

**MOTIVATIONAL MEMORANDUM:**  
**Rezoning application**  
**for**  
**Erf 26 15 Bedfordview Extension 446**  
**on behalf of**  
**Nungu Trading 88 Pty Ltd**

<b>Date</b>	20 August 2021	
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<b>File number</b>	B/21/A/1010	

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## INTRODUCTION

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The purpose of this memorandum is to introduce, elaborate upon and motivate the application for rezoning in respect of Erf 2615 Bedfordview Ext 446.

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: Policy Environment
- ❖ Chapter 4: Motivation
- ❖ Chapter 5: Conclusion

## 1. GENERAL INFORMATION

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KiPD (Pty) Ltd, the authorised agent, has been appointed by Nungu Trading 88 Pty Ltd, the registered owner of the property, to lodge an application for the rezoning of Erf 2615 Bedfordview Ext 446 to allow for the additional use of a self-storage facility whilst retaining the existing office rights. The property will be referred to as “the site”, “the subject properties” and/or “the proposed development” in this memorandum.

### 1.1. THE APPLICATION

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Application is hereby made in terms of Section 48 of the Ekurhuleni Metropolitan Municipality (EMM) Spatial Planning and Land Use Management (SLUM) By-Law, 2019, hereinafter referred to as the “By-Law”, read together with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), for rezoning of the erf.

### 1.2. AGENT AND CLIENT

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#### 1.2.1. Agent

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

Name	KiPD (Pty) Ltd
Responsible Persons	Saskia Cole
Postal Address	47 Third Street, Linden, 2195
Contact Number	011 888 8685 / 082 574 9318
Email	saskia@kipd.co.za

1.2.2. Client

The client's details are as follows:

Name	Brent Webstock
Contact Number	011 731 1985
Email	brent@texton.co.za
Address	PO Box 653129 Benmore 2010

1.3. SITE LOCALITY

(Plan 1 and 2)

Bedfordview is located south of Gillooly's Farm, north of Bedford Gardens and west of Kensington. The site is located adjacent to the Gillooly's highway interchange, abutting the R24, west of Eastgate Shopping Centre.

1.4. LEGAL ASPECTS

1.4.1. Ownership

(Windeed and title deed)

The ownership details of the property are reflected in the table below:

Property Description	Registered Owner	Size	Title Deed Nr
Erf 2516 Bedfordview Ext 446	Nungu Trading 88 Pty Ltd	6239 m <sup>2</sup>	T1703/2005

1.4.2. Company Resolution

The Directors of Nungu Trading 88 Pty Ltd have provided a resolution authorising the nominated individual to provide a power of attorney to enable KiPD to submit a formal application as per the requirements of the EMM SPLUM By-Law, 2019.

1.4.3. Power of Attorney

The authorised individual has in turn provided a signed power of attorneys to enable KiPD to submit a formal application as per the requirements of the EMM SPLUM By-Law, 2019.

1.4.4. Restrictive Title Conditions

There are no restrictive title conditions contained in the title deed T1703/2005 relating to the rezoning of the property.

#### 1.4.5. Registered Mortgage Bonds

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There is a mortgage bond registered against the properties with Invula Income RF (Pty) Ltd. The bondholders consent letter is attached to this application.

#### 1.5. EXISTING LAND USE

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The property is currently being used for offices.



#### 1.6. SURROUNDING LAND USE

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(Land use plan)

The site is surrounded by offices uses. The property is located along the R24, and the uses northwards of the R24 are a variety of residential typologies, church and the Gillooly's Farm (public open space).

### 1.7. EXISTING ZONING AND DEVELOPMENT CONTROLS

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(Zoning Certificate)

In terms of the Ekurhuleni Town Planning Scheme, 2014, the property is currently zoned as follows:

Zoning	Business 3
Primary rights	Offices, Medical Consulting Rooms, Dwelling House
Floor Area	null
Coverage	40%
Height zone	4 storeys
Building Lines	As per scheme

### 1.8. SURROUNDING ZONING

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(Surrounding zoning plan)

In terms of the Ekurhuleni Town Planning Scheme, 2014, most of the erven south, east and west of the site are zoned as "Business 3, and north of the site "Residential 1", "Residential 3", "Social Services" and "Public Open Space".

## 2. THE APPLICATION

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### 2.1. PROPOSED ZONING

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Application is hereby made for the following land use rights:

Zoning	Business 3
Primary rights	Offices, Medical Consulting Rooms, Dwelling House, Self-Storage Facilities
Secondary Rights	As per Scheme
Written Consent	As per Scheme
Floor Area	null
Coverage	40%
Height zone	4 storeys
Building Lines	As per scheme

The self-storage facility can be defined as:

*“A multi-storey building consisting of self-contained units that are leased or rented on an individual basis that are used for the storage of personal property and/or household and business goods. Storage containers and single storey drive up self-storage units are not considered multi-level self-storage facilities”.*

## 2.2. PROPOSED LAND USE

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In these uncertain economic times, mainly as a result of the COVID-19 Pandemic, application is made to keep the current land use rights intact and to a land use right to operate self-storage units from the premises. The land owner plans to convert a portion of the existing office building into self-storage units for the storage of household and business goods. In doing so, the existing building can be used more efficiently by enabling a diversity of tenants.

The proposed self-storage facility proposed for this building is not the conventional self-storage development which has 'garage style' units, but instead a self-contained unit within an office structure where the tenant of the unit has autonomy over it.

Self-storage is the term used to describe facilities leased out to tenants wishing to store excess goods, the units is seen as an extra room to ones dwelling unit or office space. Modern day self-storage facilities across major cities are now located in core retail and office areas, as well as within the heart of residential neighbourhoods. The reason for introducing self-storage facilities closer to the urban core is that, with the increase in densities, and a reduction in the sizes of homes, people are finding it necessary to have a place to store their possessions which is close by, not too large in size and is safe to access at all hours. For storage of for example their golf clubs and other sporting gear, furniture, clothes, kitchenware, office files, etc.

These units vary in sizes and are leased out on a monthly basis. The customer base ranges between households and businesses. Therefore, the facility is designed for the convenience of the occupants of the surrounding residential and business developments to store household and business goods.

The units will be specifically designed to ensure that it is contained within the existing office building and thus will not impact aesthetically on the surrounding environment.

In terms of sustainability, the location of this facility allows its customers to make short trips or combining various destinations in one trip. This facility will be serving the community of Bedfordview, Kensington, Bedford Gardens and beyond. Similar such facilities have been largely successful as there is a great demand for storage space in close proximity to home and work.

## 2.2 TRAFFIC, ACCESS AND PARKING

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With regard to the traffic volumes, the proposed self-storage use will generate substantially less traffic than the office use as such facilities are generally only sporadically visited by the tenant and then mainly during off-peak periods. A storage facility generally employs a small number of people, if any.

The conversion of some office space into self-storage space will reduce the impact on traffic as well as reduce the traffic volume and need for parking within the existing development. The existing office building parking and access will be maintained and is sufficient for the proposed addition of self-storage units.

## 3. SPATIAL PLANNING ENVIRONMENT

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In terms of Section 6(2) of the Ekurhuleni Metropolitan Municipality SPLUM By-Law, 2019 – “Any land development application in terms of this By-law shall be guided and informed by the Municipality’s integrated development plan and spatial development framework and any other policies, frameworks and plans as adopted and approved by the Municipality.”

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 :

- Municipal Spatial Development Framework, 2015; and
- Ekurhuleni Regional Spatial Development Plan, 2012.

### 3.1. MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2015

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According to the MSDF, Region A, the property is located within a metro core node (Bedfordview).

This node supports uses that:

- Multi-functional metro core
- Retrofitting existing primary nodes
- New nodal development
- Functional densification
- Effective public transport
- Inward urban growth



Key components on this node include:

Re-govern	Re-mobilise
<ul style="list-style-type: none"> <li>• Permanent urban boundary</li> </ul>	<ul style="list-style-type: none"> <li>• Development of under-developed social services land</li> </ul>
<ul style="list-style-type: none"> <li>• Functional planning / management regions</li> </ul>	<ul style="list-style-type: none"> <li>• Shared facilities</li> </ul>
<ul style="list-style-type: none"> <li>• Planning to lead decision making</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-functional facilities</li> </ul>
<ul style="list-style-type: none"> <li>• Lesedi</li> </ul>	<ul style="list-style-type: none"> <li>• Public transport</li> </ul>
<ul style="list-style-type: none"> <li>• Growth management strategy</li> </ul>	<ul style="list-style-type: none"> <li>• Functional participation (refuse removal)</li> </ul>
<ul style="list-style-type: none"> <li>• Land acquisition (inter-governmental land)</li> </ul>	
Re-generate	
<ul style="list-style-type: none"> <li>• Recycled grey water for agriculture</li> </ul>	
<ul style="list-style-type: none"> <li>• Rail transport</li> </ul>	
<ul style="list-style-type: none"> <li>• Stormwater management</li> </ul>	
<ul style="list-style-type: none"> <li>• Alternative land use / building uses</li> </ul>	
<ul style="list-style-type: none"> <li>• Multi-functional land / facilities</li> </ul>	
<ul style="list-style-type: none"> <li>• "Green" buildings and services</li> </ul>	

The proposed addition of self-storage facilities into the existing building takes into consideration the principles of the MSDF, as it aims at repurposing the existing building, adding additional uses and creating a more efficient development

### 3.2. REGIONAL SPATIAL DEVELOPMENT FRAMEWORK

The Ekurhuleni Metropolitan Municipality has been divided into administrative regions labelled A to F. the subject property is located within Region A. The RSDF, compiled in 2012 echoes the same sentiments as the MSDF, in that Bedfordview is seen as a metro core node where non-residential as well as residential uses are encouraged and intensified.

The proposed addition of self-storage within the existing office rights on the subject property completely aligns with the vision and rationale of the SDF.

## 4. MOTIVATION

### 4.1. NEED AND DESIRABILITY

The subject property is located along the R24 (will access from Osborne Lane). The uses characterising this route and immediately surrounding the site are business related due to the extreme exposure to one of the businesses roads and adjacent to the Gillooly's interchange. The residential areas in close proximity are medium density residential areas with limited space for storage. The residential areas further north, although lower density, the varying typologies and growth in townhouse and apartment developments have also increased the need for off-site storage.

Higher density development often does not have on site storage space, and if they do they have to be bought at exorbitant prices, thus making this type of facility a much more cost-effective service. The surrounding businesses also have the option of accessing smaller storage space if they do not require a larger industrial style storage space. Moreover, the storage units are leased for certain periods of times, as may be required by the customer, thereby not forcing them to buy a storage unit which will not be optimally used.

Furthermore, facilities of this nature are few in Bedfordview and surrounding areas. The self-storage facility will aid in the more efficient use of the building. Due to COVID-19, many offices spaces have become deserted as a result of the new norm - working from home and socially distancing.

## 5. SPLUMA DEVELOPMENT PRINCIPLES

In terms of the Spatial Planning and Land Use Management Act (Act 16 of 2013) (SPLUMA), the following principles 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 making the existing facility multi-functional.
7(b)	Spatial Sustainability	The principle of spatial sustainability is addressed in 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.
7(d)	Spatial Resilience	By providing more storage facilities, 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 within South Africa.
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## 6. RECOMMENDATION

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The application is in line with the Ekurhuleni MM's vision for this area and supports the policy; the proposed development would align with the surrounding area. This application aims at addressing the need for affordable storage solutions and more efficiently utilising well located space in the City.

We therefore recommend that the application be approved.