

MOTIVATIONAL MEMORANDUM:
Consent Application
Increase in height and coverage &
deviation of parking for
Erven 191, 192 and 193 Eastgate Ext 13

on behalf of

SSS JV1 (Pty) Ltd

Date	21 February 2022
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INTRODUCTION

The purpose of this memorandum is to introduce, elaborate upon and motivate the application for consent to increase the height and coverage allowed on the property as well as relax the parking requirements applicable in respect of Erven 191, 192 and 193 Eastgate Ext 13.

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

KiPD (Pty) Ltd, the authorised agent, has been appointed by SSS JV1 (Pty) Ltd, the registered owner of the property, to lodge an application for consent on Erven 191, 192 and 193 Eastgate Ext 13 to allow for increased height and coverage as well as relax the parking requirements applicable. The property will be referred to as “the site”, “the subject properties” and/or “the proposed development” in this memorandum.

1.1. THE APPLICATION

Application is hereby made in terms of Section 19 of the City of Johannesburg Municipal Planning By-Law, 2016, read together with the City of Johannesburg Land Use Scheme, 2018 and the Spatial Planning and Land Use Management Act (Act 16 of 2013) for :

1. Consent in terms of clause 28(3) of the City of Johannesburg Land Use Scheme, 2018 to increase the height allowed on the properties by 1 storey;
2. Consent in terms of clause 31(4)(b) of the City of Johannesburg Land Use Scheme, 2018 to increase the coverage allowed on the properties by 10%; and
3. Consent in term of clause 36(5) for deviation from the parking requirements for the properties.

1.2. AGENT AND CLIENT

1.2.1. Agent

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

1.3. LAND DEVELOPMENT AREA

1.3.1. Site Locality

(Annexure A: Plan 1 and 2)

The properties are located at no 08, 10 and 12 Commerce Crescent, Eastgate. Eastgate is located east of Sandown, north of Strathavon, west of Kramerville and south of Wendywood.

1.4. LEGAL ASPECTS

1.4.1. Ownership

In terms of Deed of Transfer T81768/2021, the properties are registered in the name of SSS JV1 (Pty) Ltd and measures 2072 m², 2040 m² and 2118 m² respectively.

1.4.2. Company Resolution

The Directors of SSS JV1 (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 CoJ Municipal Planning By-Law, 2016.

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 CoJ Municipal Planning By-Law, 2016.

1.4.4. Restrictive Title Conditions

There are no title restrictions affecting the proposed consent for increased height and coverage.

The three properties have been notarially tied in terms of clause 1.B. of title deed T81768/2021.

1.4.5. Registered Mortgage Bonds

There is no mortgage bond registered against the property.

1.5. EXISTING LAND USE

The property is currently being used as warehousing, offices and events venue.

1.6. SURROUNDING LAND USE

Eastgate is predominantly a commercial and industrial area.

1.7. EXISTING ZONING AND DEVELOPMENT CONTROLS

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

Zoning	Special
Primary rights	Commercial purposes - distribution centres, wholesale trade, storage, warehouses, removal and transport services and laboratories and may include offices subservient to the main use.
Secondary rights	As per scheme
Floor Area	1.2
Coverage	60%
Height zone	2 storeys
Building Lines	6m street boundary

1.8. SURROUNDING ZONING

The properties immediately surrounding the subject erven are zoned the same “Special” for commercial purposes. The erven further north, south and west are zoned “Residential 1”.

2. THE APPLICATION

2.1. PROPOSED CONSENT

Application is hereby made for :

- Consent in terms of clause 28(3) of the City of Johannesburg Land Use Scheme, 2018 to increase the height allowed on the properties by 1 storey from two (2) storeys to three (3) storeys;
- Consent in terms of clause 31(4)(b) of the City of Johannesburg Land Use Scheme, 2018 to increase the coverage allowed on the properties by 10%, from 60% to 70%; and
- Consent in term of clause 36(5) for deviation from the parking requirements for the properties. The parking requirement is 1 bay per 100m² of commercial floor area and no specified parking for storage. Application is made for a parking ratio of 0.17 bays per 100m² of floor area used exclusively for storage.

The site plan is attached to illustrate the proposed amendments.

The proposed development is to transform the existing office and warehouse facility into a self-storage facility with ancillary offices. The company Sto-Age has purchased the property and will be converting the buidling.

3. HEIGHT AND COVERAGE

A height of three (3) storeys is in line with existing development in Eastgate Ext 13 as the heights range from two (2) storeys to 4 (four) storeys in this commercial / industrial suburb. The property, which has road on three sides, is located in the middle of the township and is not adjacent to any residential developments. The property slopes to the west and three storeys will allow for maximum utilisation of available floor area.

An increase of coverage from 60% to 67% is required. This has been rounded up to a 10% increase. The increase will mainly be used for an increase in size of the building on Erf 192 and for covered parking areas.

4. PARKING RELAXATION

Application is being made for a parking ratio of 0.17 bays per 100m² of gross leasable floor area (GLA) for self-storage only. This parking ratio has been calculated by studying Stor-Age's other existing facilities. Stor-Age has many facilities in Gauteng but also Kwa-Zulu Natal and the Western Cape which have been operational for several years. The facilities all operate similarly and a parking study based on fact have been provided.

In 2015 Stor-Age commissioned a traffic and parking study through Gibb Engineering, an update of the 2011 study. Five (5) mature stores were monitored in terms of their traffic generation and parking requirements. An extract of the results is given in the paragraph below.

"The results suggest that for a facility with a GLA of 8,000 m², the daily peak of visitors to the facility at any given time was 14 vehicles, with a duration for the maximum allotment of less than 1 minute. On average, no more than 6 vehicles were at these facilities at any given time. If we were to double the building size and the corresponding vehicle access, a daily peak of 28 vehicles and an average of 12 vehicles at any given time would be the result. The requirement for parking is therefore significantly less than in almost any other business land use with a required parking ratio of 0.17 bays per 100m² of GLA."

A copy of the parking study has been submitted with this application.

5. TRAFFIC

With regard to the traffic volumes, the proposed self-storage facility will not attract peak time traffic and will not generate more than 50 trips per day. The storage facility only employs a small number of people for security and to man the reception area. Traffic generated will mainly be off peak as customers using the facilities will most likely visit the site after hours or on weekends, thus not affecting peak time traffic.

A general traffic study for five of the Stor-Age branches was taken in 2011, conducted by GIBB Engineering and Architecture Consultants. The five branches studied were in Edgemoed, Table View and Gardens in Cape Town, and Constantia Kloof and Kempton Park in Johannesburg. The branches were selected based on their diverse customer base and location. Each branch comprised of storage areas and a storage-related retail store.

Gross Leasable Area of Surveyed Facilities

City	Branch	GLA (m ²)
Cape Town	Edgemoed	6 693
	Table View	10 006
	Gardens	8 829
Johannesburg	Constantia Kloof	5 401
	Kempton Park	9 214

The manual traffic count recorded the number of vehicles entering and exiting the self-storage premises and categorized the purpose of traffic as existing customers, visitors for enquires and staff. It was found that existing customers contributed to the majority of the traffic generation on both weekday and Friday (61-67%), while staff contributes to between 18% and 20% of the total traffic.

Daily Trip Generation Rates:

City	Branch	GLA (m ²)	Weekday		Friday	
			Total Daily Trips	Daily Trip Generation Rate (Trips / 100m ² GLA)	Total Daily Trips	Daily Trip Generation Rate (Trips / 100m ² GLA)
Cape Town	Edgemoed	6 693	191	2.86	145	2.17
	Table View	10 006	157	1.57	261	2.61
	Gardens	8 829	152	1.72	204	2.31
Johannesburg	Constantia Kloof	5 401	78	1.44	109	2.02
	Kempton Park	9 214	190	2.06	188	2.04
Total		40 143	154	1.93	181	2.23
Average			2.08			

The self-storage facilities have an average daily trip generation rate of 1.93 trips/ 100m² GLA and 2.23 trips/100m² GLA on a Friday respectively and an overall average daily rate of 2.08 trips/ 100m². The detailed report is attached herein as part of the application.

6. ENGINEERING SERVICES

Due to the fact that the proposed development is not people intensive, the service consumption is substantially less than a typical business use. The capacity to run the existing development should be sufficient to service the proposed facility.

7. 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);
- Nodal Review Policy 2019/2020.

7.1. 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 “Industrial Node”. An important goal for the City is to promote the successful development of Johannesburg’s economic base in part by ensuring that industrial land is maximised for its highest and best use. Ultimately, it is in the City’s interests to direct manufacturing, warehousing, or other industrial activities to the most competitive new or existing locations for such activity, so that these sectors may flourish and create jobs and income for local residents.

The proposal to increase the height and coverage allowed on the subject properties and reduce the parking requirement for self-storage remains in line with the SDF as the existing use will remain the same. The industrial nature of the node will not be hampered with as the use is still commercial/industrial based. The only material change will be a slight intensification of development on the property by a single storey and 10% coverage.

7.2. NODAL REVIEW POLICY 2019/2020

In terms of the Nodal Review Policy, 2019/2020, the subject property falls partly within the “Industrial Node”.

In the “Industrial Node”, higher intensity industrial uses are encouraged so as to make best use of the limited earmarked industrial land within the City.

The proposal to increase the height allowed on the property from 2 storeys to 3 storeys and from 60% coverage to 67% coverage, and the relaxation of parking requirements for self-storage only is wholly in line with the developmental policy of the City. It reiterates the need to intensify the land use within the node whilst keeping with the envisioned land use i.e light Industrial/commercial.

8. MOTIVATION

8.1. NEED AND DESIRABILITY

The application for consent to increase the height and coverage allowed on the property from 2 storeys to 3 storeys ; from 60% coverage to 70% coverage and the reduction of parking for self storage only is made to allow for the existing building/s to be converted into self storage units.

The location of the properties within an industrial node is ideal for the development of self-storage. The design of the self-storage units will be such that the exterior of the building looks like a commercial office building and will not take on the warehouse box architecture. Therefore, the surrounding property values will not be impacted, and the aesthetic of the area will be maintained.

Further to this, the location of a secure self-storage facility in close proximity to established business and residential nodes and suburbs will be a massive convenience for the customers. Customers usually store additional items and belongings including furniture, beds, desks, household and business goods in these facilities and thus need easy access to them. The surrounding neighbourhoods of Strathaven, Wendywood, Sandown, Morningside and the like will most definitely value such a facility less than 5km from their homes and businesses.

Based on the above, it is clear that the addition of a self-storage facility on the subject erven is both needed and desirable and the application should thus be approved.

9. 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 improving access to a service previously not easily accessible.
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 a self-storage facility, 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.

10. RECOMMENDATION

The application is in line with the City of Johannesburg's vision for this area and supports the policy; the proposed development would align with the surrounding area. The City is in need of affordable, safe and well located self-storage facilities. This application aims at addressing this need and more efficiently utilising well located space in the City.

We therefore recommend that the application be approved.