

- **Application**

An application is submitted in terms of the Buffalo City Zoning Scheme Regulations for the:

1. Subdivision of Portion 6 of Farm 743, East London into two portions.
2. Rezoning of Portion 1, measuring approximately 3.28ha, for Business Zone I Use.
3. Permanent Departure from the Buffalo City Zoning Scheme Regulations to calculate the parking requirement based on land use as opposed to zoning for the storage facilities to be developed on Portion 1.

- **Background**

Portion 6 of Farm 743 is currently zoned for Agricultural Zone I Use and measures approximately 25.0513ha in extent.

The Remainder of Portion 6 of Farm 743, measuring approximately 21.77ha in extent, will retain the current Agriculture Zone I Use zoning.

There are no agricultural activities evident on Portion 6 of Farm 743.

A residential structure with related outbuildings has been erected on the Remainder of Portion 6 of Farm 743.

In terms of the North Eastern Urban Edge Study the property falls within the Crossways Development Node and the Crossways Urban Edge.

- **Locality**

Portion 6 of Farm 743 is located along Schafli Road diagonally opposite the Crossways Village Centre, approximately 25km from East London.

Sunrise-On-Sea is located approximately 3km southeast of the property.

Please refer to the Locality and Land Use Plan, Plan EL003 /D1.

- **Surrounding Development**

The area surrounding the property is characterised by mixed land use activities.

The property is near the Crossways Village Centre which consists of shops, offices, a Spar Supermarket, restaurants and a petrol service station,

The Waterside Residential Complex, located adjacent to the Village Centre is under construction.

Please refer to Locality and Land Use Plan, Plan EL003/D1.

- **Proposed Development**

It is the intention to subdivide and rezone the portion of Portion 6 of Farm 743 that is located inside the Urban Edge, as indicated in the North Eastern Urban Edge Study, for Business Zone I Use.

It is the intention to do the development in 3 Phases as follows:

- Phase 1 - Portions 1, 4 & 5.
- Phase 2 - Portion 2
- Phase 3 - Portion 3

Phase 1 of the development will consist of the construction of Warehousing and Storage Units.

Phases 2 & 3 will be developed at a future date.

The Remainder of Portion 6 of Farm 743 will retain the current Agriculture Zone I Use zoning.

The proposed development complies with Land Use Restrictions as set forth in the Buffalo City Zoning Scheme Regulations.

Please refer to the Rezoning and Subdivision Plan, Plan 003/D2.

6. Topography.

The average gradient of the land is > 1:20 which is suitable for the proposed development.

7. Road Access

No access will be provided from Schafli Road.

Road access to the property will be provided from the District Road DR02735 that intersects with Schafli Road.

The road access point to the proposed development was determined by the Traffic Impact Study that was undertaken by Emonti Consulting Engineers.

8. Engineering services

A report on the provision of Engineering Services is being prepared and will be submitted to the Engineering Branch.

9. Site Development Plan

Please refer to the Site Development Plan, Plan EL003/D3.

9.1 Land Use Restrictions

The footprint of the proposed Warehousing and Storage Units on the property is in keeping with the Land Use Restrictions applicable to Business Zone I Use zoning apart from the provision of parking.

The proposed Warehousing and Storage Units is permitted as a Primary Use under the definitions of "Business Premises" and "Warehouse" in the Buffalo City Zoning Scheme Regulations.

9.1.1 Coverage

The Coverage Factor of the proposed structure footprint of Phase 1 is only 38%, well below the permissible 100% Coverage Factor.

9.1.2 Parking

The parking requirement for Phase 1 is calculated on the proposed land use, which is Warehouse, as opposed to the proposed Business Zone 1 Use zoning.

The Traffic Engineering Guidelines 2014, Section 2.20 provides for the parking requirement to be calculated based on land use as opposed to zoning.

The total footprint of the proposed Storage Facilities Structures measures 5 803m².

In terms of the "Warehouse" parking requirement of 1 bay/100m²G.L.A, 58 parking bays are required.

A total of 87 parking bays will be provided for in the form of open parking bays on the site.

A permanent departure is requested from the parking requirement of 6 bays/100m²G.L.A. to 1 bay/100m²G.L.A. for Phase 1 of the development.

9.1.3 Building lines

Provision has been made for a street building line of 5m along Schafli Road and the District Road DR02735.

A 3m building line is proposed along the other outside boundaries.

9.1.4 Development Phases

It is the intention to do the development in 3 Phases as follows:

- Phase 1 - Portions 1, 4 & 5.
- Phase 2 - Portion 2
- Phase 3 - Portion 3

Phase 1 of the development will consist of the construction of Warehousing and Storage Units.

Phases 2 & 3 will be developed at a future date.

10. Desirability

10.1 Built Environment

The surrounding built environment will not be negatively affected by this development as the intended development will conform with the existing development in the immediate surrounding area.

10.2 Existing Rights

The subdivision and rezoning of a portion of Portion 6 of Farm 743 from Agricultural Zone 1 Use to Business Zone 1 Use will not negatively impact on the existing rights of the surrounding property owners as this application conforms with the recommendations of the North Eastern Urban Edge Study.

11. Department of Agriculture

The consent granted by the Department of Agriculture in 2014 in terms of Act 70 of 1970 lapsed in August 2019.

A fresh application has been submitted.

12. Servitude's

There are no servitudes registered over the property.

13. Title Deed Conditions

There are no restrictive conditions contained in the Deed of Transfer No. (T4685/2003).

14. Authorisation of Mortgagee

There is no bond registered against the property.