

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address:	40 Dorp Street, Stellenbosch
Application Property Number:	Erf 13226, Stellenbosch
Applicant:	ARoux Town Planning, andre@aouxplanning.co.za
Owner:	GVV Investments (Pty) Ltd, ovierhaus@vodamail.co.za
Application Reference:	LU/14252
Application Type:	Application for consent use: Erf 13226, Stellenbosch

Detailed description of land use or development proposal, including its intent and purpose:

- Application is made in for Council's consent to permit a Commercial Gymnasium on Erf 13226, Stellenbosch in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2015).

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address;
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;
 - Where relevant demonstrate the undesirable effect that the application will have if approved;
 - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
 - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: André Roux andre@aouxplanning.co.za.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **24 October 2022**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 180 3171 during normal office hours.

Yours faithfully

André Roux

ARoux Town Planning

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom:	40 Dorp Straat, Stellenbosch
Aansoek eiendom beskrywing:	Erf 13226, Stellenbosch
Aansoeker:	Aroux Stadsbeplanning, andre@arouplanning.co.za
Eienaar:	GVV Beleggings (Pty) Ltd, ovierhaus@vodamail.co.za
Aansoek Verwysing:	LU/14252
Tipe Aansoek:	Aansoek vir toestemmingsgebruik: Erf 13226, Stellenbosch

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

- Aansoek word gedoen vir die Raad se toestemming om 'n Kommersiële Gimnasium op Erf 13226, Stellenbosch toe te laat ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Grondgebruiksbeplanningsverordening (2015).

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsigte van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;

- Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: André Roux, andre@arouxplanning.co.za

Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **24 Oktober 2022**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

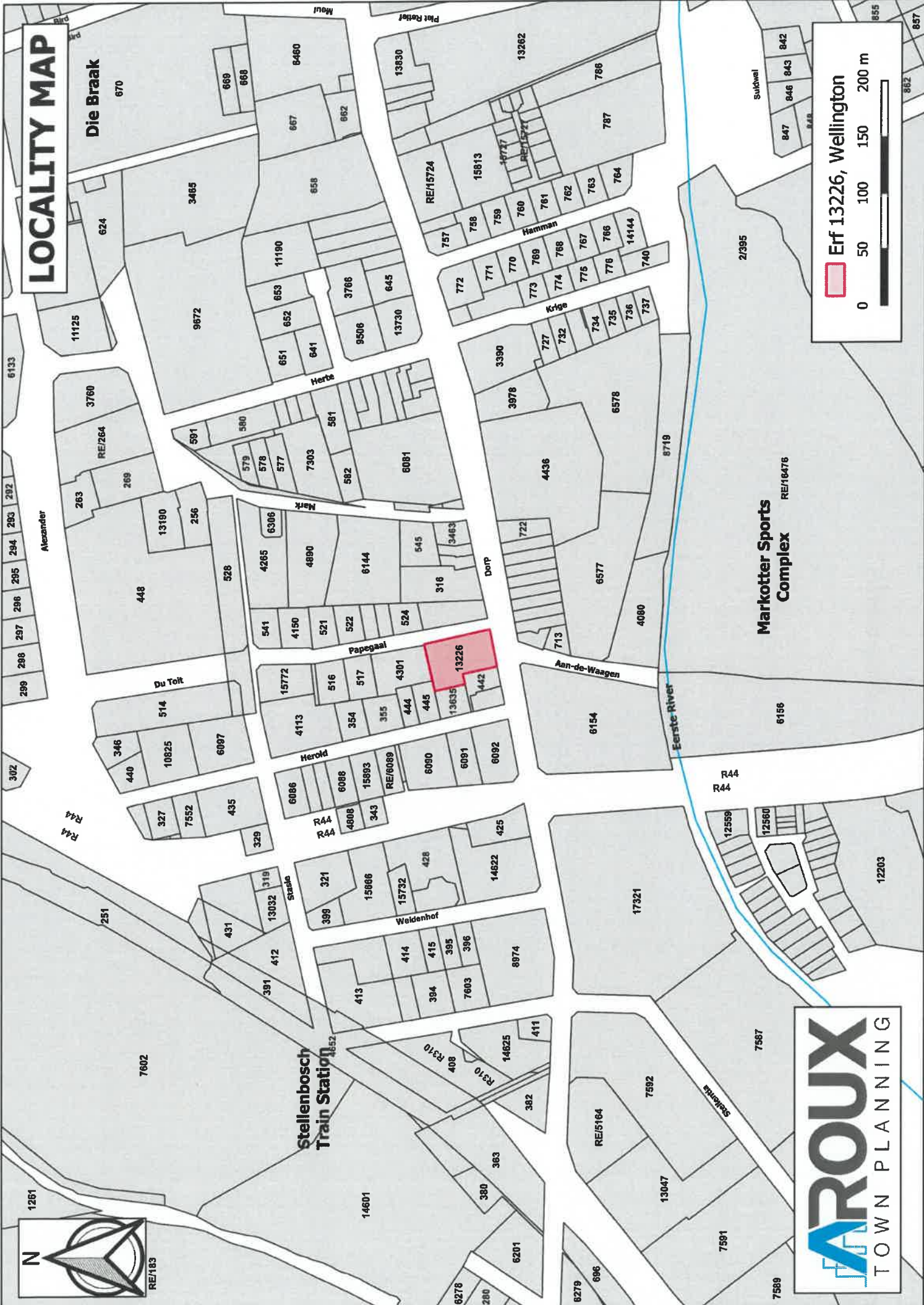
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 180 3171 gedurende normale kantoor ure.

Die uwe

André Roux

ARoux Stadsbeplanning

LOCALITY MAP



Erf 13226, Wellington

0 50 100 150 200 m

AROUX
TOWN PLANNING

EXECUTIVE SUMMARY

THE APPLICATION

Application is hereby made for Council's Consent to permit a Commercial Gym on Erf 13226, Stellenbosch in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law (2015).

Table I provides a summary of the application and property details:

Table I – Summary of Property and Application Details			
Property Description	Erf 13226, Stellenbosch		
Property Address	40 Dorp Str, Stellenbosch		
Registered Owner	GVV Investments (Pty) Ltd		
Applicant	ARoux Town Planning		
Property Extent	2288m ²		
Current Zoning	Mixed-Use Zone		
Overlay Zone	Stellenbosch Urban Conservation Overlay Zone		
Current Land Use	Offices		
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)		
Municipality	Stellenbosch Municipality		
Title Deed	T64944/2001	Title Deed Restrictions	No
Subject to SAHRA	No	Subject to NEMA	No
Proposed Development / Land Use	Commercial Gym within portion of existing building		
Policy Compliant	Yes		

THE PROPOSAL

- It is proposed to establish a commercial gymnasium ("gym") within a portion of the existing office building on Erf 13226, Stellenbosch ("the property"). Only minor internal alterations are required to accommodate the gym facility. The existing offices on the remainder of the ground, 1st and 2nd storeys will remain.
- The property is zoned Mixed-Use. Although a number of commercial land uses are permitted within this zoning, a 'commercial gymnasium' is only permitted with Council's consent. A land use application must therefore be approved by the Municipality to permit the proposed gym.

MOTIVATION

- The proposed gym is a small-scale facility that will be confined to the gym area within the building (i.e. no external activities). The activities within this gym will not be of a nature that will impact negatively on any surrounding property. It is important to note that this gym is significantly smaller than most other well-known commercial gyms within urban areas. No additional sports facilities such as a swimming pool, squash court, etc are proposed.

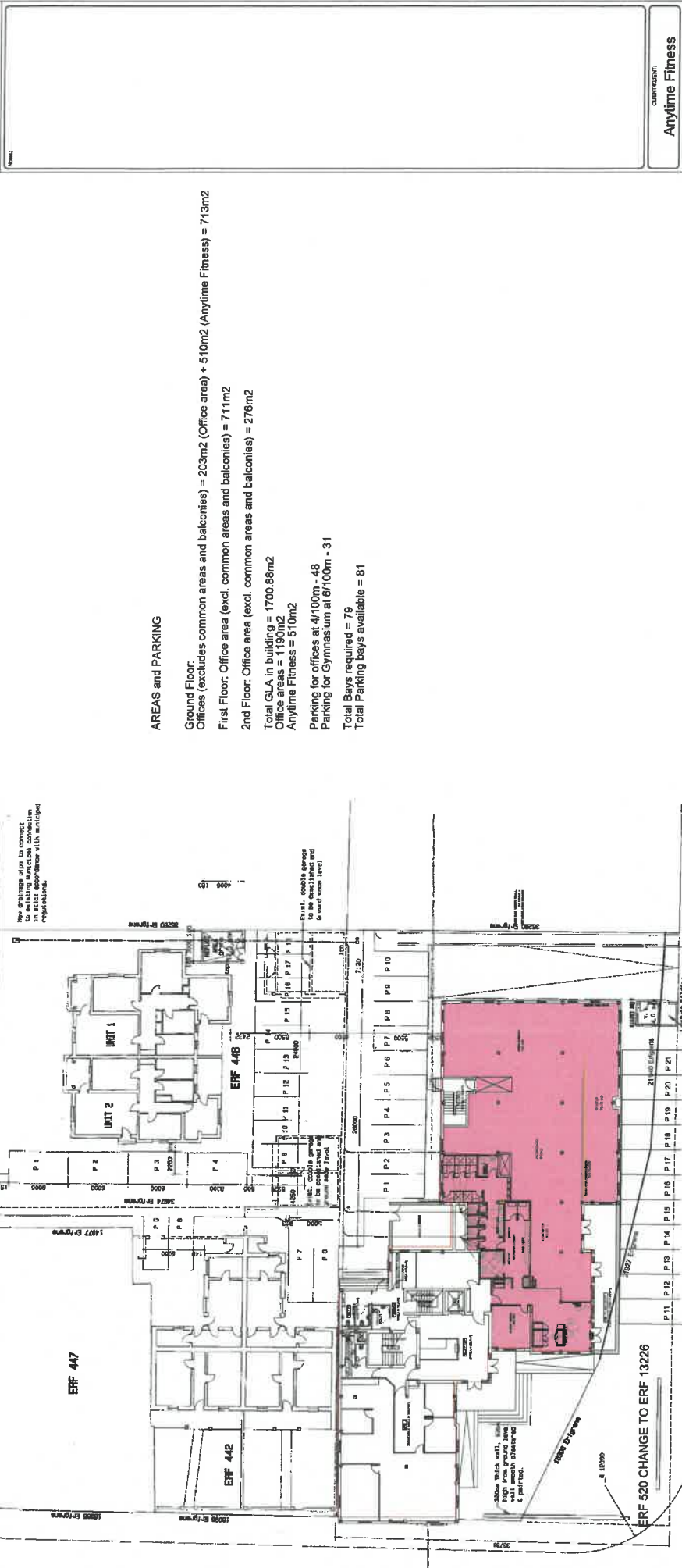
- The proposed gym is a compatible land use with the existing surrounding land uses. The local area is a medium-density mixed-use environment, which contains a mix of office, retail, guest accommodation and residential land uses. The proposed gym will be an appropriate land use in this context and is generally deemed a suitable land use within town centres and CBD areas.
- The proposed gym is aligned with the Stellenbosch SDF and the development principles as contained in LUPA and SPLUMA. It will strengthen the mixed-use character and function of this commercial precinct and the Dorp Street activity corridor, as encouraged by the Stellenbosch SDF.
- The proposed gym will contribute positively to the functioning of the local area as it will provide a recreational facility closer and more accessible to the community who work and live in this area, to the benefit of this community's health.
- According to available records the existing building on the property was built in 1997. The building itself therefore has no heritage significance. As no changes are proposed to the building façade, the proposal will not impact on the heritage character of the area.
- The off-street parking provision complies with the Municipality's minimum parking requirement. In addition, many members of the gym will visit the facility outside normal office hours. Parking facilities can therefore be shared between the gym and offices. Many members are also expected to visit the gym using non-motorized transport (NMT), including people residing nearby or working within the surrounding offices.

CONCLUSION

It has been demonstrated that the proposed gym is desirable, an appropriate land use in this area and that it will not impact negatively on any surrounding property. The proposed gym will make a positive contribution to the mixed-use environment and will provide a valuable recreational facility to members of the community that live and work in this area.

ARoux Town Planning recommends that this application for Council's Consent to permit a commercial gymnasium on Erf 13226, Stellenbosch be considered for approval.

HEROLD STREET
 DORP STREET
 PAPEBAAI STREET



AREAS and PARKING

- Ground Floor:
 - Offices (excludes common areas and balconies) = 203m² (Office area) + 510m² (Anytime Fitness) = 713m²
 - First Floor: Office area (excl. common areas and balconies) = 711m²
 - 2nd Floor: Office area (excl. common areas and balconies) = 276m²
- Total GLA in building = 1700.88m²
- Office areas = 1190m²
- Anytime Fitness = 510m²
- Parking for offices at 4/100m - 48
- Parking for Gymnasium at 8/100m - 31
- Total Bays required = 79
- Total Parking bays available = 81

CLIENT/CLIENT
 Anytime Fitness

PROJECT NAME
 Proposed New Tenant layout
 Site Plan & Section

PROJECT NUMBER
 ERF 13226
 Stellenbosch

PRELIMINARY
 TENDER DRAWINGS
 WORKING DRAWINGS
 FINAL DRAWINGS

DATE
 2024

SCALE
 1:100

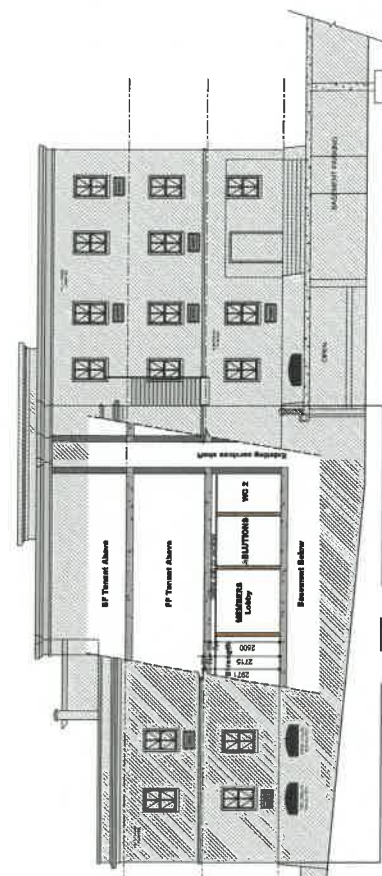
ARCHITECT
 Cronje Architects

CLIENT
 Anytime Fitness

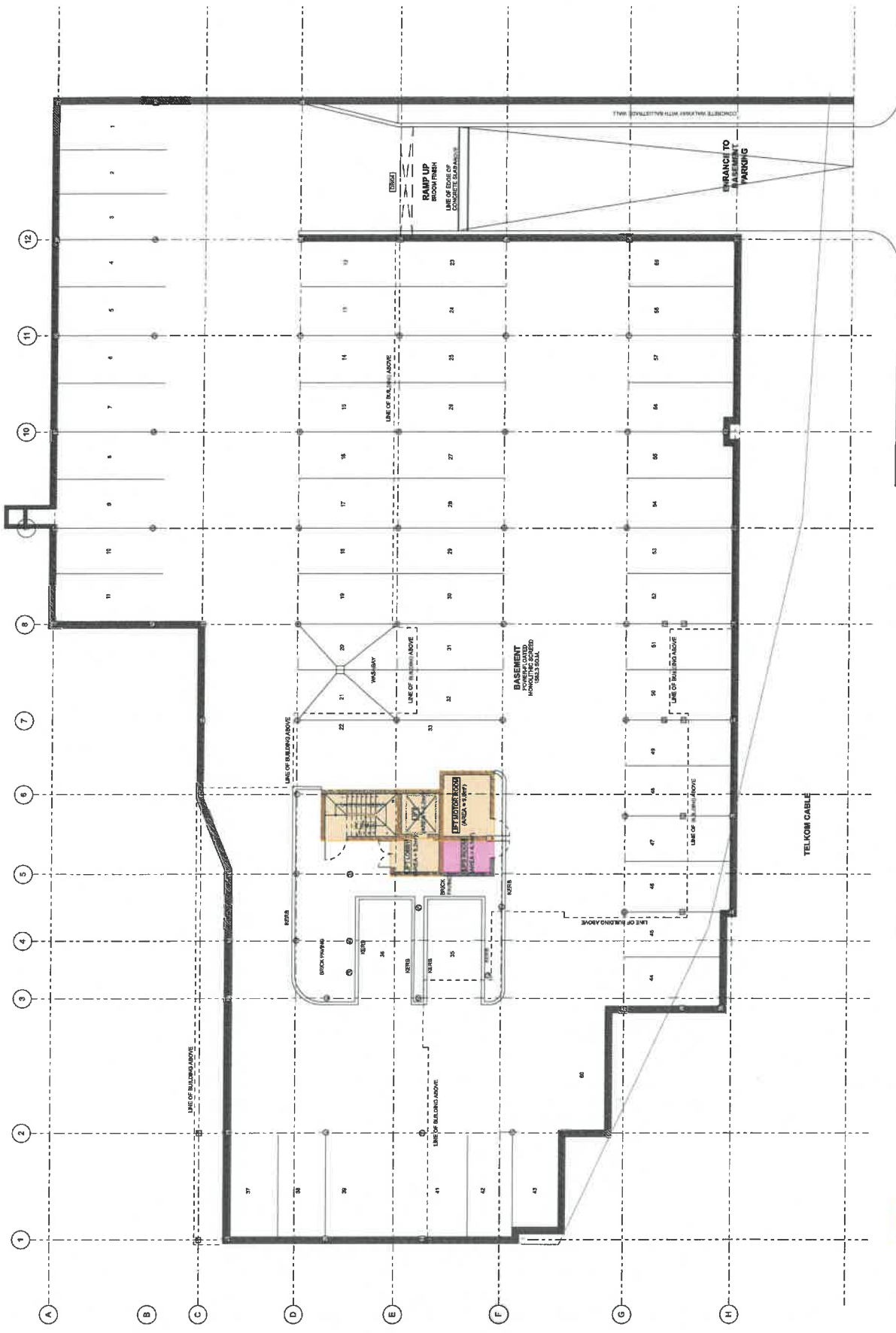
DATE
 2024

PROJECT NUMBER
 ERF 13226

SCALE
 1:100



1:100 SECTIONAL NORTH ELEVATION OF PROPOSED NEW TENANT LAYOUT



COMMON RENTABLE AREA	
TENANT	4.1
UPS ROOM	4.1
TOTAL RENTABLE AREA	
TENANT RENTABLE AREA - UNIT 3	4.1

COMMON AREAS	
TENANT	10.5
STAIR 2	5.2
LIFT LOBBY	6.2
LIFT	9.8
LIFT MOTOR ROOM	9.8
TOTAL RENTABLE AREA	
	31.7

PAPEGANWEG

TELKOM CABLE

ENTRANCE TO PARKING

BASEMENT POWER CONTROL ROOM (MCC) (MCC)

LIFT MOTOR ROOM (UNIT 3) (MFR)

RAMP UP ROOM FINISH CONCRETE SLAB ABOVE

No.	Revision Issue	Date:					
Project: CIVIL ENGINEERING LTD 40 DORSET STREET GROUND FLOOR RESTROOMS BLENKINWORTH ROAD BLENKINWORTH, LEICESTERSHIRE, LE19 2BQ							
Description: 40 DORSET STREET GROUND FLOOR RESTROOMS BLENKINWORTH ROAD							
Date:	19/02/2021	Draw No.:		Project No.:		Checked By:	
Scale:		Drawn By:					

USED FOR RENTAL ONLY

NOTES

COPYRIGHT NOTICE: This drawing is the property of the copyright owner of the project. Copyright belongs to the architect. The architect reserves the right to make any amendments to this drawing without the client's consent. The client agrees to indemnify and hold the architect harmless for any loss, damage, claim and/or expense that may arise out of or in connection with this project. The client agrees to hold the architect harmless for any loss, damage, claim and/or expense that may arise out of or in connection with this project. The architect makes no warranty or representation as to the accuracy or completeness of this drawing. The architect shall not be responsible for any errors or omissions in this drawing, and shall not be liable for any damages, claims, losses, or expenses resulting from the use of this drawing. The architect shall not be responsible for any errors or omissions in this drawing, and shall not be liable for any damages, claims, losses, or expenses resulting from the use of this drawing. The architect shall not be responsible for any errors or omissions in this drawing, and shall not be liable for any damages, claims, losses, or expenses resulting from the use of this drawing.

No.	Revision/Issue	Date:
A	Text block added	06/06/2021

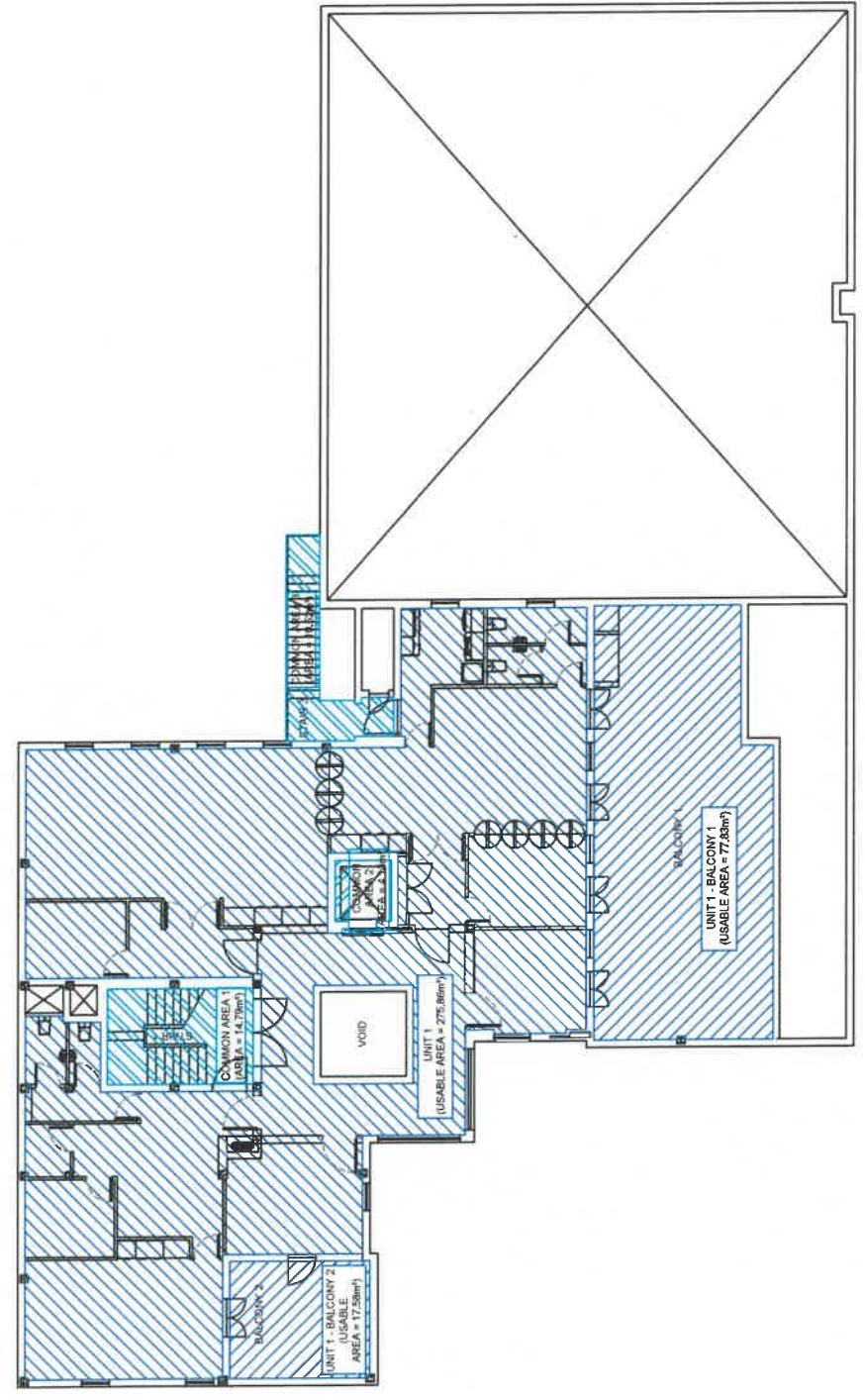
Project: GVV INVESTMENT (PTY) LTD
PRESLAND FARM
9575, FRIEDLANDER STRAAT
STELLENSBOSCH, 7600

Description: 40 DOORS STREET
2ND STOREY
USABLE AREA

Date: 23/09/2021 DWG No.: GVV 0032-01
Project No.: GVV 0142003
Scale: NTS
Drawn By: KJD
Checked By: KJD





Dunbar Design Studio
Interior Design & Architecture
45 Waterlooplein Street
Stellenbosch 7600
Tel: 082 811 2288
Email: info@dunbar.co.za



Common Areas		Area	Area
TENANT		m ²	
Common Area 1		14,79	
Common Area 3		4,13	
Common Area 4		10,52	
Total Usable Area:		29,44	

Alexander Fobes		Area	Area
TENANT		m ²	
Unit 1		275,86	
Balcony 1		77,83	
Balcony 2		17,58	
Total Usable Area:		371,27	

 COMMON USEABLE AREA

 TENANT USEABLE AREA

NOT TO BE USED FOR RENTAL