

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR CONSENT USE & PERMANENT DEPARTURE: ERF 9474, STELLENBOSCH

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

Application Property Address: 26 Plein Street, Stellenbosch

Application Property Number: Erf 9474, Stellenbosch

Applicant: ARoux Town Planning andre@arouxplanning.co.za

Owner: First National Bank of Southern Africa LTD
rcarew@fnb.co.za

Application Reference: LU/16789 (TP651/2024)

Description of land development proposal:

- Application for **consent use** in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023, to permit a commercial gymnasium within a portion of the existing building (first floor) on Erf 9474, Stellenbosch.
- Application for **permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023, for the under-provision of on-site parking to permit 0 parking bays in lieu of 29 parking bays on Erf 9474, Stellenbosch.

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: André Roux andre@arouxplanning.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 July 2024**.

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 GRONDONTWIKKELINGS AANSOEK

AANSOEK VIR TOESTEMMINGSGEBRUIK & PERMANENTE AFWYKING: ERF 9474, STELLENBOSCH

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

Adres van aansoek eiendom:	26 Plein Straat, Stellenbosch
Aansoek eiendom beskrywing:	Erf 9474, Stellenbosch
Aansoeker:	ARoux Stadsbeplanning andre@arouxplanning.co.za
Eienaar:	Eerste Nationale Bank van Suider-Afrika BPK rcarew@fnb.co.za
Aansoek Verwysing:	LU/16789 (TP651/2024)

Besonderhede van die grondgebruiksaansoek:

- Aansoek om **toestemmingsgebruik** ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, om 'n kommersiële gimnasium binne 'n gedeelte van die bestaande gebou (eerste vloer) op Erf 9474 toe te laat.
- Aansoek om **permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipaliteit Verordening op Munisipale Grondgebruikbeplanning, 2023, vir die ondervoorsiening van parkeerplek op die perseel om 0 parkeerplekke toe te laat in plaas van 29 parkeerplekke op Erf 9474, Stellenbosch.

Kennis word hiermee gegee in terme van die voorskrifte 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, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: André Roux andre@arouxplanning.co.za. Deur 'n beswaar, kommentaar of verdoel 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 vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **24 Julie 2024**.

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.

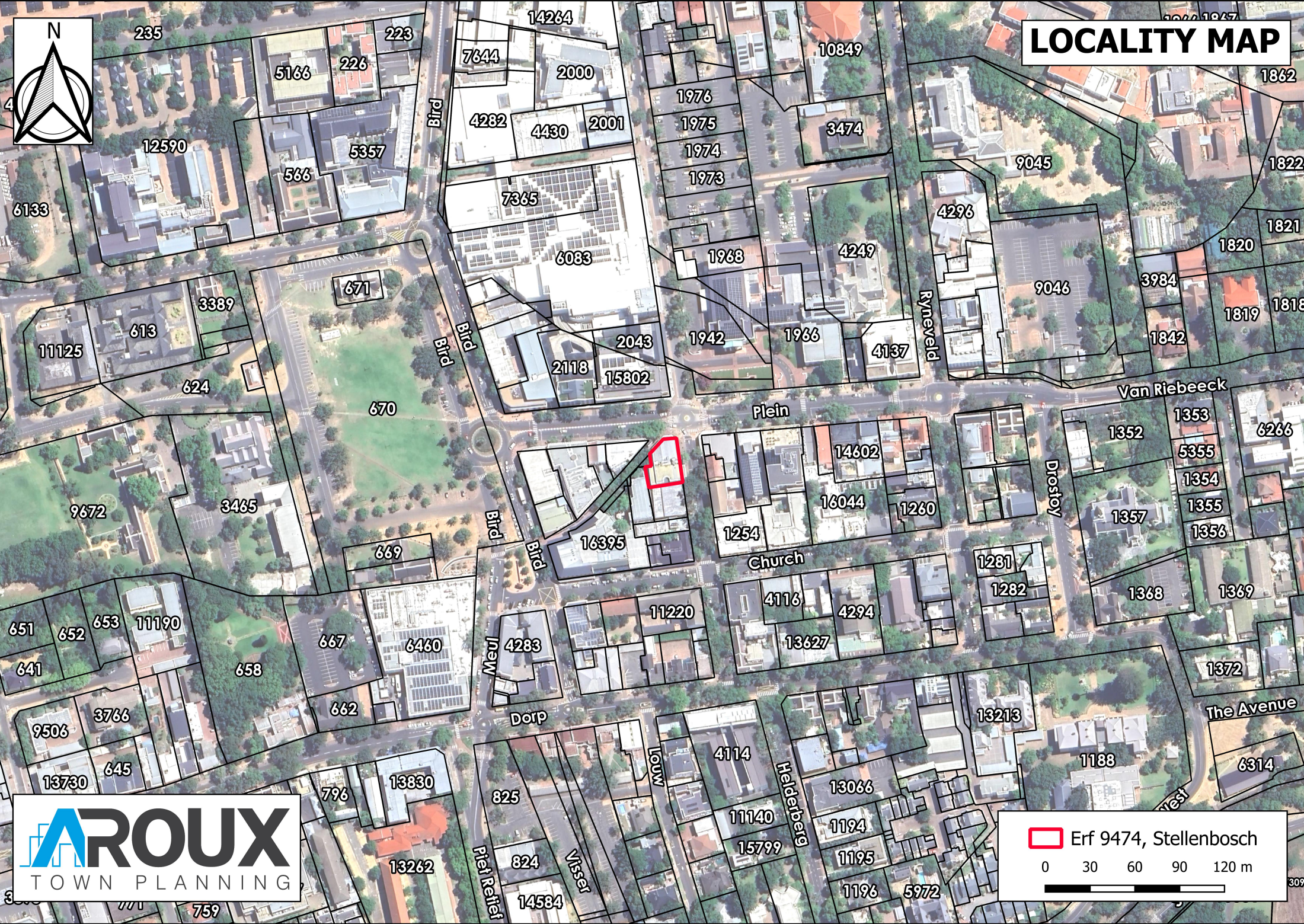
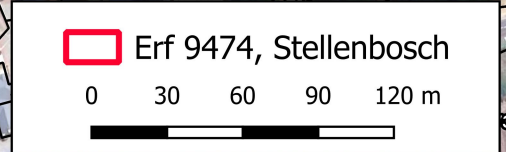
Die uwe

André Roux

ARoux Town Planning



LOCALITY MAP



EXECUTIVE SUMMARY

THE APPLICATION

Application is hereby made for the following in terms of the Stellenbosch Municipality Land Use Planning By-Law (2015), in respect of Erf 9474, Stellenbosch:

- Council's Consent to permit a Commercial Gym (within 1st floor of existing building)
- Permanent departure to permit no off-street parking

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

Table I – Summary of Property and Application Details			
Property Description	Erf 9474, Stellenbosch		
Property Address	29 Plein Str, Stellenbosch		
Registered Owner	First National Bank of Southern Africa LTD		
Applicant	ARoux Town Planning		
Property Extent	601m ²		
Current Zoning	Mixed-Use Zone		
Overlay Zone	Stellenbosch Urban Conservation Overlay Zone (Heritage Core)		
Current Land Use	Offices		
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme By-Law (2019)		
Municipality	Stellenbosch Municipality		
Title Deed	T59433/1987	Title Deed Restrictions	No
Subject to SAHRA	Yes - Structure older than 60 years. Section 34 NHRA application has been submitted to HWC.		
Subject NEMA	No		
Proposed Development / Land Use	Commercial Gym within portion of existing building (first floor)		
Policy Compliant	Yes		

THE PROPOSAL

- Erf 9474, Stellenbosch ("the property") is situated on the corner of Plein and Andringa Streets within the Stellenbosch CBD area and contains an existing double-storey office building, known as the "First National Bank" building.
- It is proposed to establish a commercial gymnasium ("gym") within the first floor of the above-mentioned building. Only minor internal alterations on the first floor are required to accommodate the proposed gym facility.
- 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 made to the Municipality to permit the proposed gym.

- In addition, an application for a departure is also required to permit 0 off-street parking bays for the gym as the building covers the entire extent of the property.



Figure I – The layout of the proposed gym

MOTIVATION

- 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 Plein Street activity corridor, as encouraged by the Stellenbosch SDF.
- 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 commercial gym franchises within urban areas. The gym will not contain additional sports facilities such as a swimming pool, squash court, etc which many of the larger gyms have.
- The local area is a medium-density mixed-use environment, which contains a mix of offices, retail 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 CBD areas.
- The proposed gym will contribute positively to the functioning of the local urban environment 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.
- Only minor internal alterations are required to accommodate the proposed gym. No additions, additional structures or changes to the building façade are proposed.

- The concerned building is older than 60 years of age and is therefore protected by the National Heritage Resources Act (1999). An application for a Section 34 permit in terms of the aforementioned act has been submitted to Heritage Western Cape to permit the proposed alterations. The proposal will not result in a negative heritage impact as no changes are proposed to the building façade. The proposed internal alterations are relatively minor and will not affect the heritage integrity of the building.
- The proposed gym will not result in a higher demand for municipal services in comparison to other land uses permitted in the Mixed-Use Zoning, such as offices, flats, hotel, etc. The property has existing service infrastructure connections and no upgrades to municipal service infrastructure are required to accommodate the proposed gym. There will therefore not be any impact on municipal engineering services.
- The proposed parking departure is desirable as the proposed gym will replace existing office space, with no off-street parking currently being provided for the office building. The proposed gym is expected to be mostly utilized by university students, residents in the local area and people working at the surrounding commercial properties. It is therefore expected that most visitors to the gym will walk to the property or utilize NMT. Note that additional provision will be made for bicycle storage at the gym.
- Visitors that do use private vehicles can make use of the surrounding on-street parking opportunities as is the case for the existing offices in this building. Additional parking opportunities are also available within various paid parking areas in the vicinity of the property. It should also be noted that visitors to the gym will be spread out during the day as members will visit the facility at different times, especially students. This will ensure that parking demand is lower during peak parking hours (general office hours) compared to offices (which is the existing land use right).

CONCLUSION

ARoux Town Planning recommends that this application for Council's Consent for a commercial gymnasium and a permanent departure to permit 0 off-street parking on Erf 9474, Stellenbosch be considered for approval.

VERSION: EVO 3.2

CONSULTANT'S DETAILS:

DESIGN ORIENTATED TEAM

The logo for the design orientated team, featuring the word "dot" in white lowercase letters on a red circular background, with "design orientated team" in smaller white lowercase letters below it.

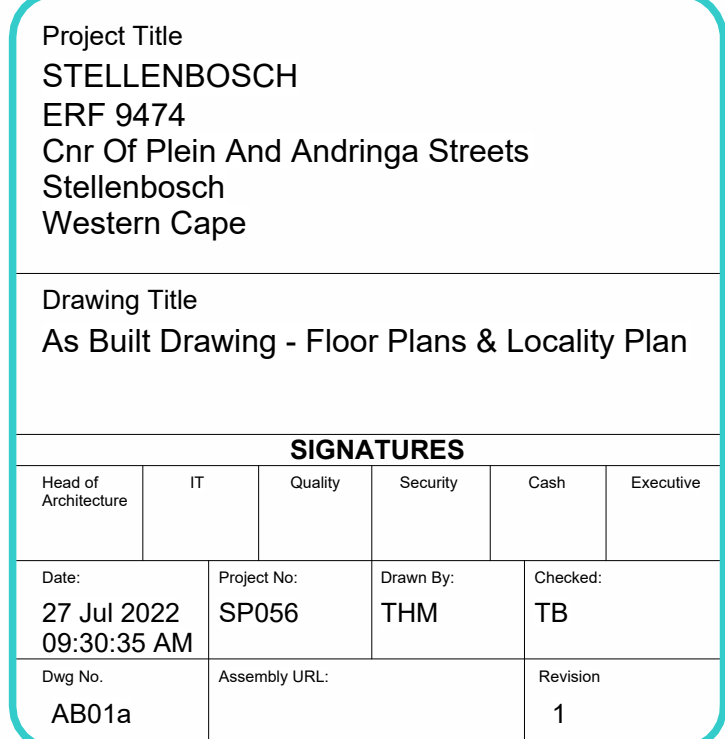
21 ORANGE ROAD
CORNER THE AVENUE
ORCHARDS

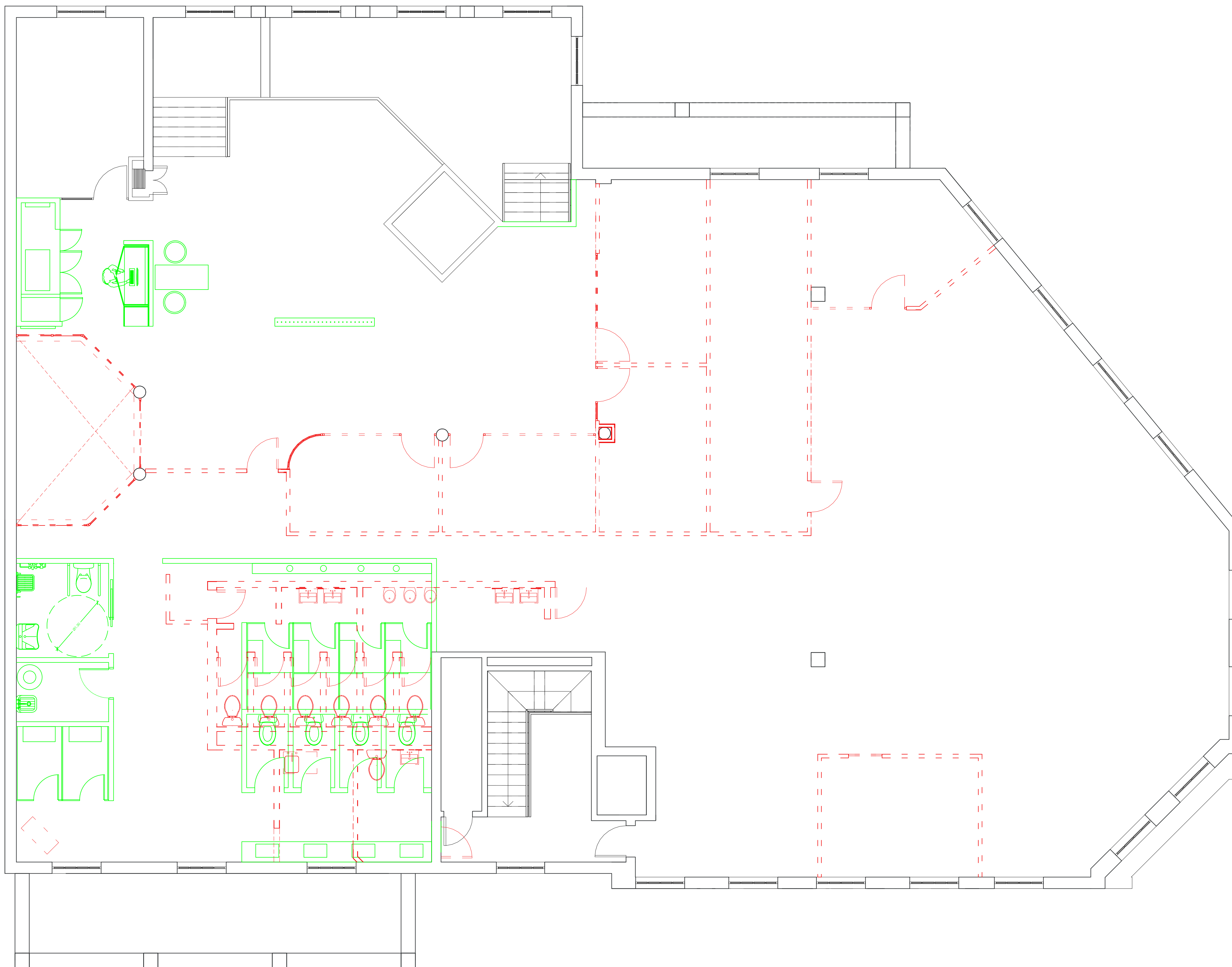
EMAIL: dot@dot01.co.za
TEL: (011) 640 5712
FAX: 086 242 4943

FIRST FLOOR AREA	481.74 m²
BOARDED UP AREA	m²
COMMON ENTRANCE AREA	34.12 m²
FNB TOTAL OCCUPIED AREA	m²
NO. OF STAFF	

SIGNATURE APPROVED BY FNB:

LANDLORD SIGNATURE IF APPLICABLE:





REMAINED REMOVED ADDED

Client



Brand



livit

Revisions

Rev	Hej	Rev details	Rev By	Date

Notes

Anytime Fitness

Drawing:

Existing, demolition & new

Location

ERF 9474, Cnr Of Plein And Andringa
Streets, Stellenbosch, Western Cape,
SOUTH AFRICA

Scale

1:50 A1

Date

SEP 2023

Project code

2023-AF364

Drawing number:

TF01-b

