

MOTIVATIONAL MEMORANDUM:**Rezoning Application****for****Erf 1624 Sunninghill Ext 163****on behalf of****ROELAND STREET INV 2 (PTY) LTD**

Date	25 July 2022	
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INTRODUCTION

The purpose of this memorandum is to introduce, elaborate upon and motivate the application for the rezoning of Erf 1624 Sunninghill Extension 163.

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 Roeland Street Investments 2 (Pty) Ltd, to lodge an application for the rezoning of Erf 1624 Sunninghill Ext 163 to remove certain conditions from the existing zoning. 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 Sections 21 of the City of Johannesburg (CoJ) Municipal Planning By-Law, 2016, 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 the rezoning of the property

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	082 574 9318
Email	saskia@kipd.co.za

1.2.2. Client

The client's contact details are as follows:

Name	Stor-Age Property
Contact Number	021 671 3233
Address	P O Box 386, Edgemean, 7407
Email	Brandon.joscelyne@stor-age.co.za

1.3. LAND DEVELOPMENT AREA

1.3.1. Site Locality

Sunninghill is located in the northern suburbs of Johannesburg, north of the N1 highway, west of Woodmead and east of Paulshof.

The site is located at number 2A Kikuyu Road, west of Rivonia Road, north of Witkoppen Road and east of Leeukop Road, Sunninghill, along the Klein Jukskei River.

1.4. LEGAL ASPECTS

1.4.1. Ownership

In terms of Deed of Transfer T57363/2017, the property is registered in the name Roeland Street Investments 2 (Pty) Ltd.

The property measures 1,6845 hectares.

1.4.2. Company Resolution

The directors of Roeland Street Investments 2 (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 conditions which restrict the use proposed in this rezoning.

1.4.5. Registered Mortgage Bonds

There is a mortgage bond registered against this property with Nedbank Ltd. The bondholders consent letter is attached.

1.5. EXISTING LAND USE

The property has been developed with a six storey self- storage facility, as seen below.



1.6. SURROUNDING LAND USE

The site is surrounded by commercial/ retail development, with a residential development to the north and offices to the northeast and south of the site. The Core shopping centre with offices is located adjacent east of the site.

1.7. EXISTING ZONING AND DEVELOPMENT CONTROLS

In terms of the City of Johannesburg Land Use Scheme, 2018 (Sandton Amendment Scheme 02-18223) the property is currently zoned as follows:

Development Control	Specification
Zoning	"Special" – Offices, places of refreshment, multi-level storage facility and retail related to and subservient to the storage.
Floor Area Ratio	0.68 (11 455m ²)
Coverage	30%
Height	As per scheme, 6 storeys, provided that the multi-level storage facility shall not be less than 4 storeys.
Density	N/A
Building Lines	5m along all boundaries- provided that all building lines may be relaxed by the relevant authority.
Parking	As per scheme : Storage - 0.17 bays per 100m ² gross leasable floor area

The self-storage Facility has been defined in the amendment scheme 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 goods but not for vehicles, boats, trailers and caravans. Storage containers and single storey drive up self-storage units are not considered multi-level self-storage facilities."

The main aim of this application is to edit this definition.

1.8. SURROUNDING ZONING

In terms of the City of Johannesburg Land Use Scheme, 2018, most of the erven of the subject property are zoned either for offices or residential land uses. The neighbouring properties are zoned "Special" as follows :

Erven 963 and 964 Sunninghill Ext. 60 – Business, showrooms and related retail, restaurants, hotels, entertainment, specialised retail and motor related uses including workshops.

Erf 1616 Sunninghill Ext. 165 – shops, offices, service industries, offices, business, places of refreshment, places of instruction, social halls, exhibition of trade and industry and uses ancillary and subservient to the main use.

2. THE APPLICATION

Application is hereby made to amend the wording of the definition of the storage facility, which is defined in paragraph 1. of the approved general conditions of amendment scheme 02-18223.

Application is made to amend the definition to read as follows :

"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 goods. Storage containers and single storey drive up self-storage units are not considered multi-level self-storage facilities."

Thus removing the words *"but not for vehicles, boats, trailers and caravans."*

The company, Stor-Age, have developed the property as a self-storage facility. This facility is not the conventional self-storage development which is 'garage style' units, but instead a six (6) storey multi-million rand modern facility with a basement. There is a demand for the storage of caravans and boats at the facility and the current definition prohibits this.

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);
- Nodal Review Policy 2019/2020.

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” and also within Sunninghill “Regional Node”. A node in terms of the SDF is “a well defined and legible urban environment where highly accessible, mixed and compatible land uses are concentrated and serviced”.

The property is developed with a land use which is compatible with and compliments both the high residential densities of the node as well as the commercial and office non-residential development. Amending the definition in the zoning enables the property to be fully utilised to its full potential and is in line with the vision of the SDF.

3.2. NODAL REVIEW POLICY 2019/2020

In terms of the Nodal Review Policy, 2019/2020, the subject property falls within a “Regional Node”, which should have a high intensity mix of land uses and a minimum density of 80 units per hectare is advocated.

Where residential densities are high as well as the intensity of commercial and other non-residential land uses, this is the most suitable location for self storage facilities. The smaller units become the norm and additional storage space is required. Within the node, where mixed land uses are desired, this land use is in line with the Nodal Review.

4. MOTIVATION

4.1. NEED AND DESIRABILITY

The residential character of the northern and eastern parts of Sunninghill is categorised by higher density typologies, with smaller units, such as three storey townhouses or cluster apartment blocks as opposed to stand alone dwellings on larger properties. These variants of housing typologies have gained popularity in new Johannesburg developments due to secured and often guarded boundaries and lower ownership cost than individual housing property. The units are usually much smaller and often do not have garages or more than one parking space. Therefore, the residents have less space to store excess household or business goods such as furniture and larger objects such as canoes which are used less often. There is also no space within these complexes to store a caravan or boat for example. The development of Sunninghill has been substantial and a large proportion of it has been higher density residential development. This underpins the need for a facility which offers a space for the storage of excess goods and boats and caravans which are not often used. Higher density development often do not have on site storage space, and if they do they have to be bought at exorbitant prices, thus making this facility a much more cost effective service.

Self storage facilities are few in the Sunninghill and surrounding areas. It is a growing industry and becoming increasingly popular due to the high cost of owning or renting large properties. It is a well-known fact that property in well located, economically vibrant areas is extremely expensive to own and maintain which makes smaller units much more economical and thus decreasing additional space for surplus goods and therefore increasing the need for storage facilities.

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	This rezoning is being submitted to amend the development controls on the site, in accordance with the development policy. In this process, the land will be used more efficiently, as the development controls will be maximised. As this is not a greenfield development but rather a renovation of an existing facility and is not a residential development, the underpinning principles of spatial justice cannot be applied.

7 (b)	Spatial Sustainability	This rezoning will allow the best possible use in the more efficient and equitable manner. As it is a low impact facility, it makes use of the existing infrastructure and will put little strain on the exiting service network. Furthermore, its proximity to major highways, through roads and mobility spines makes the site exceptionally accessible.
7 (c)	Efficiency	Due to the fact that this rezoning ensures the current development is optimally built in terms of development controls within the regional node, the principles of efficiency are completely applied and adhered to. The facility 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 property is not in contravention with the development policy of the City of Johannesburg. Therefore, this application is in line with the governmental policy affecting the spatial development of the area and does not deviate from it.

6. RECOMMENDATION

The application is in line with the Councils vision for this area and supports the policy It does not impede on the rights of the neighbours and is suitably located for its function, within the Sunninghill Regional Node.

We therefore recommend that the application be approved.