

EXECUTIVE SUMMARY

APPLICATION FOR SUBDIVISION, REZONING AND PERMISSION IN TERMS OF THE RURAL CONSERVATION OVERLAY ZONE ON FARM NO. 1194/8, PAARL

The Pnielse Onderlinge Samewerking Vereniging, owners of Portion 8 of the Farm De Goede Hoop No. 1194, Pniel (hereinafter referred to as the property), wishes to re-develop their property, in accordance with municipal planning policy and guidelines.

This office has subsequently been appointed to apply to the Stellenbosch Municipality and all other relevant decision-making authorities for the necessary land use planning approvals which would allow for the establishment of a HealthPlus clinic, as described in the chapters below.

In particular, application has been made in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the following on Farm No. 74/13, Stellenbosch Division:

1. Subdivision of the property into 3 portions and a remainder, in terms of Section 15(2)(d) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the subdivision of the property into 3 portions and remainder, namely:
 - Portion 1 ($\pm 1002\text{m}^2$)
 - Portion 2 ($\pm 1053\text{m}^2$)
 - Portion 3 ($\pm 364\text{m}^2$)
 - Remainder of Farm No. 1194/8 (1083m^2).
2. Rezoning of the property to Subdivisional Area in terms of Section 15(2)(a) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the following:
 - a) Portion 1 from Community Zone (Restricted to Place of Assembly – Community Hall) to Public Roads and Parking Zone.
 - b) Portion 2 from Community Zone (Restricted to Place of Assembly – Community Hall) to Local Business Zone.
 - c) Portion 3 from Community Zone (Restricted to Place of Assembly – Community Hall) to Public Roads and Parking Zone; and
 - d) Remainder of Farm No. 1194/8 from Community Zone (Restricted to Place of Assembly – Community Hall) to Community Zone (Restricted to Place of Assembly – Community Hall).
3. Subdivision of the property for the registration of a right of way servitude over Portion 2 in favour of the Remainder Farm No. 1194/8 in terms of Section 15(2)(d) of the Stellenbosch Municipality Land Use Planning By-Law, 2023.
4. A permission to construct a new building in the Rural Conservation Overlay Zone of the Dwars River Valley in terms of Section 15(2)(l) of the Stellenbosch Municipality Land Use Planning By-Law, 2023.



1 LOCATION AND CONTEXT

The property is situated in the Stellenbosch Municipality in the hamlet of Pniel. The property is registered as No. 2 old Main Road, Pniel and is located within the designated Urban Edge of Pniel in the Dwarsrivier Valley. The property is situated on an 'island' created when Main Road (R310) was realigned. The realignment was intended to allow for an adequate road reserve for the R310 and to allow for free-flowing traffic through the village of Pniel. Previously, the old Main Road had to contend with carriageway crossings directly on the road as several residential dwellings are located to the south of said road.

The subject property, and the existing building, which is accommodated on the same, is the only property on the 'island' which is bordered by the new alignment of the R310 (Main Road) to the north and the old Main Road to the South. The existing building is named the '*Lugie Saal*', which is currently used as a community hall and consulting rooms.

Along the northern boundary of the property is a stormwater channel which runs beneath the R310 from west to east. The proposal will not impact on the stormwater channel or associated infrastructure.

Several mature oak trees are present along the southern and eastern boundaries of the site. Two mature pine trees are also present along the southern boundary while a loquat tree is present east of the existing building. The trees have been retained to the extent possible in the proposed layout of the new development.

Access to the property is currently obtained via two entrances to the property off old Main Road to the south. A new dedicated entrance will be created for the proposed development in the far east of the property.



Figure 1: Detail site context in relation to its surroundings.

The figure above illustrates the site detail including the portion proclaimed for the realigned R310. In this regard, the new road fence which demarcates the new road reserve, has been installed approximately 1.5m from the existing community hall. It is also to be noted how the southern (street) boundary extends into the road area of Main Road.

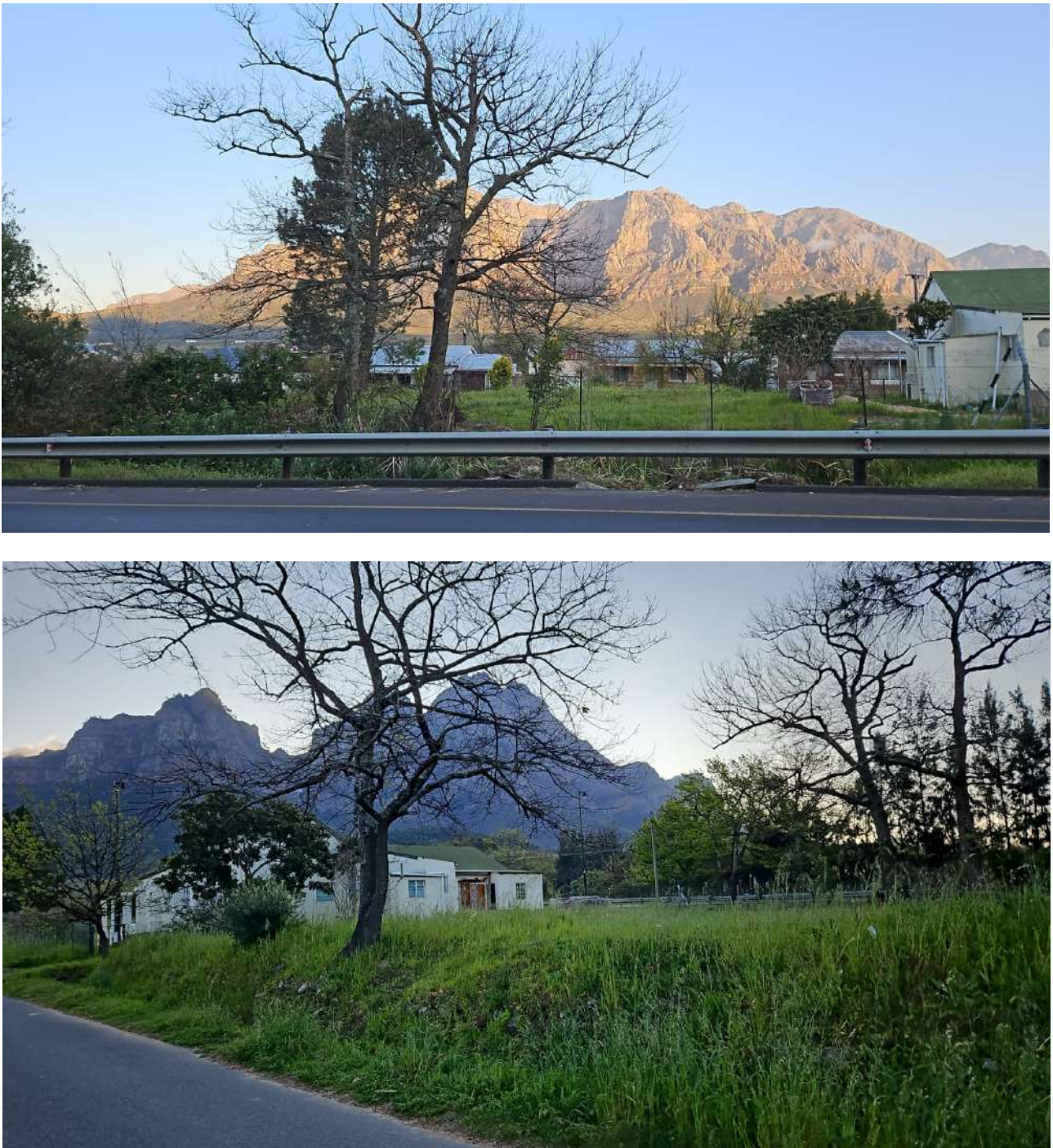


Figure 2: The project site next to the Lugie Saal building from the north (top) and east (bottom).

2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The property details as per the title deed and municipal records are summarised in the table below.

PROPERTY DESCRIPTION	SIZE	ZONING	TITLE DEED	OWNER
Portion 8 of the Farm De Goede Hoop No. 1194 in the Division Paarl	0.42ha	Community Zone	T4964/1895	Pnielse Onderlinge Samewerking Vereniging

The title deed notes that there are no restrictive title deed conditions that would prevent the establishment of the proposed development as envisaged.

The property is zoned *Community Zone*, in terms of the Stellenbosch Municipality: Zoning Scheme By-Law, 2023. This zoning does not allow for the envisaged development, hence, the need for this subdivision and rezoning application in terms of the Stellenbosch Municipality Land Use Planning By-Law, 2023.

The property is also located in the Dwars River Valley *Rural Conservation Overlay Zone* which imposes additional development parameters to the property. The development parameters, which apply to the property, as well as the compliance of the development proposal therewith, are put forward in the table below.

PARAMETER	ZONING SCHEME BY-LAW	PROPOSAL
Zoning	Local Business Zone	...
Primary Use	<ul style="list-style-type: none"> • Business premises (incl. shop, market, restaurant, offices) • Clinic • Flats • Medical consulting rooms • Public parking area • Private road • Occasional use 	<ul style="list-style-type: none"> • Offices • Medical consulting rooms
Street boundary building lines	2.0m	7.0m
R310 boundary building line (proclaimed road)	5.0m	5.6m
Common boundary building lines	3.0m (1.0m with neighbour's consent)	3.5m (west) 3.0m (north-east)
Coverage	75%	22.3%
Height	3 storeys	1 Storey
Parking	<u>Medical consulting rooms:</u> 6 bays/100m ² GLA	235m ² GLA Required: 14 Provided: 15

3 DESCRIPTION OF ACTIVITY

It is proposed that the property be developed as a HealthPlus clinic. HealthPlus currently operates a similar facility from the Paarl Medicentre. The clinic aims to be a beacon of holistic healing and patient-centered care. HealthPlus envisions providing personalized treatment plans that address not only the immediate symptoms but also the underlying causes of sports injuries, joint pain, nutrition, weight control, sports performance, and other related health issues.

The new facility will comprise consulting rooms, offices, rehabilitation and recovery areas, a pharmacy, and back-of-house facilities. The completed building will be L-shaped with the entrance orientated towards the northeast to be visible to users of the R310. The building will be set back slightly from the southern (street)

boundary to provide a green street interface and to align the proposed building with the adjacent Logie Saal on the Remainder.

Access to the facility will be directly off the old Main Road. Provision is made for a primary access point approximately 35m northeast of the existing entrance to the community hall on the property. A secondary access point is to be established along the western boundary of the new property, between the existing community hall and the new facility. This access will lead to a secure parking area at the back of the property, which will mostly be used by staff members. The primary entrance will lead to a parking area with 7 parking bays in front of the entrance to the building. A further 2 off-street parking bays will be provided outside of the secure area, yet still within the boundaries of the property.

In order to reduce the visual impact of the building, several new trees will be planted along the street boundary.

The extent of the new building complex will be as follows:

- The floor area of the building will be 235m².
- The total coverage of the new buildings will be in the order of 22.3%.
- The facility will be single storey.
- All parking will be at grade. A total of 15 parking bays will be provided at 6 bays/100m² GLA.



Figure 3: Architectural render of the proposed completed HealthPlus facility in context of its surroundings.

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

- a) The proposal is consistent with the Stellenbosch Municipal Spatial Development Framework and applicable policies of the municipality. In particular, the proposal is consistent with the principles of the Stellenbosch Conservation Strategy.
- b) The subject property is located within the urban edge and will strengthen the nodal character of Pniel.
- c) The proposed development is not regarded to be out of scale or character with its surroundings.
- d) The proposal will contribute to the creation of economic growth and job creation.