MOTIVATIONAL MEMORANDUM:

CONSENT USE
ERF 312 RIDGEWAY EXTENSION 1

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Erf 312 Ridgeway Extension 1

On behalf of the Executive Welfare Council of the AFM of SA

Compiled by:

Title	Position	Date
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TABLE OF CONTENTS

INTRODUCTION 4
1. GENERAL INFORMATION 4
1.1. THE APPLICATION 4
1.2. LAND DEVELOPMENT AREA 4
1.2.1. Site Locality 4
1.3. AGENT AND CLIENT 5
1.3.1. Agent 5
1.3.2. Client 5
1.4. LEGAL ASPECTS 5
1.4.1. Ownership 5
1.4.2. Size 5
1.4.3. Power of Attorney and Resolution 5
1.4.4. Registered Bonds 5
1.5. EXISTING LAND USE 6
1.6. SURROUNDING LAND USE 6
1.7. TOPOGRAPHY 6
1.8. EXISTING ZONING AND DEVELOPMENT CONTROLS 7
1.9. SURROUNDING ZONING 7
2. THE APPLICATION 8
2.1. PROPOSED LAND USE 8
3. SPATIAL PLANNING ENVIRONMENT 8
3.1. SPATIAL DEVELOPMENT FRAMEWORK 2040 9
3.2. NODAL REVIEW 9
4. MOTIVATION 10
4.1. NEED AND DESIRABILITY 10
5. SPLUMA DEVELOPMENT PRINCIPLES 11
6. RECOMMENDATION 11

INTRODUCTION

The purpose of this memorandum is to introduce, elaborate upon and motivate the application for consent use in respect of Erf 312 Ridgeway Extension 1 to allow for an "Institution" (Child and Youth Care Centre).

The full extent of the application is set out in this memorandum, which comprises of the following:

- Chapter 1: General Information
- Chapter 2: The Application
- Chapter 3: Engineering Services
- Chapter 4: Policy Environment
- Chapter 5: Motivation
- Chapter 6: Conclusion

1. GENERAL INFORMATION

KiPD (Pty) Ltd, the authorised agent, has been appointed by the Executive Welfare Council of the AFM of SA, the registered owner of Erf 312 Ridgeway Extension 1, to lodge an application to obtain a consent for the property to be used as a Youth and Child Care Centre (Institution). Erf 312 Ridgeway Extension 1 will be referred to as "the site", "the subject properties" and/or "the proposed development" in this memorandum.

1.1. THE APPLICATION

Application is made in terms of Section 19 of the City of Johannesburg Metropolitan Municipality Municipal Planning By Laws, 2016, read together with the Spatial Planning and Land Use Management Act (Act 16 of 2013).

1.2. LAND DEVELOPMENT AREA

1.2.1. Site Locality

(Annexure A: Plan 1 and 2)

Ridgeway is located in the southern suburbs of Johannesburg. Erf 312 Ridgeway Extension 1 is located at 19 Shakespeare Road, Ridgeway and measures 754 m².

1.3. AGENT AND CLIENT

1.3.1. Agent

The authorised town planning agent acting on behalf of the client is:

Name	KiPD (Pty) Ltd
Responsible Persons	Saskia Cole
Postal Address	P O Box 52287, Saxonwold, 2132
Contact Number	011 888 8685 / 082 574 9318
Email	saskia@kipd.co.za

1.3.2. Client

The client's contact details are as follows:

Contact name	Mr Peter de Witt
Contact Number	082 895 7056
Email	peterjh.alt@gmail.com
Postal address of land owner :	P.O. Box 14927, LYTTELTON 0140

1.4. LEGAL ASPECTS

1.4.1. Ownership

Erf 312 Ridgeway Extension 1, held under Deed of Transfer T63299/2001, is owned by Executive Welfare Council of the AFM of SA.

There are no title conditions affecting the consent use application for this property.

1.4.2. Size

In terms of SG Diagram A3610/1962, the erf measures 754 m²

1.4.3. Power of Attorney and Resolution

The owner of the property has provided a formal signed Special Power of Attorney and Resolution to enable KiPD to make application for consent use on the subject property as per the requirements of the Municipal Planning By Law, 2016 read together with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

1.4.4. Registered Bonds

There is no registered bond held against the property.

1.5. EXISTING LAND USE

The site is currently being used as a Child and Youth Care Centre for abandoned and orphaned children. The facility houses 9 children and 2 care takers permanently.

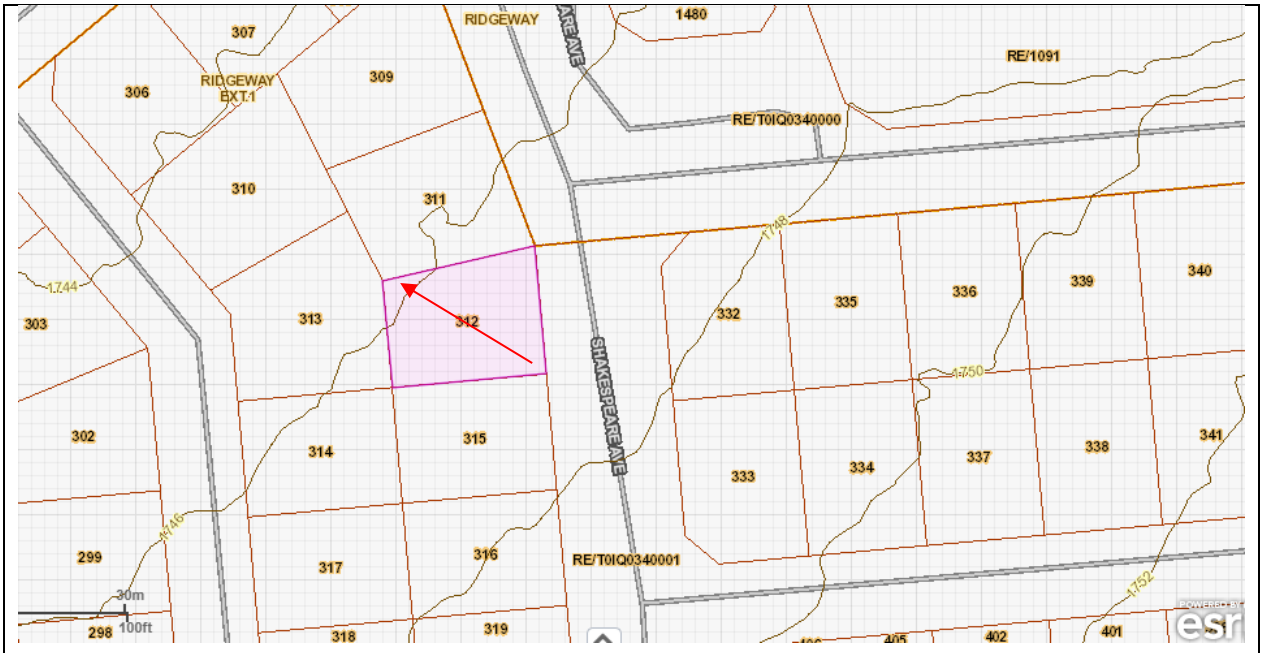
1.6. SURROUNDING LAND USE

(Annexure B : Land use plan)

The property is mainly surrounded by single storey residential dwelling units. To east of the site is a convenience shopping centre as well as the Futura School (Special needs school).

1.7. TOPOGRAPHY

The slope of the site falls from the southeast of the site in a north easterly direction. The slope is extremely gentle as can be seen on the contour map below. The land slopes less than 2m over the entire extent of the property.



TOPOGRAPHY

1.8. EXISTING ZONING AND DEVELOPMENT CONTROLS

In terms of the City of Johannesburg Land Use Scheme, 2018, the property is currently zoned as follows:

Zoning	Residential 1
Primary rights	Dwelling house
Secondary Rights	Religious purposes, place of instruction, child care centre, social halls, institutions, residential buildings (excluding hotels), special buildings, sport and recreation clubs, public or private parking areas, medical consulting rooms, tavern/shebeen, guest house.
Floor Area	As per scheme – 1.2
Coverage	As per Scheme - 50%
Height	As per scheme - 3 storeys
Building lines	As per scheme – 3m street boundaries
Parking	As per scheme

In terms of the City of Johannesburg Land Use Scheme, 2018, application can be made for an "Institution".

The definition of "Institution" includes a welfare or charitable facility as well as institutions, which are "organisations founded for a religious, educational, professional, or social purpose" or "an organisation providing residential care for people with special needs", in terms of the dictionary.

A Child and Youth Care Centre, which is a charitable facility and cares for abandoned children thus falls under this definition.

1.9. SURROUNDING ZONING

(Annexure C : Surrounding zoning)

In terms of the City of Johannesburg Land Use Scheme, 2018, the erven in Ridgeway Ext 1 are mainly zoned "Residential 1", there is a small neighbourhood convenience shopping centre across from the site, zoned "Business 1" and a school adjacent to it zoned "Educational".

2. THE APPLICATION

2.1. PROPOSED LAND USE

Application is hereby made for consent for Erf 312 Ridgeway Ext 1 to be used for an "Institution", which will allow for the property to be used for a Child and Youth Care Centre.

The home serves as a residential safe haven for babies and children. The children attend school outside the facility if necessary.

The home is served by a centre manager and her husband (who permanently live in the facility), as well as cleaning staff. A social worker visits the facility once a week. The home is run and serviced 24 hours a day, 7 days a week.

3. SPATIAL PLANNING ENVIRONMENT

In terms of Section 5(2) of the City of Johannesburg Municipal Planning By-Law, 2016 – "any land development application in terms of said By-Law shall be guided and informed by the City's Integrated Development Plan and Municipal Spatial Development Framework as adopted and approved in terms of Section 20 of SPLUMA and Section 10 of said By-Law."

This section therefore reviews all relevant spatial planning documents and plans, to determine the suitability and compliance to the spatial plans of the City.

The following spatial planning documents have been reviewed :

- City of Johannesburg Spatial Development Plan, 2040 (2016);
- The Nodal Review, 2020.

3.1. SPATIAL DEVELOPMENT FRAMEWORK 2040

The Spatial Development Framework 2040 (SDF) is a city wide spatial policy document that identifies the main challenges and opportunities for the City, sets a spatial vision for the future city and outlines a set of strategies to achieve that vision.

Along with providing a spatial vision, the SDF defines the strategic spatial areas to be used in the City's capital investment prioritisation model. This will ensure that infrastructure investment is directed to areas with the highest potential to positively impact on the development trajectory of the City as defined in the SDF.

In terms of the SDF, the subject property falls within the "Consolidation Zone", This area (neither within the Transformation Zone, nor outside the urban development boundary) is viewed as a focus of urban consolidation, infrastructure maintenance, controlled growth, urban management, addressing backlogs (in social and hard infrastructure) and structural positioning for medium to longer term growth.

The focus of the strategy is to create liveable lower to medium density suburban areas that are well-connected to areas of higher intensity through transit infrastructure, without the need for additional investment in service infrastructure.

Ridgeway is an established residential suburb and the proposed consent is a residential use. The consent use will not require any additional engineering infrastructure, as it is an existing facility which has been in operation on the property with no issues.

This application will enable the provision of social services to the vulnerable, namely abandoned, abused or orphaned children.

The application conforms to the vision of the SDF.

3.2. NODAL REVIEW

In terms of the Nodal Review,2020, Erf 312 Ridgeway is located with the sub-urban zone and has been earmarked for residential densities of between 30 – 40 units per hectare. The proposed use is a residential support use and the application for consent for "institution" fits well in the sub-urban area.

It is important to provide social facilities within residential areas as it is a residential use. Although it is a social facility, it is important to integrate such facilities within the sub urban fabric of the city to encourage inclusivity and allow integration of the children into the general suburban neighbourhood. It is important for children who have been orphaned, abused or abandoned to feel part of a community and be given a "normal" upbringing with access to sports fields, neighbours, friends and the like.

The application therefore supports this policy and does not initiate any contradictions to the vision for the City.

4. MOTIVATION

4.1. NEED AND DESIRABILITY

The proposed Child and Youth Care Centre is a social welfare facility (Institution) which will provide care for abandoned, vulnerable, often abused and orphaned children. The provision for such facilities is a high priority in South Africa. The National Adoption Coalition of South Africa estimates that about 3,000 children are abandoned each year in the country.

Most often in South Africa babies have been abandoned due to the socio economic circumstance of one or both of the parents. In addition to this, the children are also sometimes abused and thus removed from the care of their parents and or extended families and placed into safe haven homes.

Unfortunately, South Africa is plagued by socio economic inequalities which force the parents of babies and children to abandon them. It is imperative that the children are provided with a safe and nurturing environment for the first 1000 days of their lives, and beyond. According to UNICEF, the first 1000 days of life - between a woman's pregnancy and her child's second birthday - is a unique period of opportunity when the foundations for optimum health and development across the lifespan are established. The right nutrition and care during the 1000 day window influences not only whether the child will survive, but also his or her ability to grow, learn and rise out of poverty. As such, it contributes to society's long-term health, stability and prosperity. About half of all children dying in South Africa are HIV positive, 34 per cent have severe malnutrition, and 30 per cent are underweight.

The growth of approximately one third of children under the age of 3 are stunted (low height for ages), a reflection of chronic malnutrition. The effects of stunting last a lifetime, leading to impaired brain development, lower IQ, weakened immune systems and greater risk of diseases later in life. Children who were stunted frequently have lower productivity and earn up to 20 per cent lower than average wages as adults. Stunting can reduce a country's GDP by as much as three per cent. Rising childhood obesity in South Africa is another refection of poor nutrition and poor infant feeding practices that also leads to disease and ill health later in life.

Children in their adolescent lives also need nurturing environments in which to thrive. The nutrition, care and nurturing that children obtain has direct results on their growth and development, the choices they make as teenagers and adults and ultimately, influences the outcomes of their lives.

It is for these reasons that safe haven homes are made available for children so that they do not become statistics. It is the social responsibility of all citizens to aid in the enhancements of the lives of the most vulnerable in our cities. The provision of Child and Youth Care Centres (orphanages) (welfare institutions) ensures that the children who could have been suffering through malnutrition, stunting and abuse will not be affected as harshly. The simple provision of adequate nourishment and nurturing will positively impact a child who will in turn grow into a healthy, functioning adult.

The Department of Social Development supports privately run public benefit organisations by providing subsidies for the children been taken care of. These facilities have to meet stringent safety requirements set up by the Department in order to qualify for the subsidies, and therefore, by pursuing the correct land use rights, it is clear that this facility meets the requirements, provides the care that is required by these vulnerable children and as a result provides a service to the society at large by caring for and providing a safe and nurturing environment for helpless children.

5. 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	The development addresses the principle of spatial justice as it answers to the rectification of previous injustices by improving access to social amenities.
7 (b)	Spatial Sustainability	The principle of spatial sustainability is addressed in respect to the fact that the development is being implemented in an area that is considered viable for the development to occur within and addresses the immediate need to the amenity.
7 (c)	Efficiency	The land development optimises the use of existing engineering infrastructure and will operate in the existing structures.
7 (d)	Spatial Resilience	By providing a the social facility of an orphanage in Ridgeway, the principle of spatial resilience applies in that the Spatial Development framework supports the type of development that's been instituted in the area, therefore adhering to the vision of the City.
7 (e)	Good Administration	The development answers to the broader scope and the microscope of all spheres of government, in that it answers the need of the intention to increase accessibility to necessary social needs in previously disadvantaged townships within South Africa.

6. RECOMMENDATION

The application is in line with the City of Johannesburg's vision for this area and supports the policy and the proposed development would align with the surrounding area. The City is in dire need of Child and Youth Care Centres as the rate of abandonment of children will unfortunately continue to grow.

We therefore recommend that the application be approved.