	“Residential 1”
Floor Area Ratio	1.2
Coverage	40%
Height	3 storeys
Density	As per scheme
Building Lines	As per scheme

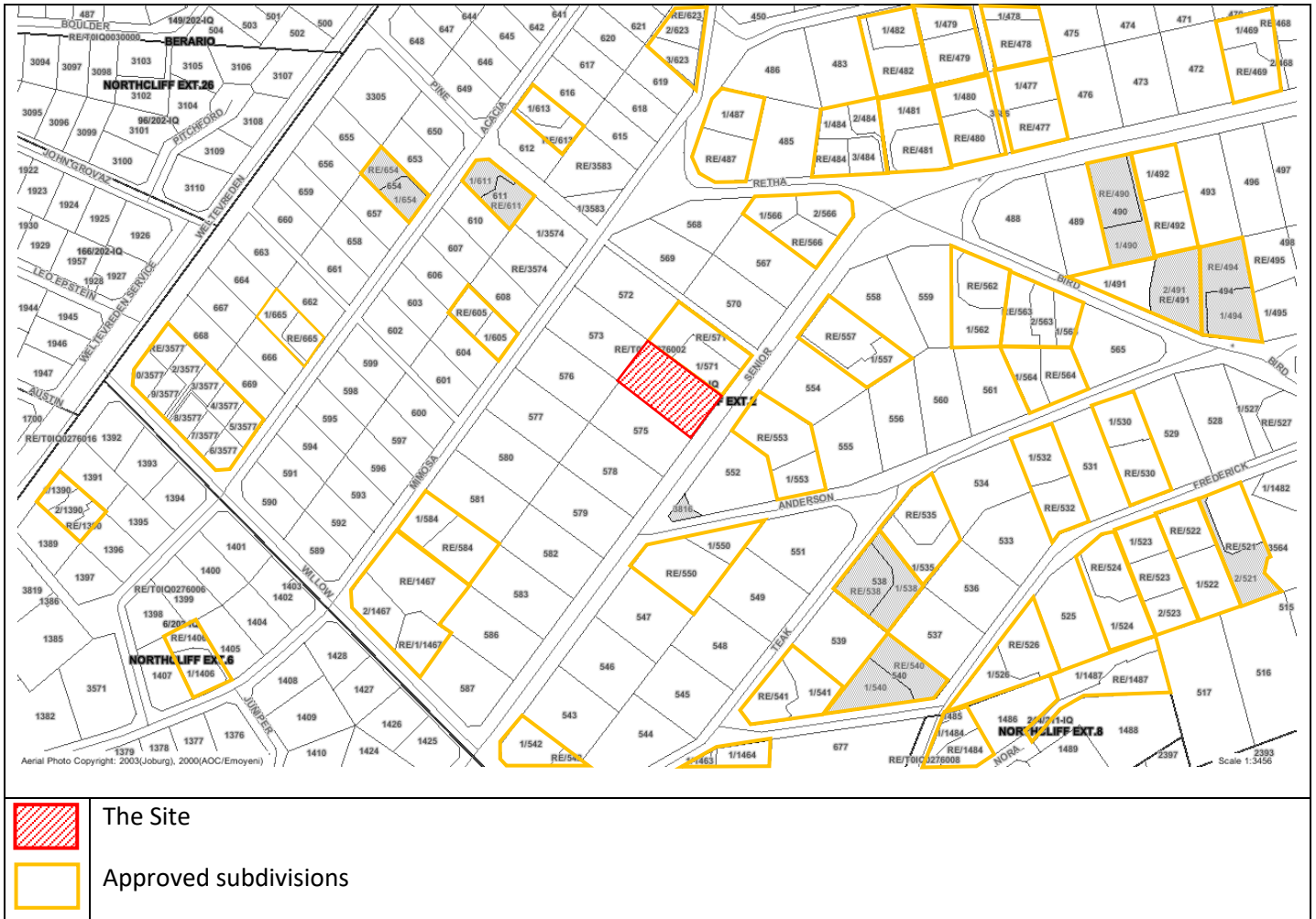
7.1. ZONING MAP

The surrounding properties as indicated are predominantly zoned "Residential 1".



7.2. SURROUNDING DENSITY

The plan below demonstrates that a high number of subdivisions surround the site. This has resulted in a variety of densities, which overall are still relatively low and in keeping with the character of the wider area.



The table below indicates the subdivided properties, as highlighted in the map above, as well as their areas. The subdivided properties still maintained fairly large sizes with only a few dropping below 1000m². Based on the survey of areas, the average erf size of subdivided properties is 1700m².

TOWNSHIP	ERF NUMBER	EXTENT (m ²)	TOWNSHIP	ERF NUMBER	EXTENT (m ²)
NORTHCLIFF EXT 2	1/478	1862	NORTHCLIFF EXT 6	1/1406	1386
NORTHCLIFF EXT 2	RE/478	2184	NORTHCLIFF EXT 6	RE/1406	962
NORTHCLIFF EXT 2	1/477	2000	NORTHCLIFF EXT 6	1/1390	696
NORTHCLIFF EXT 2	RE/477	2039	NORTHCLIFF EXT 6	2/1390	715
NORTHCLIFF EXT 2	1/480	1991	NORTHCLIFF EXT 6	RE/1390	579
NORTHCLIFF EXT 2	RE/480	2056	NORTHCLIFF EXT 2	RE/3577	817
NORTHCLIFF EXT 2	1/481	2071	NORTHCLIFF EXT 2	2/3577	812
NORTHCLIFF EXT 2	RE481	1999	NORTHCLIFF EXT 2	3/3577	812
NORTHCLIFF EXT 2	1/484	977	NORTHCLIFF EXT 2	4/3577	866
NORTHCLIFF EXT 2	2/484	985	NORTHCLIFF EXT 2	5/3577	817

NORTHCLIFF EXT 2	3/484	1020	NORTHCLIFF EXT 2	6/3577	814
NORTHCLIFF EXT 2	R/484	1670	NORTHCLIFF EXT 2	7/3577	753
NORTHCLIFF EXT 2	RE/563	1169	NORTHCLIFF EXT 2	8/3577	753
NORTHCLIFF EXT 2	2/563	1010	NORTHCLIFF EXT 2	9/3577	780
NORTHCLIFF EXT 2	1/563	2007	NORTHCLIFF EXT 2	10/3577	814
NORTHCLIFF EXT 2	RE/562	2130	NORTHCLIFF EXT 2	1/665	1041
NORTHCLIFF EXT 2	1/562	2586	NORTHCLIFF EXT 2	RE/665	939
NORTHCLIFF EXT 2	RE/557	1536	NORTHCLIFF EXT 2	RE/605	991
NORTHCLIFF EXT 2	1/557	1496	NORTHCLIFF EXT 2	1/605	991
NORTHCLIFF EXT 2	1/564	1712	NORTHCLIFF EXT 2	2/1467	1873
NORTHCLIFF EXT 2	RE/564	3075	NORTHCLIFF EXT 2	RE/1/1467	1819
NORTHCLIFF EXT 2	RE/553	1499	NORTHCLIFF EXT 2	RE/1467	4274
NORTHCLIFF EXT 2	1/553	3599	NORTHCLIFF EXT 2	1/584	1559
NORTHCLIFF EXT 2	RE/550	1348	NORTHCLIFF EXT 2	RE/584	2390
NORTHCLIFF EXT 2	1/550	2012	NORTHCLIFF EXT 2	1/524	2322
NORTHCLIFF EXT 2	RE/538	1950	NORTHCLIFF EXT 2	1/611	899
NORTHCLIFF EXT 2	1/538	2021	NORTHCLIFF EXT 2	RE/611	1245
NORTHCLIFF EXT 2	RE/535	2033	NORTHCLIFF EXT 2	1/613	1112
NORTHCLIFF EXT 2	1/535	1998	NORTHCLIFF EXT 2	RE/613	869
NORTHCLIFF EXT 2	1/532	1928	NORTHCLIFF EXT 2	1/571	1639
NORTHCLIFF EXT 2	RE/532	1799	NORTHCLIFF EXT 2	RE/571	2307
NORTHCLIFF EXT 2	1/530	2220	NORTHCLIFF EXT 2	1/566	1175
NORTHCLIFF EXT 2	RE/530	2099	NORTHCLIFF EXT 2	2/566	1548
NORTHCLIFF EXT 2	RE/521	2185	NORTHCLIFF EXT 2	RE/566	1575
NORTHCLIFF EXT 2	1/521	1880	NORTHCLIFF EXT 2	1/487	1982
NORTHCLIFF EXT 2	RE/522	2577	NORTHCLIFF EXT 2	RE/487	2189
NORTHCLIFF EXT 2	1/522	1424	NORTHCLIFF EXT 2	RE/623	1031
NORTHCLIFF EXT 2	1/523	1547	NORTHCLIFF EXT 2	2/623	1028
NORTHCLIFF EXT 2	RE/523	1416	NORTHCLIFF EXT 2	3/623	1029
NORTHCLIFF EXT 2	RE/524	2097	NORTHCLIFF EXT 2	1/482	1672
NORTHCLIFF EXT 2	1/524	2207	NORTHCLIFF EXT 2	RE/482	2375
NORTHCLIFF EXT 2	1/526	1602	NORTHCLIFF EXT 2	1/479	1688
NORTHCLIFF EXT 2	RE/526	2521	NORTHCLIFF EXT 2	RE/479	2180
NORTHCLIFF EXT 8	1/1487	2528	NORTHCLIFF EXT 2	1/490	1777
NORTHCLIFF EXT 8	RE/1487	1906	NORTHCLIFF EXT 2	1/492	1870
NORTHCLIFF EXT 8	1/1484	1000	NORTHCLIFF EXT 2	RE/492	2194
NORTHCLIFF EXT 8	RE/1484	1491	NORTHCLIFF EXT 2	2/491	3018
NORTHCLIFF EXT 2	RE/541	1800	NORTHCLIFF EXT 2	1/491	1997
NORTHCLIFF EXT 2	1/541	2151	NORTHCLIFF EXT 2	RE/491	3020
NORTHCLIFF EXT 2	1/540	2053	NORTHCLIFF EXT 2	RE/494	2178
NORTHCLIFF EXT 2	RE/540	2052	NORTHCLIFF EXT 2	1/494	2139
NORTHCLIFF EXT 2	RE/490	2285			

8. EXISTING DEVELOPMENT

Currently the property has one dwelling house erected on the south-eastern side of the property. The north-western side of the property remains undeveloped.



9. ENGINEERING SERVICES

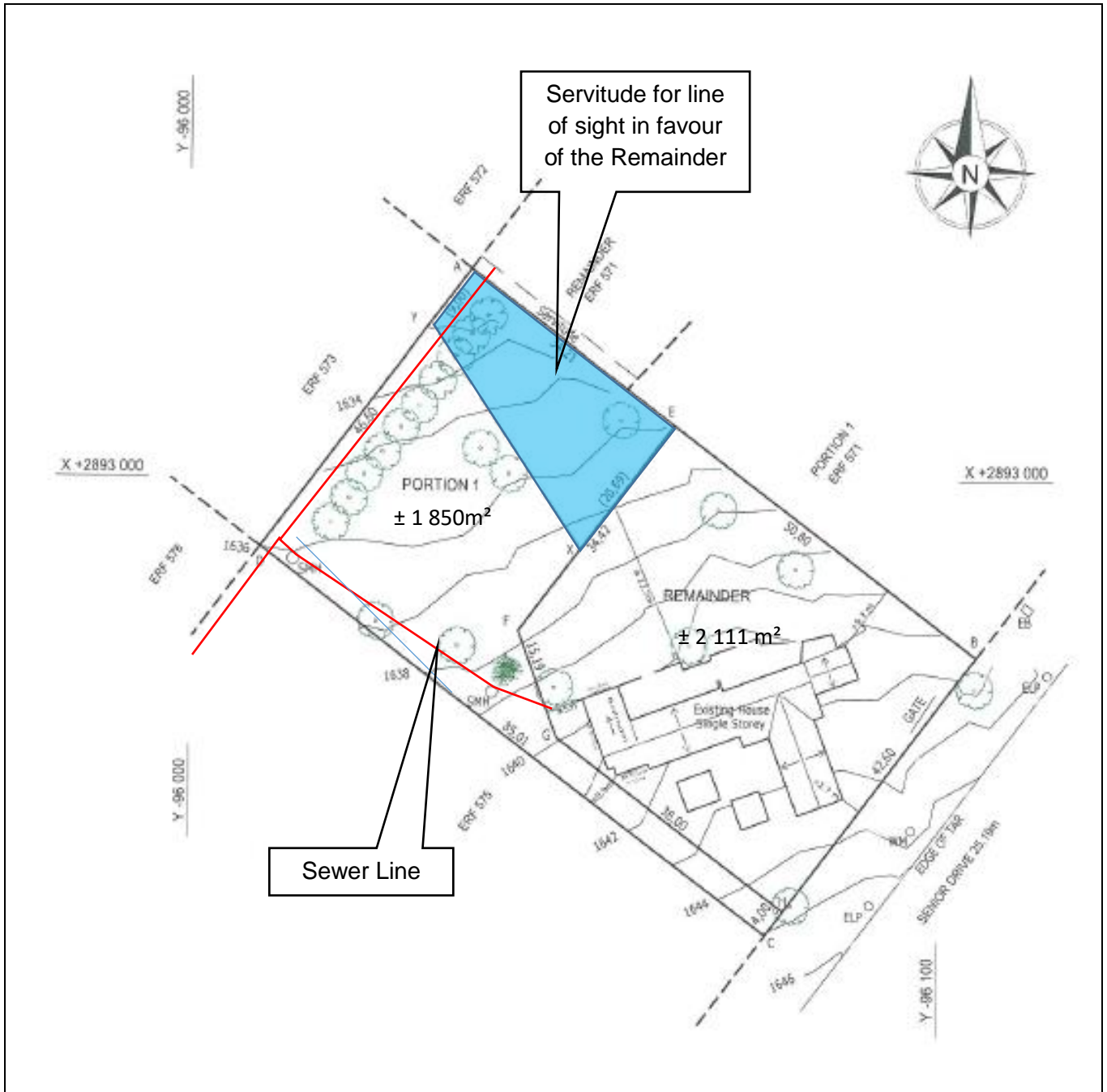
Engineering Service report will be provided upon request from the City.

The sewer line is indicated on the subdivision plan below.

10. SUBDIVISION PLAN

The approval of the proposed subdivision will create two separate erven which will both be utilized for the purpose of dwelling houses.

The proposed subdivision is indicated on the plan below:



11. ACCESS

Access to the site will be from Senior Drive via a 4m wide pan handle.

12. MOTIVATION

The motivation for this development is expressed in terms of the need and desirability as follows:

12.1. NEED AND DESIRABILITY

The subdivision of properties assists with densifying an existing neighbourhood, preventing urban sprawl, and improving economic thresholds, all of which are elements of urban development supported by the City of Johannesburg Spatial Development Framework. Furthermore, through subdividing a property, homeowners may benefit as it assists in improving security as a result of more confined living, and it further improve costs saving in having a smaller yard to maintain, and reduces property taxes.

The owner of the property seeks to subdivide the property into two portions, both of which will be used for single residential purposes.

12.2. DEVELOPMENT POLICY

The development policy facilitating the development within the area are the City of Johannesburg's Spatial Development Framework, 2016 and the Regional Spatial Development Framework, 2010/2011. These have been applied to the site and the proposed subdivision as follows:

12.2.1. REGIONAL SPATIAL DEVELOPMENT FRAMEWORK 2010/11

The Regional Spatial Development Framework (RSDF) for Region B, Sub Area 11, which provides the development guidelines for the area, is silent concerning this particular street. However the development strategy proposed for the general area seeks to retain and protect the neighbourhood character and residential amenity of the area, which in this case, the development will not inject a negative aspect to the strategy, as it will not diverge from a residential usage.

12.2.2. COJ SPATIAL DEVELOPMENT FRAMEWORK, 2016

The guide density stipulated in the City of Johannesburg Spatial Development Framework, 2016 is 20 dwelling units per hectare. This is essence has allowed for a minimum erf size of 500m² within this area. The proposed subdivision of erf 574 Northcliff Extension 2 will result in 2 portions measuring $\pm 1\ 850\text{m}^2$ and $\pm 2\ 111\text{m}^2$ respectively. This is well above this guide density and will still ensure high value and large property in the area. It is also higher than the average erf size of subdivisions approved in the immediate vicinity.

Precedent in the area indicates that higher densities, resulting in smaller erf sizes have been approved, making this proposal in line with the overall developmental vision of the area. The proposed subdivision and the addition of the extra site, in no manner impairs the characteristic of the existing neighbourhood, in that, no additional uses other than for the purpose of residential living will operate from both sites.

The slight increase of density in low rise residential areas such as Northcliff allows for land to be utilised in a more efficient manner. Majority of the properties in Northcliff are extremely large resulting in underutilised garden which become costly to maintain. It also allows for additional populous to live in close proximity to amenities such as educational facilities, social facilities, religious institutions, employment hubs and motorways. This in turn reduces the need to travel long distances and as a result reduces individual carbon footprints of citizens.

Thus, by subdividing the property the principle of compact space which is advocated by the Johannesburg Spatial Development Framework may be visualised.

13. SPLUMA DEVELOPMENT PRINCIPLES

The proposed subdivision takes cognisance of the Spatial Planning and Land Use Management Act (Act 16 of 2013) and is motivated in terms of section 7 as follows:

SPLUMA Referral		Proposed Development Compliance
7 (a)	Spatial Justice	This application is being submitted to enable the subdivision of a large underutilised property into two portions to allow for an additional stand that can be developed for residential purposes. In this process, the land will be optimally used as it is well located in close proximity to public transport routes and other amenities.
7 (b)	Spatial Sustainability	The proposed subdivision will allow the best possible use of the land in the most efficient and equitable manner without deterring from the residential character of the suburb. The redevelopment restricts urban sprawl as it advocates for slightly higher density development and makes use of the existing infrastructure. Furthermore, its proximity to major highways, through roads and mobility spines makes the site exceptionally accessible and ideal for redevelopment and reinvestment. It is also ideally located and in close proximity to economic, social, institutional and recreational amenities.
7 (c)	Efficiency	The subdivision that will allow for a development of an additional residential structure 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 application is in line with the governmental policy affecting the spatial development of the area and does not deviate from it.

14. CONCLUSION

The subdivision of the property will in no way negatively affect the character of the suburb or the surrounding properties and is in line with the developmental policy of the City of Johannesburg.

We therefore recommend that the application be approved.