



"People at the centre of Development"

LAND USE PLANNING ASSESSMENT REPORT (In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)
APPLICATION: REZONING OF ERF 2110, ROBERTSON FROM SINGLE RESIDENTIAL ZONE I TO BUSINESS ZONE IV

Reference number	15/4/9/7	Application submission date	30-6-2025	Date report finalised	24-2-2026
Due date for comments / Date of last comments or information received					11-11-2025

PART A: AUTHOR DETAILS

First name(s) & Surname	Jack van Zyl
Job title	Senior Town Planner
SACPLAN registration number	A/1170/2000

PART B: PROPERTY DETAILS

Property description (in accordance with Title Deed)	Erf 2110						
Physical address	13 Goedehoop Avenue			Town	Robertson		
Current zoning	Single Residential zone I	Extent	1182m²	Are there existing buildings on the property?	Y	N	
Applicable zoning scheme	Langeberg Municipality Integrated Zoning Scheme, 2018						
Current land use	Dwelling house			Title Deed number & date	T31606 / 1971		
Any restrictive title conditions applicable	Y	N	If Yes, list condition number(s)				

Any third party conditions applicable?	Y	N	If Yes, specify	
Any unauthorised land use/building work	Y	N	If Yes, explain	

PART C: APPLICATION DESCRIPTION

Application in terms of Section 15 of the Langeberg Municipality: Land Use Planning By-law, 2015 for the rezoning of Erf 2110, Robertson from Single residential zone I to Business zone IV.

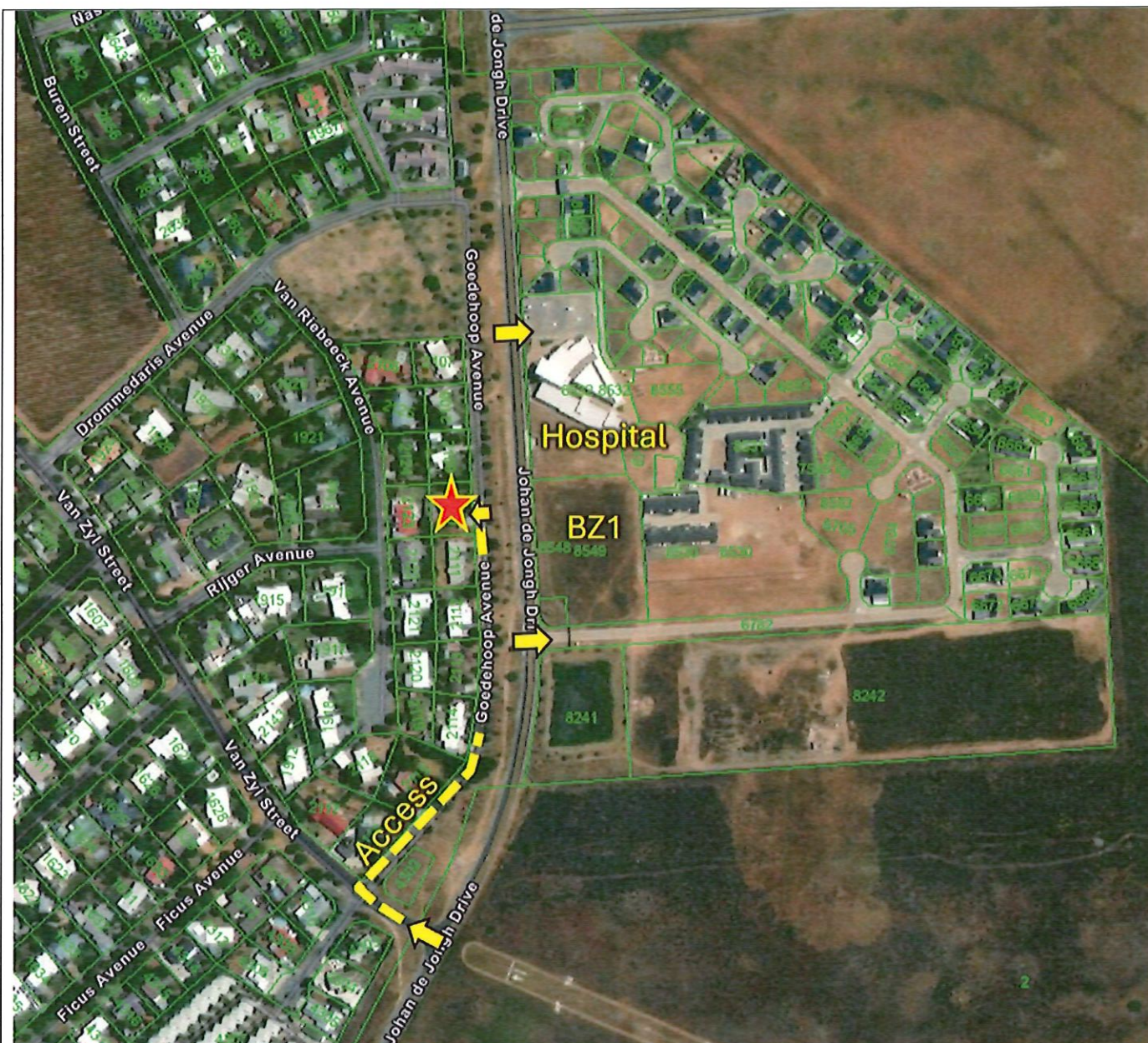
PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION

The applicant property is a single residential erf with an existing dwelling house with a floor area of $\pm 285\text{m}^2$, which is situated in the middle of the property. The property is located on Goedehoop Avenue, which runs parallel with Johan de Jong Drive, a major distributor road in Robertson. Goedehoop Avenue obtains access from Johan de Jong Drive via Van Zyl Street and Geelhout Avenue, some 350m to the south of the applicant property. The Carewell Private Hospital is located diagonally across Johan de Jong Avenue.

The proposal is to convert the existing dwelling into offices. The intention is to use the offices for medical consulting rooms for a variety of medical professions, but to still have the option to use it for other purposes such as professional-, clerical- and financial offices.

The applicant motivates the application on the following grounds:

1. Adheres to SPLUMA and LUPA development principles:
 - Spatial justice: Providing a range of medical services in one location to surrounding community
 - Spatial sustainability and – efficiency: Existing house can easily be converted into 7 offices and supporting facilities; no additional municipal services required; low traffic impact.
 - Spatial resilience: Except for the additional parking, the character of the building will remain as is.
2. Will provide in the need for medical facilities in the area in a location where it will serve as an extension to the nearby Carewell Hospital.
3. Desirable location:
 - Visible from Johan de Jong Drive
 - Easily accessible from Robertson traffic circle (on the R60)
 - On periphery of town, with no residential properties across the street.
 - Only 2 direct neighbours
 - In character with mixed land uses across Johan de Jong Drive, which include medical offices.
4. Character and impacts:
 - House structure remains intact
 - Half of garden to be retained
 - Structure is positioned in centre of erf, with no encroachment of building lines
 - Low impact use, with no noise or smells.
 - Visual impacts mitigated by existing 1.8m high walls on rear and side boundaries
 - Adequate parking provided so that no street parking will occur. Separate access and parking for staff and visitors.
5. Only existing services will be utilised



PART E: SUMMARY OF PUBLIC PARTICIPATION

Public participation required in terms of Sections 45- 49 of the By-law?

Y

N

Where participation is required, state method of advertising

Press

Notices

Ward Councilor

Other

PART F: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION (if applicable)

The objections were received from the following:

1. M Kruger (7 Goedehoop Ave) [initially co-signed by L Jonas (5 Goedehoop Ave) and L Labuschagne (1 Goedehoop Ave), but later retracted by them]

2. E Vosloo (11 Van Riebeeck Ave)
3. D van Schalkwyk (Van Riebeeck Ave)
4. Nearby resident who has given their name, but wishes to remain anonymous to the applicant [received on 28 September 2025, 7 days after the closing date for objections]

The objections and the applicant's response to them are summarized below:

Objection	Applicant's response
<u>Ownership</u> Uncertainty about who owns the property and whether the current owner had the authority to apply. It seems that the application was submitted by the previous owner, but transferred immediately after submission, before the municipality advertised it.	The property was sold and transferred after the rezoning application was submitted. The application is for a change of land use, and the ownership should not matter,
<u>Legal requirements not met</u> Certain works on the property have already commenced	Only works pertaining to a Dwelling house (the primary use right in terms of the current zoning) have commenced. An architect has been appointed.
<u>Compatibility with land uses</u> Business zoning/use in single residential neighbourhood is inappropriate.	Small offices are allowed under the definition of a Dwelling house in the zoning scheme in the form of a Home occupation and is therefore regarded as compatible with residential areas. Although the whole house will be used (in stead of a limited area for a Home occupation), the structure of the existing house will remain as is, with the only impact being the two parking areas (5 bays and 2 bays in front) where patients will park. Object of BZ4 (offices) is to provide an intermediate zone that may act as a buffer between high/medium business zones and residential zones.
<u>Character of neighbourhood</u> Character of neighbourhood will be completely changed in terms of visual impact, presence of a business among dwellings, parking area and traffic.	Offices will not change the character of the neighbourhood, because it will appear similar to other houses in Goedehoop Ave., with the only difference being the parking area. Location on the edge of the neighbourhood and next to Johan de Jong Drive and opposite the Carewell Hospital should be taken into account.
<u>Parking and traffic</u> Demand will be significant and will change the character of the neighbourhood. Residences along the whole street will be affected by an increase in traffic. There is not enough provision for parking, which will inevitably lead to street parking, even on both sides of the street. The increased traffic will impact on the safety of residents – including young children - who regularly enjoy walking, jogging or cycling along Goedehoop Ave. or using the play park and open space on the corner of Goedehoop - and Drommedaris Avenues	Parking will be provided in accordance with the zoning scheme requirements. For admin/professional offices, 7 persons with 7 vehicles plus an extra visitor or 2 will be parked on site during normal working hours with no disruptions or loud noise after hours, as the case may be for residential uses. For medical services, there may be less medical professionals than the number of rooms, plus approximately 5 patients at any one time. The movement of these people will have a limited impact on the street, as they will all park on site. The 1.8m high boundary wall will ensure privacy and mitigate noise. Admin/professional offices will generate 6-7 trips in the morning and afternoon. Medical services will generate traffic throughout

	the day. The additional traffic generated by the proposed offices will not make a big difference to the existing traffic in Goedehoop Avenue. Traffic on this street is already being generated by the public park and group housing development on the corner of Goedehoop and Drommedaris Ave. as well as by residents of the neighbourhood to the north of the applicant property in order to access Van Zyl Street on their way to the Checkers Mall and traffic circle and beyond.
<u>Need</u> The need for medical rooms in this location is questioned. There are other available offices elsewhere in Robertson and particularly at the Carewell Hospital.	No other suitable facility could be found in Robertson where doctors and other practitioners can share a combined facility that will also be accessible after hours.
<u>Precedent</u> Allowing this business will create a precedent for other businesses in the affected neighbourhood, which will compromise the single residential neighbourhood even further. Objector refers to 4 other businesses that have been allowed or are being operated illegally in the neighbourhood (not Goedemoed Ave.), which are impacting negatively on the	Offices will not create a precedent due to the favourable site-specific circumstances that enable it to be used as offices, e.g. layout of house, adequate space for parking.
<u>Property values</u> May negatively affect property values in the neighbourhood	Offices will rather add to the value of the area.
<u>Services</u> The use of residential erven for business purposes puts additional pressure on municipal services than originally intended and designed for.	No additional services are required.

PART G: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS (if applicable)

Name	Comments
Civil Engineering Services	Geen beswaar, op voorwaarde dat: 1. Die bestaande water en rioolaansluiting behoue sal bly 2. Dit die verantwoordelikheid van die ontwikkelaar is om te voldoen aan die brandvereistes. 3. Die koste van die addisionele toegang is vir die rekening van die aansoeker. 4. 'n Volledige stormwaterplan moet voorsien word vir goedkeuring.
Building Control	1. Any new structures or changes to existing structures must undergo thorough inspections to ensure compliance with structural integrity and safety requirements. 2. Proposed changes must align with the accessibility requirements outlined in the NBR, ensuring equitable access for all as necessary. 3. Fire safety measures and systems must meet or exceed the standards set by the NBR to ensure safety of occupants.

	4. Before any commencement of building work, alterations to existing buildings and/or usage change of existing buildings, building plans must be submitted to and approved by Langeberg Municipality's Building Control Section, prior to construction as applicable. Any illegal structures will need to be retrofitted to comply with the requirements of the NBR or be demolished. This recommendation does not endorse any illegal structures on the property. The above includes both proposed new building work and "as-built" building work and where the use of a building is changed. ..
Traffic Services	The minimum required parking space per office needs to be supplied as per the Langeberg Municipality's Integrated zoning scheme (off-street parking requirements). The surrounding public environment that is a residential area must be taken into consideration.
Electrical Engineering Services	1. Currently no additional or new electrical capacity is available for the erf due to Eskom constraints. 2. Should electrical capacity become available, the Bulk services and connection costs will become applicable [<i>presumably only if/when the connection needs to be enlarged</i>]. 3. All alternative electrical installations (UPS, Solar PV, LV Standby generator) to obtain written permission before installation.
Ward Councillor	After visiting the applicable area, considering what it will be used for, and taking note of the surrounding area, my opinion is that this rezoning will not work in the specific area.
Cape Winelands District Municipality: Environmental Health	1. No objection, subject to approval from Langeberg Municipality regarding the provision of basic services. 2. Provision of meals and the sale of foodstuffs will require a Certificate of Acceptability with adherence to Regulation 5 & 6 of GNR 638 of 22 June 2018 (Regulation governing general hygiene requirements for food premises, the transportation of food, and related matters, promulgated in terms of the Foodstuffs, Cosmetics & Disinfectants Act 54 of 1972, as amended). 3. The storage, removal and disposal of medical waste must comply with the National Environmental Management: Waste Act (Act 59 of 2008) and all applicable healthcare risk waste regulations in South Africa. 4. The premises must comply with the requirements of CWDM Health By-laws, Gazette of 15 February 2010 and make sure any activity taking place at Erf 2110, Robertson does not create any form of health nuisance.

PART H: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

DESIRABILITY

Alignment with the spatial plans

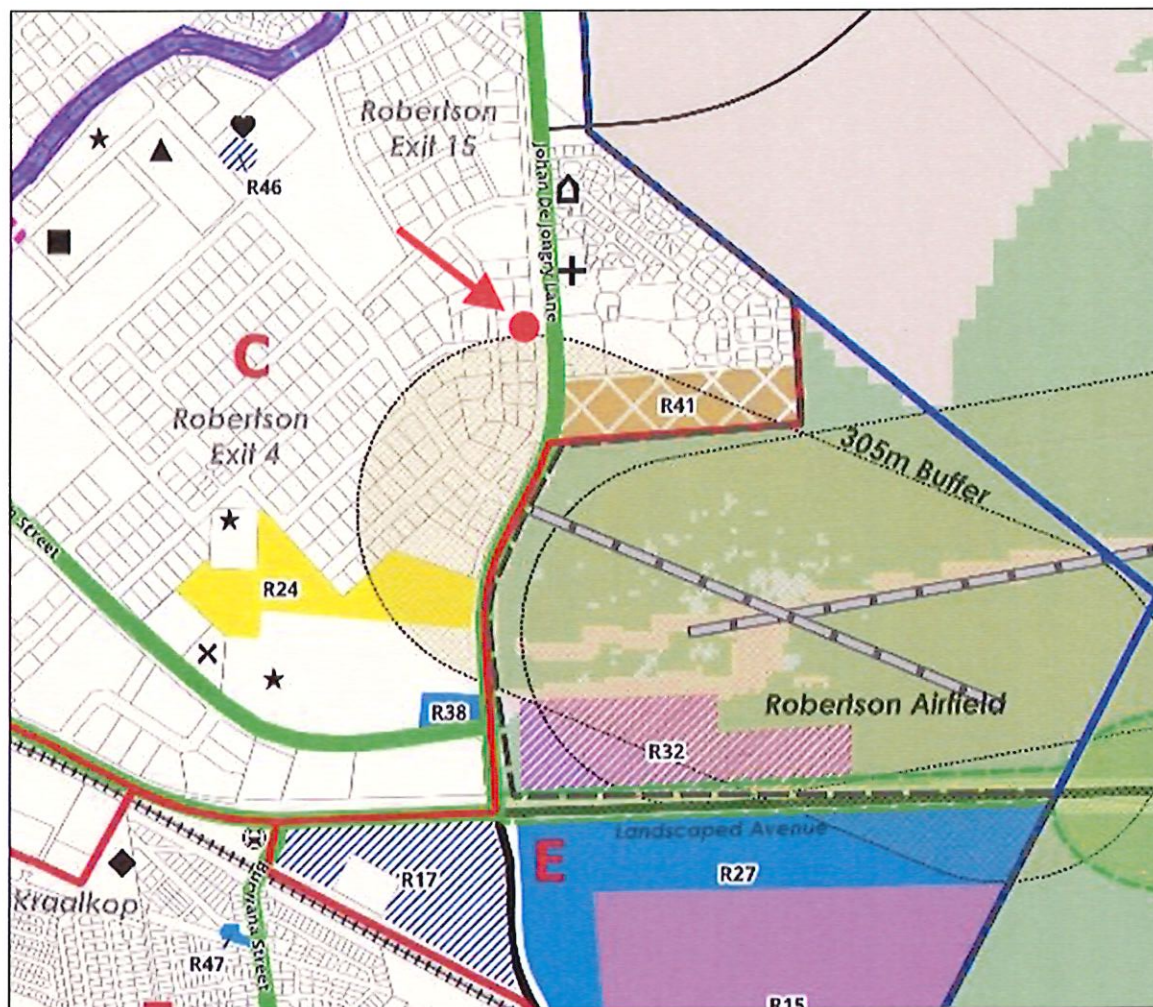
The Langeberg SDF does not make any specific land use proposals for the applicant property and surrounding neighbourhood. It demarcates precincts with common characteristics in each town and proposes certain potentially suitable land uses for each precinct. The applicant property is located in Robertson, Precinct C (see extract from SDF map and table below).

It terms of this SDF guideline, professional uses such as doctors, dentists and architects are regarded as potentially suitable in this precinct. However, the SDF also indicates that secondary business uses, including offices, are potentially suited only along activity streets and at identified nodes. The inference is that medical offices that operate within the constraints of a Home occupation as provided for in the zoning scheme (e.g. additional to a residential function, practised by the home occupant(s) and limited to 60m² maximum), is regarded as appropriate throughout residential neighbourhoods, but that medical- or other offices that fall outside the parameters of a Home occupation should be restricted to existing and proposed business nodes and activity streets.

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The SDF proposes that Johan de Jong Drive, which runs immediately east of – and parallel to Goedemoed Avenue be promoted as an activity street. [“Activity Street” is described in the SDF as: Streets or roads that have a higher level of vehicular, non-motorised and pedestrian traffic due to adjacent land uses, such as residential, recreation, education or entertainment activities]. Although the applicant property is very visible from Johan de Jong Drive (as pointed out by the applicant), it (and its surrounding residential area) does not obtain direct access from Johan de Jong Drive, but from Goedehoop Avenue. The latter functions as a lower order residential street and has limited access to Johan de Jong Drive. It is therefore considered to fall outside the intended activity street and any business node.

Accordingly, it is considered that the Langeberg SDF does not support the proposal and that it is in fact incompatible with the SDF proposals.



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SPATIAL DEVELOPMENT FRAMEWORK		Legend		INFRASTRUCTURE		SPATIAL PROPOSALS		Cemetery Expansion	
ROBERTSON SPATIAL PROPOSALS		BASE		⚡ Substations		🚶 Gateways		🏢 Business Node	
		— Cadastral		💧 Water Treatment Works		🌊 Proposed River MMPs		🏙 Central Business District	
PREPARED BY: C.K. RUMBOLL & PARTNERS TOWN & REGIONAL PLANNERS 16 RAINIER STREET , MALMESBURY		— Main Roads		🌊 Reservoirs		🛣 Activity Streets		🏭 Industrial	
		++++ Railways		🗑 Waste Water Treatment Works		🛤 Possible new road		🏠 Informal Residential	
DEMARCATION		📐 Urban Edge		🗑 Waste Transfer Site		🛤 Scenic Routes		🎓 Community and Educational Facility	
		🗑 Land Use Zones		📏 500m Buffer		🚚 Pick-Up & Drop off Points		🏠 Mixed-Use Development	
AREA: LANGEBERG MUNICIPALITY		🗑 Heritage Zones		🗑 Closed Landfill		🌳 Recreational Area		🌳 Public Open Space	
		📏 Airstrip 305m Buffer		🗑 Composting Facility		🌳 Small Scale Agriculture		🏠 Residential	
DATE: MAY 2025		📏 Urban Edge (MSDF 2015)				🌳 Alternative Energy		🏠 To Be Relocated	
						🚶 Rail Rejuvenation		🏭 Aero-Industrial	
N						🌳 Agri-Industry		🗑 Landfill Expansion	
						🏠 Approved Development, but vacant			

LAND USE PRECINCT PROPOSALS FOR ROBERTSON

Robertson has been divided into seven (7) precincts (areas with common characteristics) and the table below outlines potentially suitable land uses (and descriptions of these use at the end of this chapter) for every precinct.

ROBERTSON LAND USE PRECINCT		Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self-catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
C	Precinct C, Robertson Extensions, has a low to medium density residential character with opportunities for infill development and intensification. A mixed-use development industrial and a fire station satellite office support residential use.	X	X	X _{1,3}	X	X	X		X _{1,3}	X	X	X	X	X	
(1) Along activity streets (2) Only Service trades (3) At identified nodes (4) At identified main nodes		Business Uses e.g. Shop, supermarket and service station. Place of instruction e.g. Schools, Universities, Colleges. Professional Uses e.g. Doctors, dentists, architects. Secondary Business Uses allows for neighbourhood business e.g. Café, house shops, small shop & offices and home occupation. House taverns only to be allowed along activity streets in residential areas. Secondary Educational Uses e.g. Crèches/day care.													

Economic impact

The proposed development is not expected to have a significant economic impact on the precinct/neighbourhood/ settlement, because the existing dwellings will be used, with minor alterations. It will provide employment/business opportunities to a small number of individuals, but it can be argued that the creation of these employment/business opportunities is not dependent on the use of this specific site. An appropriately located alternative site could have achieved the same.

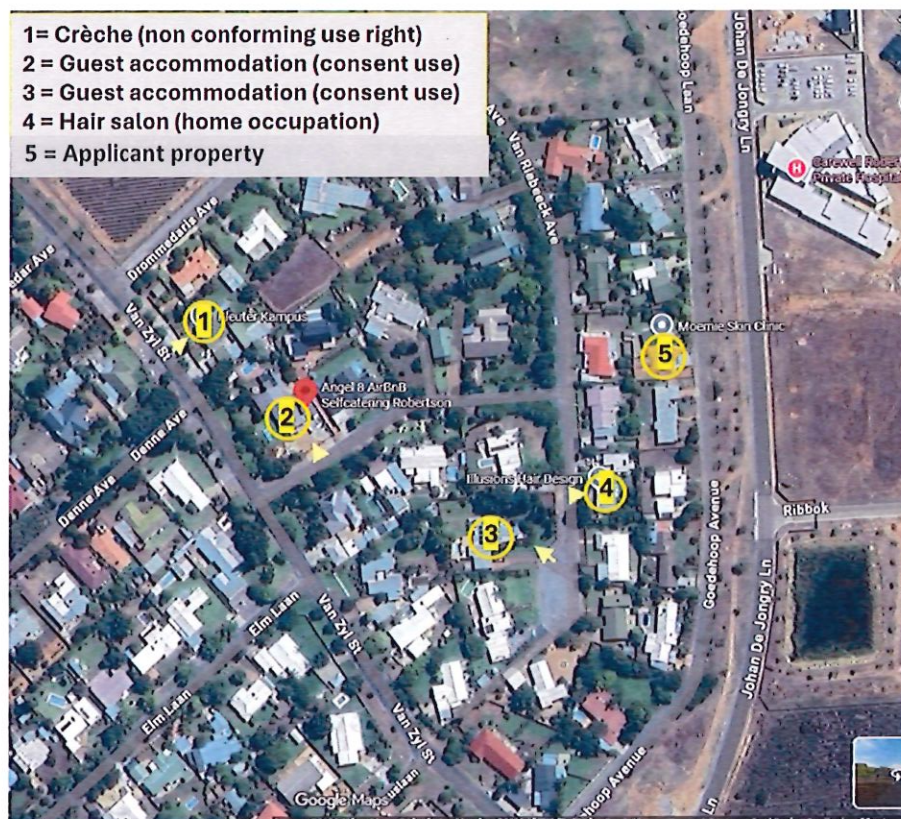
Scale of the capital investment:

The rezoning will not result in a significant capital investment, since the existing dwelling will be used, with little additional construction.

Compatibility with surrounding land uses and character of surrounding area.

The applicant property is situated in a predominantly low density single residential area. Although the applicant argues that it is on the edge of the neighbourhood and in the vicinity of the Carewell private hospital, there is a distinct difference between the two areas either side of this particular portion of Johan de Jong Drive. The existing non-residential uses in the affected residential neighbourhood consist of a Crèche (non-conforming use right), two guest houses (consent use) and a hair salon (home occupation), as indicated on the image below. Those are the only non-residential uses in the entire immediate neighbourhood of 41 residential properties.

The proposed use of the entire property for various medical functions or offices, with related parking areas, is not comparable in with the other mentioned non-residential uses in terms of the nature, - extent - and intensity the use and traffic generation. The proposed use is therefore considered to be incompatible with the surrounding land uses and character of the surrounding area.



Impact on the external engineering services:

The proposed use can be accommodated within the capacity of the current engineering services

Impact on heritage:

The applicant property and surrounding area falls outside of the identified heritage area of Robertson. The proposal is not expected to have any impact on heritage.

Traffic impacts, parking, access and other transport related considerations

Trip generation:

From the South African Trip Data Manual (TMH 17, Volume 1, Version 1.0, September 2012) it can be calculated that the proposed use as offices may result in a significant increase in the number of trips generated in comparison to a residential dwelling. Daily trips may increase from 4 to 24 per day for offices and to 157 per day for medical consulting rooms. The equivalent average hourly trip generation will increase from 0.9 trips to 6 trips for offices and 21 trips for medical rooms. Both morning and afternoon peak trips will increase in a similar way see calculation in the table below, based on a GLA of 285m² (Trip generation data attached in Annexure 5).

	Unit	No of units	Daily trips per unit	Daily total trips	Hourly trips per unit	Hourly total trips	AM peak trips	PM peak trips	
Residential	Dwelling	1	4	4	0.9	0.9	1	1	
Offices	100m ² GLA	2.85	8.5	24	2.12	6.0	6.0	6.0	
Medical consulting rooms	100m ² GLA	2.85	55.0	157	7.43	21.2	22.8	22.8	

Site access and parking

At 1 bay per 25m² GLA, the zoning scheme requires 11.4 on-site parking bays for the proposed office floor area of 285m². Accordingly, the site plan indicates 11 parking bays on the site. Site access is proposed via two separate access points, both of which conform to the zoning scheme requirements in this regard.

The zoning scheme requirement for medical consulting rooms is 4 bays per consulting room. The applicant did not provide the exact number of consulting rooms that will be operated. They only indicate that there will be 6-7 offices and that there will likely be less than 7 medical consulting rooms because some medical professionals may use more than one room (office). In terms of this, it seems that there may be at least 3 medical professionals (each using 2 or 3 offices), but there may also be up to 7. The related on-site parking requirement will therefore be between 12 and 28 parking bays. If the property is used for a variety of medical services as envisaged, the proposed 11 on-site parking bays will most likely be inadequate and lead to undesirable on-street parking.

Access

The applicant property does not have direct access from the main road network, but only from a lower order residential street. The expected increased vehicle volume from customers, staff, and commercial deliveries may therefore impact negatively on traffic flow, traffic safety, street parking and general functionality of the street.

Impact on the quality of life of the immediate and surrounding residents

There is a possibility that the proposed development will have a negative impact on the quality of life of the surrounding residents, mainly because it will not conform to the low density residential character of the area in terms of the type - and intensity of land use and the associated impact on traffic.

Cumulative impacts

Introducing a business zoning into this clearly defined residential neighbourhood on a site that has no unique characteristics (in terms of location, accessibility, size, form, function, use) will undoubtedly create a precedent for similar businesses in the area. This is expected to have an unacceptable cumulative impact on the neighbourhood.

Opportunity costs

The rezoning and conversion of the dwelling to offices will remove one residential opportunity from the limited available stock in Robertson. It will also theoretically retard the development of more suitable business zoned properties in Robertson, particularly the vacant land immediately south of the private hospital (erf 8549, zoned Business zone I).

PART I: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS (REFER TO ROR GUIDELINE)

N/A

PART J: RECOMMENDATION

That the application for rezoning of Erf 2110, Robertson be rejected in terms of Section 60 of the Langeberg Municipality: Land Use Planning Bylaw, 2015, for the following reasons:

REASONS FOR DECISION:

1. The proposal is not supported by, nor compatible with the Langeberg SDF, 2025, based on the following: The SDF precinct guidelines indicate that secondary business uses, including offices, are potentially suited only along activity streets and at identified nodes. The proposed use is regarded as such a secondary business use, as opposed to a professional use that can be operated within the constraints of a Home occupation as provided for in the zoning scheme. The applicant site is not located within any existing or proposed business node or activity street.
2. The proposed use is deemed incompatible with the surrounding land uses and low density single residential character of the surrounding area.
3. The proposed development will generate considerably more traffic than the current dwelling house, which may impact negatively on traffic flow, traffic safety, street parking and general functionality of the affected lower order residential access street as well as the residential character and function of the surrounding area.
4. Introducing a business zoning into this clearly defined residential neighbourhood on a site that has no unique characteristics (in terms of location, accessibility, size, form, function, use) will create a precedent for similar businesses in the area, which is expected to have an unacceptable cumulative impact on the neighbourhood.
5. Introducing a business zoning into this clearly defined residential neighbourhood on a site that has no unique characteristics (in terms of location, accessibility, size, form, function, use) will undoubtedly create a precedent for similar businesses in the area. This is expected to have an unacceptable cumulative impact on the residential character and - functioning of the affected neighbourhood.

PART K: ANNEXURES

- Annexure 1: Location and site plans
Annexure 2: Motivation report
Annexure 3: Objections
Annexure 4: Applicant's response to objections
Annexure 5: Extract from South African Trip Data Manual (TMH 17, Volume 1, Version 1.0, September 2012)

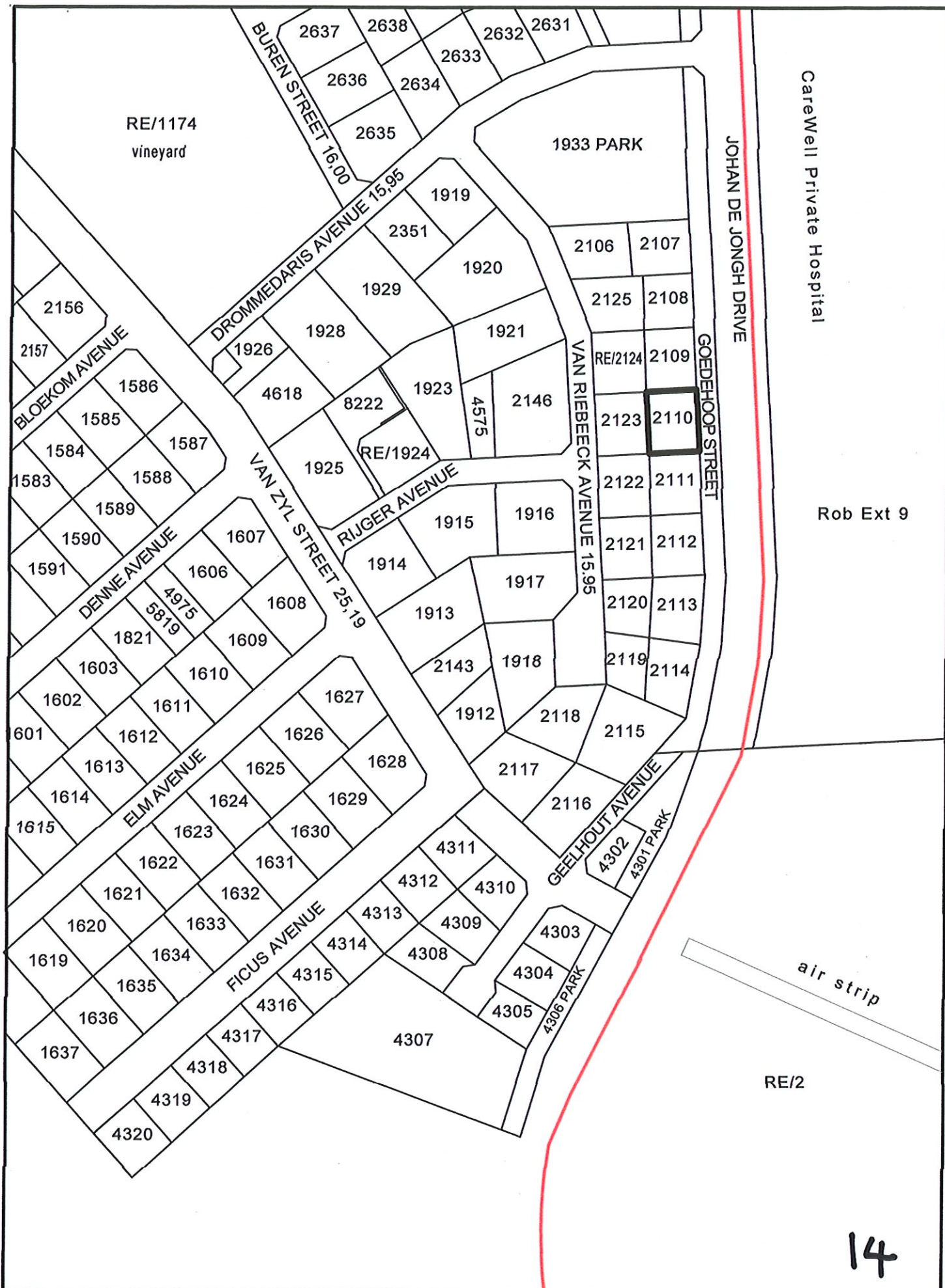
PART L: AUTHOR SIGNATURE

.....
J LE R VAN ZYL
SENIOR TOWN PLANNER
REGISTERED PROFESSIONAL PLANNER – NO. A/1170/2000

.....
DATE

11

Location and site plans



14

LOCATION PLAN: ERF 2110 ROBERTSON



SCALE 1:3000

UMSIZA
PLANNING
Town and Regional Planner

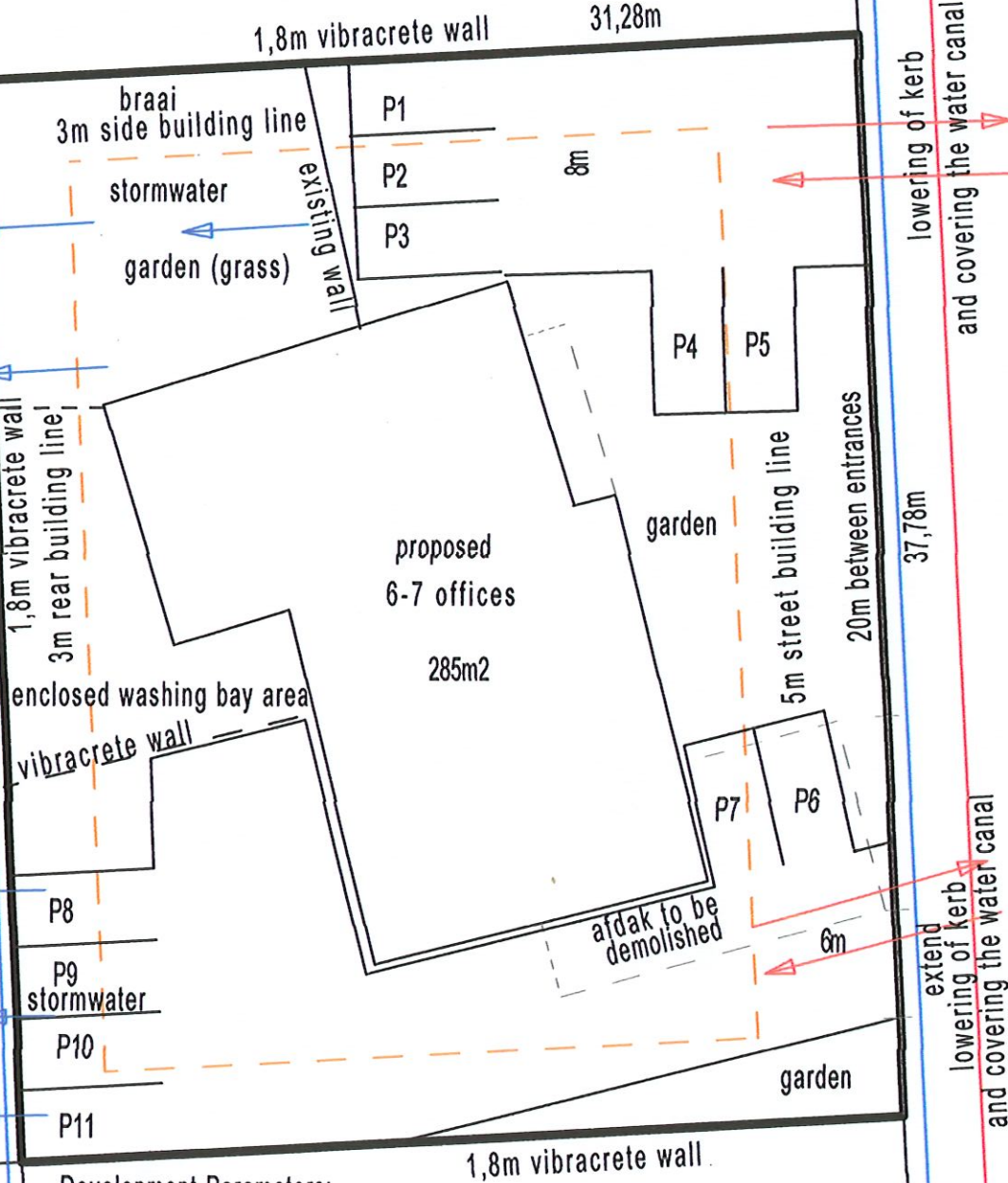
RE/2124

2109

2123

stormwater directed towards canal through 3 distributed openings in wall

leiwater canal



lowering of kerb and covering the water canal

37,78m

extend lowering of kerb and covering the water canal

GOEDEHOOP STREET

JOHAN DE JONGH DRIVE

2122

Development Parameters:

Coverage: $285m^2/1182m^2=24\%$

Floor factor: 0,24

Street centre line setback: 12,7m

Height: single storey/existing building

287m² GLA: 11 bays needed @ 4 bays/100 m² GLA

2111

1,8m vibracrete wall

SDP FOR ERF 2110 ROBERTSON: REZONING FROM SRZI TO BUSINESS ZONE IV (OFFICES)



SCALE 1:250

june 2025

UMSIZA
PLANNING
Town and Regional Planner

Plan: E2110Rob_rezoning

15

Motivation report

MOTIVATIONAL REPORT

APPLICATION FOR REZONING: ERF 2110 ROBERTSON Single Res Zone I to Business Zone IV (offices)

1. PURPOSE OF APPLICATION

According to Section 15(1) of the Langeberg Municipal Land Use Planning Bylaw of 2015, no person may commence land development without the approval of the Municipality. According to Section 15(2) the owner of land may apply to the Municipality for, *inter alia*, rezonings.

The new owner of Erf 2110 wants to get approval for changing the use of the existing dwelling house to administrative/clerical/financial /professional offices.

2. LOCALITY AND ACCESS TO ERF

Erf 2110 Robertson is located in the center of Goedehoop Street (running parallel with Johan de Jongh Drive) opposite one of the entrances to the CareWell Private Hospital / Extension 9 development in the south-eastern part of Robertson.

Vehicular access is obtained from Goedehoop Street.

3. CHARACTERISTICS OF SITE AND SURROUNDING AREA

Erf 2110 Robertson is 1182m² in extent and belongs to Andreas Gabriël Le Roux according to Deed of Transfer T31606/1971.

The property consists of an existing dwelling house of ±285m² that is located more or less in the center of the property.

A double afdak has been constructed before the single garage and has been extended towards the southern boundary.

The surrounding area is single residential in character.

Except for Extension 9 that has been included in the expansion of the urban edge to the eastern side and is still in the process of developing, this residential suburb is located on the outer eastern edge of Robertson. The CareWell Hosiptal is located 90m north-east of the application site, including various professional offices.

4. APPLICATION

Application is made in terms of Section 15(2)(a) of the Langeberg Municipal Land Use Planning Bylaw, 2015 for the rezoning of Erf 2110 Robertson from Single Residential Zone I to Business Zone IV (offices) in the existing dwelling structure ($\pm 285\text{m}^2$).

5. LANGEBERG MUNICIPALITY: INTEGRATED ZONING SCHEME BY-LAW, 2018

The Langeberg Municipality: Integrated Zoning Scheme By-Law makes provision for Business Zone IV with offices as primary use.

According to this document, "office" means property used for the conducting of an enterprise primarily concerned with administrative, clerical, financial or professional duties, and includes-

- (a) medical consulting rooms; and
- (b) a clinic.

The following applicable development parameters apply:

Floor factor: Max 1

Coverage: Max 60%

Street centre line setback: at least 6,5m from the centre line of the abutting street

Height: max 11m

Building lines:

- Street building line: 5m
- Side building lines: 3m

The existing carport/afdak will be demolished.

6. MOTIVATION

6.1 ADHERENCE TO DEVELOPMENT PRINCIPLES

Development principles are referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). Spatial justice, sustainability and resilience as well efficiency and good administration are met by the proposed application:

Spatial Justice:

The proposed offices will provide an opportunity for professionals to work together in a combined facility offering a variety of different skills / services to the surrounding community.

It is the intension of the new owner to use the offices as medical consulting rooms for a variety of medical professionals to provide a wide spectrum of medical consultations / services, all in support of each other.

Spatial Sustainability and Efficiency:

The layout of the existing house is ideal to be cost-effectively converted to six to seven offices and a reception and kitchen and ablution facilities.

No additional municipal services are required.

Although access is obtained from a lower order access road within a residential suburb, it is accessed from Johan de Jongh Drive via a 60m stretch in Van Zyl Street passing only six residential properties. In addition, the scale of the offices is small with a low traffic impact.

The offices will be visible, close and accessible from / to the Robertson traffic circle to serve the local as well as the wider market.

Spatial Resilience

Except for additional parking, the existing residential appearance and character will remain as the existing structure will be used with very little changes.

The small scale of the development will have a minor impact on the surrounding character/environment.

Good administration

This application for rezoning is done by means of an integrated approach between the new land owner, planning consultants and the administered authority (Municipality) and is guided by policies and legislation with inputs by all role players.

6.2 NEED AND DESIRABILITY

Need

The offices, especially the intended medical consulting rooms, will provide in a definite need and a one stop facility for locals and the wider community.

It is located opposite the CareWell Hospital and can be seen as an extension of medical services rendered.

Offices in general are a "soft" land use with low impacts and popular for also other professional/clerical/financial workers in more quiet and suburban areas when easy accessible and desirable.

Desirability

The conversion of the existing dwelling house within a single residential area will have a low impact on the surrounding area and will be desirable in this specific location:

Location:

- Very visible from Johan de Jongh Drive, that is a through-route to the northern suburbs of Robertson and access to Extension 9;
- Easy accessible from the Robertson traffic circle;
- Located on the periphery of town with no residential properties opposite Goedehoop Street;
- Only two direct neighbours, one on each side; and
- In character with mixed land uses opposite Goedehoop Street and Johan de Jongh Drive, including medical offices.

Character of property and impacts:

- House structure remains similar to be in character with surrounding area;
- Half of the front and back garden as well as washing bay area to be retained;

- The house / proposed offices are located in the center of the erf with no encroachment of building lines that will ensure low potential impact on the neighbours;
- *Low impact land use with no noise or smells;*
- Erf is secured with 1,8m high vibracrete walls on all three sides, mitigating most visual impacts;
- Adequate parking on site will be provided to ensure no parking in the street;
- Two separate parking areas – it is the intention that the existing entrance to the property will be used by office workers / professionals and that the other be used by patients / visitors / clients. The erf length is 37,78m and therefore qualifies for an additional carriageway crossing. The two entrances will be 20m apart; and.
- No departure from the development parameters.

Services:

- The structure is serviced by the existing municipal network and no additional services are required; and
- Any additional storm water caused by the parking areas will be absorbed by the existing back garden (northern half) and within the leiwater channel on the other side of the storm water;
- Provision will be made to lower the sidewalk kerb and cover the leiwater sloop along Goedehoop Street at the two combined entrances/exits.

7. CLOSURE / SUMMARY

The proposed offices are a low impact use within a residential area, and is desirable especially in this case due to the location and site specific circumstances.

It will provide in a need for a small scale multi-disciplinary office facility that can service the local and wider market.

The application is therefore both needed and desirable from a land use point of view.

Objections

PROPOSED REZONING: ERF 2110, GOEDEHOOPLAAN 13, ROBERTSON

10 September 2025

Dear Sir/Madam,

We, the undersigned, have received the Municipality's notice dated 15 August 2025 together with a motivational report in respect of the above.

At the outset, there appears to be confusion as to the details of the property and its owner seeking to be rezoned: Your Notice dated 15 August 2025 and the applicant's Motivational Report suggests that the "owners" of the property are "Andreas Gabriel Le Roux" holding the property according to Deed of Transfer T31606/1971. The Deeds Office records however, show that the property in question was transferred on 8 July 2025 and that a certain Trust is currently the owner of the property. The question thus arises as to whom is in fact applying for the proposed rezoning and whether such persons have/had the appropriate authority to do so? We believe that this aspect should be properly investigated and clarity obtained.

We in any event wish to object to the application and the effect thereof as allowing the application would be highly inappropriate and uncalled for, for what is in fact, a single residential neighbourhood but could now become industrial/business in nature if the application is allowed.

We reply *seriatim* to the paragraphs referred to in the motivational report:

1. PURPOSE OF APPLICATION:

We note that " no person may commence land development without the approval of the municipality" , yet at the time of replying to this application, we observe that certain works on the premises have already commenced as if permission has already been granted by the municipality in spite of the fact that objectors are entitled to object for **30 days after 15 August 2025** , in other words, by **14 September 2025**.

2. LOCALITY AND ACCESS TO ERF:

We have noted the locality and access.

3. CHARACTERISTICS OF SITE AND SURROUNDING AREA:

We have noted that the surrounding area is single residential in character and are of the opinion, and demand, that it stays as such. We are also aware that there are offices and Doctors rooms at Carewell which are currently vacant which would obviate the necessity (as applicants put it) to open medical rooms in a residential neighbourhood. There are also vacant offices/buildings in Robertson itself within a few kilometers of the proposed application .

4. APPLICATION:

We note the application but are opposed to it.

5. LANGEBERG MUNICIPALITY: INTERGRATED ZONING SCHEME BY-LAW, 2018:

It may well be that the Langeberg Municipality IZV by-law makes provision for business IV with offices as primary use but will, as we point out below be highly inappropriate in the specific circumstances. Furthermore, once such permission is granted it will not take very long before other, further applications in the same street will be brought changing the whole character of the street from one of residential to one of business/industrial.

6. MOTIVATION:

6.1 Adherence to development principles

It is denied that spatial justice, sustainability and resilience as well as efficiency and good administration are met by the proposed application – in fact it will change the entire character of the neighbourhood.

Spatial Justice:

There is nothing special about the applicant's house which "provides an opportunity for professionals to work together in a combined facility offering a variety of different skills / services to the surrounding community". In fact, they can do so in any other appropriate places and venues but not in residences. Furthermore, having regard to the intention of the owner it appears that at least 7 professionals and 7 clients/patients (including assistants and further waiting clients/patients) will be present at the rooms at any given time (at least 14 people) and that at least 14 motor vehicles will be in and around the area at any given time. This is now in a residential area. Having such a huge contingent of, patients, visitors etc from 08:00 – 18:00 per day will cause chaos.

Spatial Sustainability and Efficiency:

Whether the existing house is ideal to be cost-effectively converted is neither here nor there, what needs to be looked at is the fact that there will be traffic in the street for basically the whole day and despite what the applicants allege, namely that the scale of the offices is small with a low traffic impact, this is, with all respect, untenable and nonsensical.

Spatial Resilience:

We have already set out the probable issues relating to motor vehicles, clients etc and can with confidence say that the applicant's allegation that "appearance and character will remain as the existing structure will be used with very little changes" is simply untrue. The development will have a major impact on the surrounding character/environment as set out above.

6.2 NEED AND DESIRABILITY:*Need*

There really is nothing special and no specific need as to why the offices are required to be in a neighbourhood. As pointed out earlier, there are numerous medical consulting rooms which can be utilised anywhere in Robertson. There

is nothing special about the premises being opposite the Carewell facility. There are furthermore no special reasons as to why the doctor's rooms cannot be housed in the normal fashion in Robertson itself.

Desirability

The conversion of the existing dwelling house within a single residential area will have a huge impact on the surround area, the street and the security and danger of a steady stream of motor vehicles travelling to and fro in the street. Having regard to the above, it is actually irrelevant that "only two direct neighbours, one on each side" is a factor for allowing the Application– in fact each house in any street wheresoever situated, will always have two direct neighbours, one on each side. We do not understand the logic, neither do we understand what the relevance is of the periphery of town with no residential properties opposite Goedehoop Street.

We furthermore take issue that the property is low impact, will generate no noise or smells – there will at all times be at least 14 vehicles and not all of them are housed on the property. We furthermore take issue that there will be "no parking in the street"

7. CLOSURE / SUMMARY:

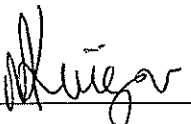
It has already been established that the proposed offices are anything but a low impact use and neither is it desirable – there is nothing special about the location and "site specific circumstances". Having regard to the second paragraph we point out respectfully that if there is a need for small scale multi-disciplinary office facility, these could be constructed or taken over at any place in Robertson which is appropriately zoned – namely for business purposes (because that is in essence what the proposed premises will be) and there is nothing special about the applicants' property.

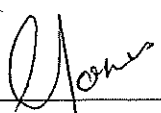
Goedehoop Street is also a very popular walking and jogging route for people in the neighbourhood, including families with small children who teach their children to ride their bicycles in the area, walking their dogs or spending time

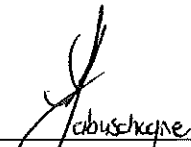
at the park situated at cnr of Goedehoop street and Drommedaris street. This proposed development will also have an impact on them.

Should consent be granted for the application it will without a doubt open the floodgates for any similar applications in the street , which applications will have to be granted and will not be able to be refused because if refused , such refusal will be regarded as irrational in terms of SA Law and will be open to review procedures by the Courts .

Kind Regards,


Mia Kruger, 7 Goedehoop laan, 082 490 6754


Lorna Jonas, 5 Goedehoop laan, 072 218 6418


Lizel Labuschagne signed on behalve of Francois Labuschagne (Husband),
1 Goedehoop laan, 082 578 3838

CONCLUDED -
SEE ATTACHMENTS

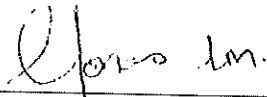
VOORGESTELDE HERSONERING : ERF 2110 ,GOEDEHOOP LAAN 13
,ROBERTSON

15 September 2025

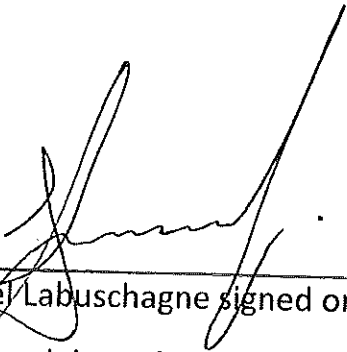
Geagte Mnr/Mev,

Hiermee bevestig ek dat ek my beswaar terugtrek wat ek geteken het op 10 September 2025 inverband met die hersoneringsaansoek van ERF 2110.

Groete



Lorna Jonas , 5 Goedehoop laan , 072 218 6418



Lize Labuschagne signed on behalve of Francois Labuschagne (Husband)

1 Goedehoop laan , 082 578 3838

REF:15/4/9/7

19/09/2025

AAN Die Munisipale Bestuurder

Langeberg Munisipaliteit

3 Piet Retief Straat

Montagu

VAN E Vosloo

Van Riebeeckstraat 11

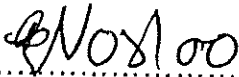
Robertson

Beswaar teen voorgenome Hersonerig van Erf 2110 , Robertson

1. Nie alle omliggende bure in Goedehoop Laan en Van Riebeecklaan is behoorlik kennis gegee van die voorgenome aansoek nie .
2. Dit blyk dat die aansoek onder die vorige eienaar se naam gebring is en dat die perseel reeds verkoop is toe die aansoek geadverteer is .
3. Die Munisipaliteit identifiseer die sentrale besigheidskern as die area vir kantoor/besigheidsontwikkeling .Die eiendom in geskil is in 'n primere residensiele buurt gesetel en kwalifiseer nie daarvoor nie .
4. Die eiendom is binne 'n stil residensiele area .As dit gehersoneer word , sal dit 'n magdom kommersiele verkeer , parkeringsaandrang ,geraas en visuele impak op die buurt veroorsaak en sal die gevestigde karakter daarvan beskadig.
5. As toestemming gegee word sal dit 'n uiters gevaarlike presedent veroorsaak vir verdere indringing en ongewenste oorskryding/encroachment van ander besighede in die woonbuurt.
6. Die voormelde sal 'n negatiewe impak veroorsaak op die stabiliteit , eiendomswaardes en die aard van die buurt .
7. Daar is reeds ander areas wat deur die munisipaliteit opsygesit is in die besigheidskern om besighede te bedryf .
8. Residensiele erwe wat in besigheidspersele omskep word plaas addisionele druk op munisipale dienste soos water , elektrisiteit en vullisverwydering as waarvoor die buurt oorspronklik ontwerp is .

9. Die voorgename hersonering is onversoenbaar met die omringende area en benadeel die regte van die omringende inwoners .
10. Die applikant se voorgename parkeerreelings is in elk geval onvoldoende en voertuie gaan noodgedwonge aan weerskante van die straat moet parkeer : dit sal veroorsaak dat bv noodvoertuie , brandweers ens. nie deur die straat sal kan beweeg nie (want die straat is nie daarvoor gebou nie) .
11. Daar is 'n parkie op die hoek van Goedehooplaan en Drommedarislaan wat tot gevolg het dat baie kinders daar speel en met hulle fietse deur die strate ry wat gevaarlik is as soveel ekstra voertuie (wat nie daar hoort nie) deur die strate beweeg .
12. Die voormelde is die eerste aansoek vir 'n VOLWAARDIGE besigheid wat eintlik glad nie in 'n woonbuurt hoort nie .

Die uwe :


.....

E Vosloo

082 577 3367

Subject:

FW: 13 GOEDEHOOP AVE ROBERTSON: ERF 2110

From: David Van Schalkwyk <dave.vanschalkwyk@gmail.com>

Sent: Tuesday, 16 September 2025 13:48

To: Tracy Brunings <tbrunings@langeberg.gov.za>; Jack van Zyl <JvZyl@langeberg.gov.za>; Langeberg Municipality <admin@langeberg.gov.za>

Subject: 13 GOEDEHOOP AVE ROBERTSON

Good day.

I have been watching the renovations of the above residential property, 13 Goedehoop Avenue, Robertson. I have now been informed that a physiotherapy practise will be conducted from these premises.

I wish to strongly object to this initiative as it is another business being operated from residential property in the Goedehoop Avenue, Van Zyl Street and Drommedaris Avenue area.

Why does this area, which was a quiet residential area with very little traffic, receive municipal support with these businesses?

The physiotherapist intending to use this residential property currently has rooms across the road at Care Well Hospital. So why must another residential property be rezoned for this purpose.

The Langeberg Municipality has ignored concerns/objections from residents regarding the following applications.

1. Erf 1925 – corner of Reiger Avenue and Van Zyl Street: A guesthouse

is already being operated from these premises without the necessary approval

2. Erf 1926 – corner of Van Zyl Street and Drommedaris Avenue. A crèche / play school is being operated from these premises.

3. Erf 2121 – 6 Van Riebeeck Avenue: A number of years ago these premises were enlarged, as residents were informed, to accommodate aged parents. It is now a hair salon, beauty salon, photographic studio and guest house. During normal working hours there can be up to 16 vehicles parked on site and in the street, up to number 12 Van Riebeeck Avenue. The owner

and a colleague park their vehicles in front of number 12 Van Riebeeck Avenue, each day, to relieve the parking problem at 6 Van Riebeeck Avenue

The owner of 6 Van Riebeeck Avenue does not even reside on the premises

4. Erf 1917 – 5 Van Riebeeck Avenue: These premises are situated immediately across the road from Erf 2121, 6 Van Riebeeck Avenue. There is already a parking problem caused by number 6 Van Riebeeck Avenue and approving a 4-guest bedroom establishment will only exacerbate the problem

RESIDENTS MUST BE CONSULTED WITH THIS AND FUTURE REZONING OR OTHER SUCH APPLICATIONS.

Please consider the objections and consult with the residents of the area mentioned before any decision is taken. The rezoning application for Erf 1917 was simply approved by the municipality, and we were only then given the opportunity to lodge an appeal. Nobody has the expertise or knowledge to submit an appeal

Once again, I strongly object to this application. The applicant should remain at Care Well Hospital where she is currently operating

Dave van Schalkwyk

Van Riebeecklaan 10
Robertson
6705

27 September 2025

BESWAAR 4
(LAAT)

Die Munisipale Bestuurder
Piet Retief straat 3
Montaque
6714
Geagte Dame/Heer

BESWAAR TEEN VOORGENOME HERSONERING VAN ERF 2110, ROBERTSON

Ek het eers verlede week 'n email ontvang van die bogenoemde aansoek.

Ek versoek dat die gebou in 'n sakekern opgerig word.

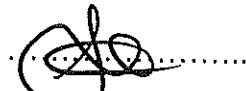
Die erf 2110 is daar vir die oprig van woonplek en nie'n besigheidsplek nie.

Die breedte van die straat voldoen nie aan 'n besigheidsarea nie. Wat kan lei tot gevolg vir die woonbuurt en sy karakter.

Die veiligheid van die woonbuurt kan benadeel word aangesien daar na ure geen mense op erf gaan wees nie.

Die voorgenome hersonering sal 'n negatiewe uitwerking op die woonbuurt en sy inwoners het.

Die uwe



G J Marero

0835616108

Tracy Brunings

CONFIDENTIAL

From: Tracy Brunings
Sent: Thursday, 16 October 2025 09:19
To: [REDACTED]
Subject: RE: Confidential document concerning Erf 2110, Robertson

ADDITION TO
OBJECTIONS

Hello [REDACTED]

The contents of your email are noted, and will be kept confidential.

Kind regards,
Tracy Brunings Pr.Pl. A/951/1997
MANAGER: TOWN PLANNING
TOWN PLANNING DEPARTMENT



3 Piet Retief Street, MONTAGU 6720
Tel: 023 614 8003 tbrunings@langeberg.gov.za www.langeberg.gov.za (Website)

From: Mia Kruger <miabruwer@yahoo.com>
Sent: Wednesday, 15 October 2025 19:38
To: Tracy Brunings <tbrunings@langeberg.gov.za>
Subject: Confidential document concerning Erf 2110, Robertson

Good day Tracy,

Hope this email finds you well.

Please can you keep this document confidential regarding the proposed rezoning of Erf 2110 in Robertson?

I would just like to bring, what I feel is harassment and intimidation, to your attention.

Kind regards

[REDACTED]
[REDACTED]

Confidential.docx

Yahoo Mail: Search, organise, conquer

Confidential!

Erf 2110 rezoning

To whom it may concern,

I would just like to inform you that the new owner of the Goedehoop Avenue 13, Robertson, Mr Ulbrich de Wet of the Ulbrich de Wet family trust, has been harassing us regarding our objection to the proposed rezoning.

Within 3 hours of handing in my I received a phone call from him asking if we could meet. I said yes but will first find out if I may. I phoned Ms Staal to ask if this was appropriate. She said that if I want to, I may.

We met at a coffee shop in Robertson and he spoke for about an hour. I ended with saying that I will think about it. After this he phoned about every 3rd/4th day.

The last conversation that we had, I was informed that both of the other 2 residences that signed with myself has withdrew their objections. Later I was informed that he phoned or went to see them personally and convinced them to withdraw. According to him, he was going to them to sign a withdrawal letter, that I presume he prepared or had prepared.

He also said that he will report any and all businesses running from a residential property without the proper rezoning as well as get hold of aerial footage and report anyone that has had work done to their homes without the proper precedures (plans etc) as well as solar panels without the proper paperwork filed with the municipality. I said to him that this has got nothing to do with me and was told that it does as I was the only one that was objecting to his rezoning.

My mother, [REDACTED] (van Riebeeck avenue) also emailed an objection and was phoned with less than 30 min by Mr de Wet.

Afterwards my brother was phoned to ask if he can get us to change our minds. Even asking if my mother's solar has been reported to the municipality, which it has.

I would just like to place all of this on paper as it has created a very sour environment as well as he has not stopped or slowed down with any work on the house.

Applicant's response to objections

26 September 2025

Municipal Manager
Langeberg Municipality
Private Bag X 2
ASHTON
6715

For attention: Jack van Zyl / Myrna Staal

ERF 2110 ROBERTSON: APPLICATION FOR REZONING: REPLY TO OBJECTIONS

The objections received on the above application refer.

Mia Kruger wrote an objection and has requested two other neighbours to sign the document. The neighbours residing in Numbers 1 and 7 Goedehoop Avenue have, however, withdrawn their comments after the applicant has informed them of the intent of the application.

Mia's mother, E Vosloo, wrote a further objection with similar content.

A summary of Mia's objection is as follows:

- Owner of property is not correct.
- Application will cause industrial/business atmosphere.
- Works have commenced before approval.
- No need for additional offices in Robertson, especially not in residential area.
- Approval of the application will create a precedent for other businesses/industries.
- The proposed offices will change the character of the neighbourhood.
- House not appropriate to use as offices.
- At least 14 vehicles at one time with 7 professionals and 7 patients/clients.
- Traffic in the street for basically the whole day.
- No need for offices in residential area.
- Offices will have huge impact on the street and security.
- Goedehoop Street is a popular walking and jogging route for people in the neighbourhood, and walking dogs.

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Reply to objections in similar order:

- The application was submitted on 30 June 2025. At that time the owner was A.G. Le Roux.
It is a change of land use application. If the owner matters, it has to be a personal matter to the objector?
- The application is for an office in a dwelling-type structure. It is a soft-impact land use compatible with a residential use with minimal disturbance during the day. After hour services will be limited and on request/appointment. The main impact will be additional vehicle movement / parking that will be provided on site.
- Only works pertaining to a dwelling house (primary use) have commenced, and an architect has been appointed.
- No other suitable facility in Robertson was found where the proposed doctors and other practitioners can share one combined facility that will also be accessible after hours.
- Small offices (home occupation) is part of the definition of a dwelling house and compatible with residential areas. Although the whole house will be used for office space and a rezoning is required, the structure of the existing house will remain with the only impact the two parking areas (5 bays and 2 bays in front) where patients will park. Employees will park at the back (4 additional parkings).
- The proposed offices will not create a precedent due to the favourable site-specific circumstances of this property to be used for offices (layout of house, adequate space for parking etc.)
- The offices will not change the character of the neighbourhood as it will look similar to other houses in Goedehoop Avenue, with the only difference a larger parking area. The property is also located on the edge of the neighbourhood and adjacent to Johan De Jongh Drive and the Carewell Hospital opposite Goedehoop Avenue.
- Many other offices in Robertson are conversions of old houses and work excellent as combined office facilities.
- If the property is used for administrative/professional offices, 7 persons with 7 vehicles (with an extra visitor or 2) may be parked on site during normal working hours per day with no disruptions and loud noise after hours that are found within residential areas.
If the property is used for medical services, there may be less medical professionals that use more than one room plus approximate 5 patients on one time. The movement of these people will have a limited impact on the street as all will park on site. The property is fenced with 1,8 m high vibracrete walls ensuring privacy and mitigating noise.
- Traffic that will be generated will be either 6-7 vehicles in the morning and in the afternoon for professional offices, while medical services will have patients during the day. Goedehoop Avenue generates traffic from the park site and group housing site on the corner of Goedehoop and Drommedaris. Goedehoop Avenue is also used for access to the end of Van Zyl Street on the way to the Checkers Mall and traffic circle towards Ashton by the residents of the neighbourhood to the north of the application site. The traffic in Johan De Jongh has also a definite impact on the character of Goedehoop Avenue.

The traffic impact of the proposed offices will not make a big difference in the current situation or in the safety of the area.

- There is a definite need for suitable offices in Robertson. The creation of such a facility on the edge of a neighbourhood and opposite similar land uses is desirable from a land use point of view.
- People walking in this and other neighbourhoods are mostly after hours and will not be affected by the proposed offices.
- Except for this objection, no other objection from people living in this specific street was received. The only other objection received from people in this neighbourhood, is the objector's mother who lives in van Riebeeck Street that will be minimal impacted on by additional traffic, if any.

Additions to the above included in objection from E Vosloo:

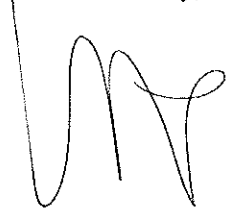
- Negative impact on stability and property values of area.
- Additional impact on service delivery.
- Parking arrangements are not sufficient.
- Park site attracts many children who cycle in the street – the additional traffic will endanger them.
- Application for full-fledged business use that is not compatible with a residential area.

Reply on the above objections are:

- The proposed offices will have a minor impact and the new facility will rather add to the value of the area.
- No additional services are required.
- Parking are provided according to the Scheme's development parameters.
- The park is available for children to play in, and the streets are provided for vehicles.
- Offices are not regarded as an intensive or low intensity business use and the objective of this zone is to provide an intermediate zone that may act as a buffer between high and medium business zones, and residential zones.

In addition, the "house" is located in the middle of the erf and is enclosed by virbracrete walls for privacy and mitigation of any impacts.

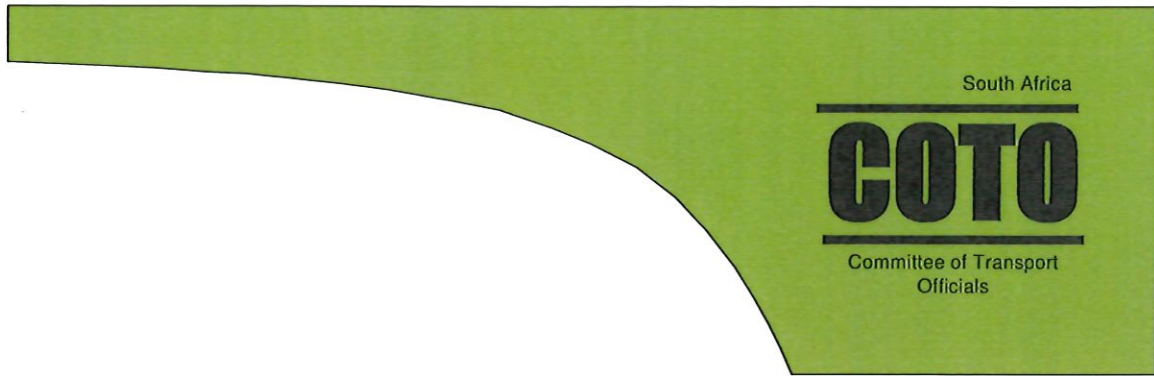
Yours sincerely,



Anna-Christa Redelinghuys

Pr.Pln A/1076/1998

**Extract form South African Trip Data Manual (TMH 17, Volume 1, Version
1.0, September 2012)**



**TMH 17
Volume 1**

**South African
Trip Data Manual**

**Version 1.0
September 2012**

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Committee of Transport Officials

Table 3.1: Daily Trip Generation Rates and Parameters

Land Use	Size Units	Daily	Peaking	Hourly	Percent Heavy	E80 Axles Per HV	Size Adjustment	
		Trip rate AADT _D	Factor F _{QP}	Trip rate F _{QP} ·AADT _D			1+A/(1+sqm Size/B) Factor A	Factor B
100 Industrial								
110 Service Industry	100 sqm GLA	6.00	0.150	0.90	10%	1.34		
120 Heavy industry/manufacturing	100 sqm GLA	1.25	0.150	0.19	10%	2.35		
121 Mining	1 Employees	0.65	0.150	0.10	10%	2.35		
130 Industrial Area (Park)	100 sqm GLA	6.00	0.150	0.90	10%	2.35		
140 Manufacturing	100 sqm GLA	2.00	0.250	0.50	10%	2.35		
150 Warehousing and Distribution	100 sqm GLA	3.00	0.140	0.42	10%	2.35		
151 Mini-Warehousing	100 sqm GLA	2.50	0.100	0.25				
200 Residential								
210 Single Dwelling Units	1 D/Unit	4.00	0.225	0.90				
220 Apartments and Flats	1 D/Unit	2.75	0.225	0.62				
225 Student Apartments and Flats	1 D/Unit	1.25	0.225	0.28				
231 Townhouses (Simplexes and Duplexe	1 D/Unit	3.75	0.225	0.84				
232 Multi-Level Townhouses	1 D/Unit	3.25	0.225	0.73				
251 Retirement Village	1 D/Unit	3.40	0.110	0.37				
254 Old-Age Home	1 D/Unit	2.50	0.100	0.25				
260 Recreational Homes	1 D/Unit	3.00	0.100	0.30				
300 Lodging								
310 Hotel, Residential	1 Room	3.25	0.150	0.49				
330 Hotel, Resort	1 Room	6.00	0.100	0.60				
350 Guest House	1 Room	3.00	0.150	0.45				
400 Recreational and Sport								
430 Golf Course	1 Course	650.00	0.050	32.50				
473 Casino	100 sqm GLA	50.00	0.050	2.50				
480 Amusement Park	1 ha	250.00	0.050	12.50				
488 Sport Stadium	1000 Seat	100.00	0.050	5.00				
492 Health and Fitness Centre	100 sqm GLA	32.50	0.300	9.75				
500 Institutional								
520 Public Primary School	1 Student	2.00	0.400	0.80				
530 Public Secondary School	1 Student	2.00	0.400	0.80				
536 Private School	1 Student	2.00	0.400	0.80				
550 University / College	1 Student	1.90	0.110	0.21				
560 Places of Public Worship (Weekend)	1 Seat	0.65	0.085	0.06				
561 Places of Public Worship (Weekday)	1 Seat	0.60	0.085	0.05				
565 Pre-School (Day Care Centre)	1 Student	3.00	0.275	0.83				
566 Cemetery	1 Ha	6.00	0.050	0.30				
600 Medical								
611 Public Hospital	1 Bed	7.00	0.200	1.40				
612 Private Hospital	100 sqm GLA	16.50	0.110	1.81				
620 Nursing Home	1 Bed	2.25	0.110	0.25				
630 Medical Clinic	100 sqm GLA	40.00	0.150	6.00				
700 Office								
710 Offices	100 sqm GLA	8.50	0.250	2.12	5%	1.21		
713 Home offices and undertakings	1 House	25.00	0.250	6.25				
720 Medical consulting rooms	100 sqm GLA	55.00	0.135	7.43				
770 Business Centre (Park)	100 sqm GLA	10.00	0.150	1.50				
780 Conference Centre	1 Seat	1.00	0.300	0.30				

150 Warehousing and Distribution**100 sqm GLA**

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.50	0.50				0.15			
% Heavy									
In/Out	60:40	45:55				65:35			
PHF Dev									
PHF Street									
Veh Occupancy	1.50	1.50							
% Pass-by									
% Diverted									

151 Mini-Warehousing**100 sqm GLA**

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.15	0.25				0.40	0.30		
% Heavy									
In/Out	60:40	50:50				50:50	50:50		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

210 Single Dwelling Units**1 D/Unit**

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	1.00	1.00				0.50	0.50		
% Heavy									
In/Out	25:75	70:30				50:50	50:50		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

220 Apartments and Flats**1 D/Unit**

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.65	0.65				0.35	0.35		
% Heavy									
In/Out	25:75	70:30				50:50	50:50		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

225 Student Apartments and Flats**1 D/Unit**

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.20	0.30				0.15	0.15		
% Heavy									
In/Out	25:75	65:35				50:50	50:50		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

231 Townhouses (Simplexes and Duplexes)**1 D/Unit**

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.85	0.85				0.45	0.45		
% Heavy									
In/Out	25:75	70:30				50:50	50:50		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

710 Offices								100 sqm GLA	
Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	2.10	2.10				0.45	0.15		
% Heavy									
In/Out	85:15	20:80				55:45	55:45		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

713 Home offices and undertakings								1 House	
Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	6.50	6.50		7.00					
% Heavy									
In/Out	85:15	15:85		50:50					
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

720 Medical consulting rooms								100 sqm GLA	
Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	8.00	8.00		8.00		3.90	0.45		
% Heavy									
In/Out	55:45	45:55		45:55		60:40	50:50		
PHF Dev									
PHF Street									
Veh Occupancy		1.60		1.50					
% Pass-by									
% Diverted									

770 Business Centre (Park)								100 sqm GLA	
Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	1.50	1.50							
% Heavy									
In/Out	85:15	20:80							
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

780 Conference Centre								1 Seat	
Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.50								
% Heavy									
In/Out	90:10								
PHF Dev	0.75								
PHF Street									
Veh Occupancy	1.50								
% Pass-by									
% Diverted									

812 Building Materials								100 sqm GLA	
Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	2.80		5.50			11.00	5.00		
% Heavy									
In/Out	65:35		45:55			50:50	50:50		
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

Table 3.3: Peak-hour Trip Generation Rates and Parameters

Size Adjustment Factor

1+A/(1+sqm Size/B)

100 sqm GLA

110 Service Industry

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.90	0.90		0.90		0.15			
% Heavy									
In/Out	75:25	25:75		50:50		50:50			
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

120 Heavy industry/manufacturing

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.50	0.70							
% Heavy									
In/Out	75:25	25:75							
PHF Dev									
PHF Street									
Veh Occupancy	1.80								
% Pass-by									
% Diverted									

121 Mining

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate									
% Heavy									
In/Out									
PHF Dev									
PHF Street									
Veh Occupancy									
% Pass-by									
% Diverted									

130 Industrial Area (Park)

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.80	0.80				0.40			
% Heavy									
In/Out	70:30	25:75				30:70			
PHF Dev									
PHF Street									
Veh Occupancy	1.80								
% Pass-by									
% Diverted									

140 Manufacturing

Description	AM Peak	PM Peak	Friday PM	Midday	Evening	Saturday	Sunday	Factor A	Factor B
Trip Rate	0.60	0.60				0.30			
% Heavy									
In/Out	80:20	20:80							
PHF Dev									
PHF Street									
Veh Occupancy	1.50	1.50							
% Pass-by									
% Diverted									